Bellows

City of La Porte
CMAR for New City Hall Building
RFP No. 24502 | March 21, 2024

Table of Contents

BELLOWS

CITY OF LA PORTE TEXAS

CITY OF LAPORTE

CERTIFICATION FORM

Company Information

The following information must be provided in its entirety for your submission to be considered:

Company Name: Bellows Construction

Principal Place of Business Address: 1906 Afton

Principal Place of Business City, State, Zip: Houston Texas 77055

Principal Place of Business Phone Number: 713.680.2132

Tax Identification Number: 1-74-1055900-3

Addendums

If an addendum to this RFP is issued, acknowledge addendum by initialing beside the addendum number:

Add. No.1 _____ Add. No.2 _____ Add. No. 3 _____ Add. No. 4 _____ Add. No. 5 _____

Certification

The undersigned hereby certifies that he/she understands the scope of work, has read the document in its entirety and that the information submitted has been carefully reviewed and is submitted as correct and final. If selected, Firm further certifies and agrees to furnish any of all services in accordance with the terms and condition contained herein; to willfully enter into negotiations; and to faithfully execute and agreement with the City of La Porte upon successful negotiations.

The individual signing this RFP certifies that he/she is a legal agent to the Firm, authorized to submit on behalf of the Firm, and is legally responsible for the decisions as to the supporting documentation provided.

Authorized Representative: _____ March 20, 2024

Signature Date

Tony Mansoorian

Printed Name

Chief Operating Officer

Title

tmansoorian@wsbellows.com

Email Address

BID BOND

STATE OF TEXAS §
§
COUNTY OF HARRIS §

SURETY'S NO. 43714-Zurich-24-01

KNOW ALL MEN BY THESE PRESENTS, THAT W.S. Bellows Construction Corporation

(hereinafter called the Principal), as Principal and Fidelity and Deposit Company of Maryland

(hereinafter called the Surety), as Surety, are bound unto the City of La Porte, Texas, a home rule municipal corporation of Harris County, Texas (hereinafter called Obligee) in the amount of Five Percent of Amount Bid Dollars ($ 5% -----), for the payment whereof said Principal and Surety bind themselves, and their heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, the Principal has submitted a Bid to enter into a certain written Contract with Obligee for RFP # 24502, Construction Manager at Risk Services for City of La Porte City Hall

NOW, THEREFORE, THE CONDITION OF THIS OBLIGATION IS SUCH, that if the said Principal shall faithfully, enter into such written Contract, then this obligation shall be void; otherwise to remain in full force and effect.

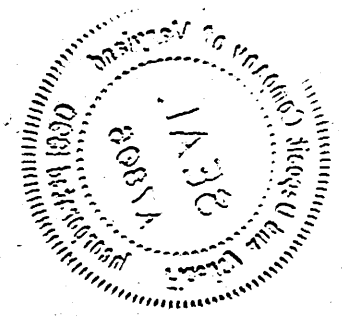
IT IS EXPRESSLY UNDERSTOOD AND AGREED that if said Principal should withdraw its Bid anytime after such Bid is opened and before this Bid Bond is returned or before official rejection of such Bid; or, if successful in securing the award thereof, said Principal should fail to enter into the Contract and furnish satisfactory Performance Bond and Payment Bond, and other required contract documents, the Obligee, in either of such events, shall be entitled and is hereby given the right to collect the full amount of this Bid Bond as liquidated damages.

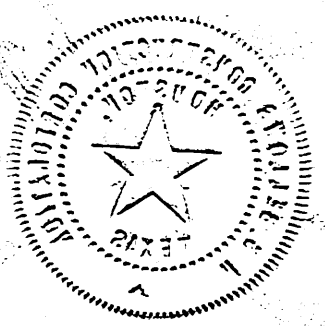
PROVIDED, further that if any legal action be filed upon this Bond, venue shall lie in Harris County, Texas.

IN WITNESS WHEREOF, the said Principal and Surety do sign and seal this instrument this 19th day of March, 20 24.

W.S. Bellows Construction Corporation	Fidelity and Deposit Company of Maryland
Principal/Contractor	Surety
By: Russell James V.P.	By: Jessica Richmond
	Jessica Richmond, Attorney in Fact
Address: 1906 Afton St.	Address: 1299 Zurich Way, 5th Floor
Houston, TX 77055	Schaumburg, IL 60196

NOTE: Attach Power of Attorney





ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Cristina NINO, Stephanie GROSS, Jennie GOONIE, Amanda R. TURMAN-AVINA, Misty WITT, Barbara NORTON Madison DIAZ, Katie CANALES, Jessica RICHMOND and Mary Ann GARCIA, all of Houston, Texas**, Each its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 11th day of September, A.D. 2023.

Colonial American Casualty and Surety Company CORPORATE SEAL
ZURICH AMERICAN INSURANCE COMPANY CORPORATE SEAL 1977 NEW YORK
Fidelity and Deposit Company of Maryland CORPORATE SEAL 1890

ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Robert D. Murray
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 11th day of September, A.D. 2023, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison

GENEVIEVE M. MAISON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires JANUARY 27, 2025

GENEVIEVE M. MAISON NOTARY PUBLIC BALTIMORE COUNTY, MD EXP. 01/27/2025

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 19th day of March, 2024.

Colonial American Casualty and Surety Company CORPORATE SEAL

Zurich American Insurance Company CORPORATE SEAL 1977 NEW YORK

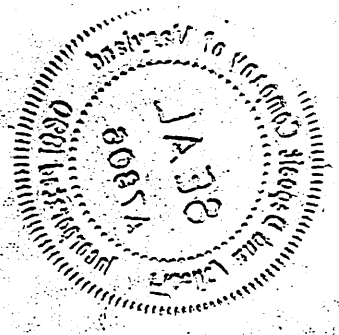
Fidelity and Deposit Company of Maryland CORPORATE SEAL 1890

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790



CITY OF LA PORTE
CERTIFICATION OF RESPONDENT

City of La Porte Ordinance #98-2217 prohibits any expenditure for goods or services by the City of La Porte from any person, firm, or corporation owing any delinquent indebtedness to the City. The undersigned respondent further certifies that it is in compliance with the requirements of said ordinance. A copy of the ordinance may be obtained by contacting the City of La Porte Purchasing Division at 281-470-5126.

If undersigned bidder is not in compliance with Ordinance 98-2217, it hereby assigns to the City of La Porte, the amount of its delinquent indebtedness to the City of La Porte, to be deducted by the City of La Porte from the amounts due the undersigned.

Failure to remit this certification with the response or non-compliance with said ordinance shall be just cause for rejection or disqualification of submitted proposal.

X The undersigned hereby certifies that it is in compliance with Ordinance 98-2217.

Or

____ The undersigned assigns to the City of La Porte, the amount of its delinquent indebtedness, to be deducted by the City of La Porte from the amounts due the undersigned.

(Initial one of the above)

Business Name: Bellows Construction

Address: 1906 Afton

Houston TX 77055

Printed Name: Tony Mansoorian, Chief Operating Officer

Authorized Signature: 

Date: March 6, 2024

CITY OF LA PORTE

PROTECTION OF RESIDENT WORKERS COMPLIANCE

The City of La Porte, Texas actively supports the Immigration and Nationality Act (INA) which includes provisions addressing employment eligibility, employment verification, and nondiscrimination. Under the INA, employers may hire only persons who may legally work in the United States (i.e., citizens and nationals of the U.S.) and aliens authorized to work in the U.S.

The employer must verify the identity and employment eligibility of anyone to be hired, which includes completing the Employment Eligibility Verification Form (I-9).

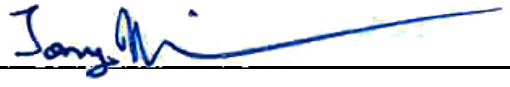
The Contractor shall establish appropriate procedures and controls so no services or products under the Contract Documents will be performed or manufactured by any worker who is not legally eligible to perform such services or employment.

Business Name: Bellows Construction

Address: 1906 Afton

Houston TX 77055

Printed Name: Tony Mansoorian, Chief Operating Officer

Authorized Signature: 

Date: March 6, 2024

CITY OF LA PORTE

RESPONDENT AFFIDAVIT

The foregoing prices shall include all labor, materials, equipment, removal, overhead, profit, freight, insurance, etc., to cover the finished work specified in this bid.

All items bid and installed under this procurement must be new and unused and in undamaged condition.

The City of La Porte is tax exempt and no taxes shall be included in the pricing of this solicitation.

Respondent understands that the Owner reserves the right to reject any or all bids and to waive any informalities in the solicitation.

The respondent agrees that this solicitation shall be good and may not be withdrawn for a period of sixty (60) calendar days after the scheduled closing time for receiving submittals.

The undersigned affirms they are duly authorized to represent this firm, that this proposal has not been prepared in collusion with any other firm, and that the contents contained herein have not been communicated to any other firm prior to the official opening.

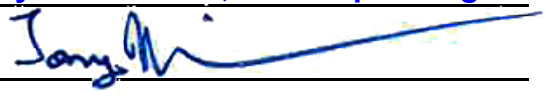
Respectfully submitted:

Business Name: **Bellows Construction**

Address: **1906 Afton**

Houston TX 77055

Printed Name: **Tony Mansoorian, Chief Operating Officer**

Authorized Signature: 

Date: **March 6, 2024**

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.

This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).

By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. *See* Section 176.006(a-1), Local Government Code.

A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.

OFFICE USE ONLY

Date Received

1 **Name of vendor who has a business relationship with local governmental entity.**

NA

2 ☐ **Check this box if you are filing an update to a previously filed questionnaire.** (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.)

3 **Name of local government officer about whom the information is being disclosed.**

NA

Name of Officer

4 **Describe each employment or other business relationship with the local government officer, or a family member of the officer, as described by Section 176.003(a)(2)(A). Also describe any family relationship with the local government officer. Complete subparts A and B for each employment or business relationship described. Attach additional pages to this Form CIQ as necessary.**

A. Is the local government officer or a family member of the officer receiving or likely to receive taxable income, other than investment income, from the vendor?

☐ Yes ☒ No

B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer or a family member of the officer AND the taxable income is not received from the local governmental entity?

☐ Yes ☒ No

5 **Describe each employment or business relationship that the vendor named in Section 1 maintains with a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more.**

6 ☐ Check this box if the vendor has given the local government officer or a family member of the officer one or more gifts as described in Section 176.003(a)(2)(B), excluding gifts described in Section 176.003(a-1).

7

NA

Signature of vendor doing business with the governmental entity

March 6 2024

Date

House Bill 89 VERIFICATION

I, Tony Mansoorian (Person name), the undersigned

representative of (Company or Business name) Bellows Construction

(hereafter referred to as company) **being an adult over the age of eighteen (18) years of age, do hereby verify that the company named-above, under the provisions of Subtitle F, Title 10, Government Code Chapter 2270::**

1. **Does not boycott Israel currently; and**
2. **Will not boycott Israel during the term of the contract the above-named Company, business or individual with City of La Porte, Texas.**

This statement is exempt for sole proprietorship vendors, vendors who have less than 10 full time employees and contracts that are under $100,000 of public funds.

Pursuant to Section 2270.001, Texas Government Code:

1. *"Boycott Israel" means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes; and*
2. *"Company" means a for-profit sole proprietorship, organization, association, corporation, partnership, joint venture, limited partnership, limited liability partnership, or any limited liability company, including a wholly owned subsidiary, majority-owned subsidiary, parent company or affiliate of those entities or business associations that exist to make a profit.*

March 6, 2024 _____

DATE SIGNATURE OF COMPANY REPRESENTATIVE

NONCOLLUSION AFFIDAVIT OF PRIME BIDDER

State of Texas)

County of Harris)

Christa Vincent, being first duly sworn, deposes and says that:

(1) He/She is Brent Miller of Bellows Construction, the Bidder that has submitted the attached Bid;

(2) He/She is fully informed respecting the preparation and contents of the attached Bid and of all pertinent circumstances respecting such Bid;

(3) Such Bid is genuine and is not a collusive or sham Bid;

(4) Neither the said Bidder nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly with another Bidder, firm or person to submit a collusive or sham Bid in connection with the Contract for which the attached Bid has been submitted or to refrain from bidding in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion or communication or conference with any other Bidder, firm or person to fix the price or prices in the attached Bid or of any other Bidder, or to fix an overhead, profit or cost element of the Bid price or the Bid price of any other Bidder, or to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of La Porte (Local Public Agency) or any person interested in the proposed Contract; and

(5) The price or prices quoted in the attached Bid are fair and proper and are not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Bidder or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Signed) _____

Vice President and Project Executive
Title

Subscribed and sworn to me this 21ST day of March, 2024.

By: _____
Notary Public

My commission expires March 11, 2026

CHRISTA VINCENT
Notary ID #93874
My Commission Expires
March 11, 2026

CITY OF LA PORTE CONTRACT PROVISIONS

By entering in an agreement with the City of La Porte, Contractor agrees to the below provisions.

Article 1- Ethics

City of La Porte Ordinance No. 2019-3758 establishes an ethics and conflict of interest policy applicable to city council members, appointive members to city boards and commissions, and city employees. Any vendor entering into a contract or agreement with the City of La Porte, Texas expressly acknowledges that it has familiarized itself with the provisions of this Ordinance.

Article 2- Prohibition of Boycotting Energy Companies

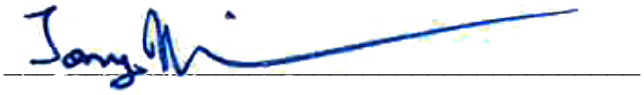
Pursuant to Section 2274.002 of the Texas Government Code, by executing this Agreement, Contractor verifies that it (1) does not boycott energy companies; and (2) will not boycott energy companies during the term of this agreement.

Article 3 – Prohibition of Discrimination Against Firearm Industries

Pursuant to Section 2274.003 for the Texas Government Code, by executing this Agreement, Contractor verifies that Contractor (1) does not have a practice, policy, guidance, or directive that discriminates against firearm entity or firearm trade association; and (2) will not discriminate during the term of this agreement against a firearm entity or firearm trade association.

Article 4 – Prohibition Against Business with Iran, Sudan or Foreign Terrorists Organizations

Contractor warrants, covenants and represents that Contractor is not engaged in business with Iran, Sudan, or any company identified on the list referenced in Section 2252.152 of the Texas Government Code**.**



Signature

Tony Mansoorian

Print Name

Chief Operating Officer

Title

CERTIFICATE OF INTERESTED PARTIES

FORM 1295

Complete Nos. 1 - 4 and 6 if there are interested parties.
Complete Nos. 1, 2, 3, 5, and 6 if there are no interested parties.

OFFICE USE ONLY
CERTIFICATION OF FILING

Certificate Number:
2024-1131679

Date Filed:
03/06/2024

Date Acknowledged:

1 Name of business entity filing form, and the city, state and country of the business entity's place of business.
Bellows Construction
Houston, TX United States

2 Name of governmental entity or state agency that is a party to the contract for which the form is being filed.
City of La Porte

3 Provide the identification number used by the governmental entity or state agency to track or identify the contract, and provide a description of the services, goods, or other property to be provided under the contract.
24502
CMAR for the City of La Porte City Hall

4 Name of Interested Party	City, State, Country (place of business)	Nature of interest (check applicable)	
		Controlling	Intermediary
Bellows, Laura	Houston, TX United States	X	
Bellows, John	Houston, TX United States	X	
Bellows IV, Warren	Houston, TX United States	X	
Bellows Brockman, Elizabeth	Houston, TX United States	X	
Mansoorian, Tony	Houston, TX United States	X	
Oiver, Paul	Houston, TX United States	X	

5 Check only if there is NO Interested Party. ☐

6 UNSWORN DECLARATION

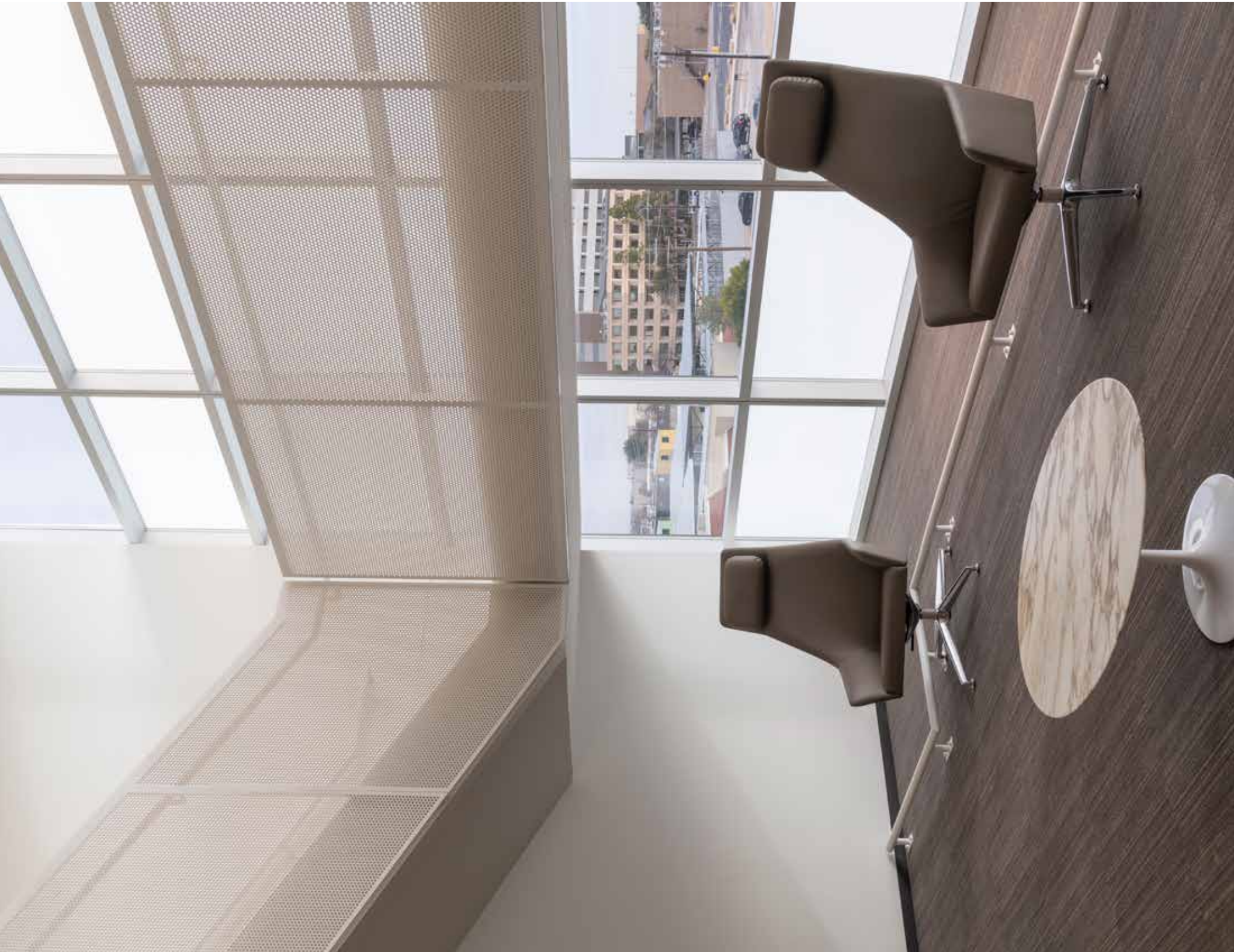
My name is Tony Mansoorian, and my date of birth is February 9 1976.

My address is 1906 Afton (street), Houston (city), TX (state), 77055 (zip code), USA (country).

I declare under penalty of perjury that the foregoing is true and correct.

Executed in Harris County, State of Texas, on the 6 day of March (month), 20 24 (year).

Signature of authorized agent of contracting business entity
(Declarant)



Criterion One: Experience and Qualifications

3.1.1 Provide a statement of interest for the project including a narrative describing the respondent's unique qualifications as they pertain to this particular project.

This project requires a team with a proven track record of collaborating on ground-up administrative/office building projects, who has the breadth of expertise to deliver a multi-faceted facility, who is capable of working in tandem with the client and their design team in order to fully understand the project requirements and expectations, and who will be a champion for the City of La Porte. The Bellows team is your team. Our experts are ready and available to join your team in the successful construction and completion of this anticipated project. We are the premier team because of our recent, relevant experience building ground-up facilities such as the Houston Endowment Headquarters, Presbyterian School, ConocoPhillips Office Building III, Glenwood Cemetery Welcome & Administrative Center, and EOG Resources Inc. Office Buildings Additionally, we have successfully performed a number of renovation projects for law firms, including a mock courtroom for the Vinson & Elkins Houston office. We have 110 years of experience building a variety of project and building types that will benefit the new City Hall Building project.

3.1.2 Statement of availability.

The City of La Porte has the full commitment of the Bellows project manager and superintendent to expertly guide our team to a successful project completion. Additionally, the entire team and project has the support of the Bellows executive leadership made up of Brent Miller, Project Executive; Laura Bellows, CEO and Chairman; Jack Bellows, President; and Tony Mansoorian, Chief Operating Officer.

3.1.3 Provide the following information on your firm for the past five years:

Volume

Annual number, value and percent change of contracts in Texas per year:

2018	$ 295,127,000	+ 45%
2019	$ 138,892,000	- 53%
2020	$ 205,849,000	+ 48%
2021	$ 59,694,000	- 71%
2022	$ 66,994,000	+ 12%

Annual number, value and percent change of contracts nationally per year:
Same as above.

3.14 Attach a letter of intent from a surety company indicating your firm's ability to bond for the entire construction cost.

The bonding letter is provided at the end of this section.

3.1.5 Indicate if your firm is currently for sale or involved in any transaction to expand or to become acquired by another business entity.

Bellows Construction is not for sale, or involved in any transaction to expand or become acquired by another business entity.

- Bellows Construction has successfully built ***75+*** ground-up office buildings for clients in the oil & gas, energy, nonprofit, and education sectors.
- We provide the highest quality of workmanship and client service on every project.

Criterion One: Experience and Qualifications

3.1.6 Past or pending litigation, or claims filed, against your firm.
Bellows Construction has no past or pending litigation or claims against our firm which may affect our performance with this contract.

3.1.7 Default on any loan agreement or financing agreement..
Bellows Construction is not in default on any loans or financial agreements.

3.1.8 Describe your management philosophy for the CMAR delivery method.
Every successful project begins with building the right team and developing a plan that draws from the strengths of each team member. The CMaR contract delivery model is an ideal approach to a project of this scope and schedule, as it allows the builder (and its key trade subcontractors) to provide critical input during the preconstruction phase. Our approach to CMaR projects goes a step further and utilizes traditional cost plus with GMP contracting methods. Our proven track record of constructing small to large-sized ground up projects makes Bellows the ideal building partner for the City of La Porte. Once on board, we are active participants for the duration of the project.

95

★ Percentage of Bellows projects completed through CMAR.

★ CM at Risk is our preferred delivery method.

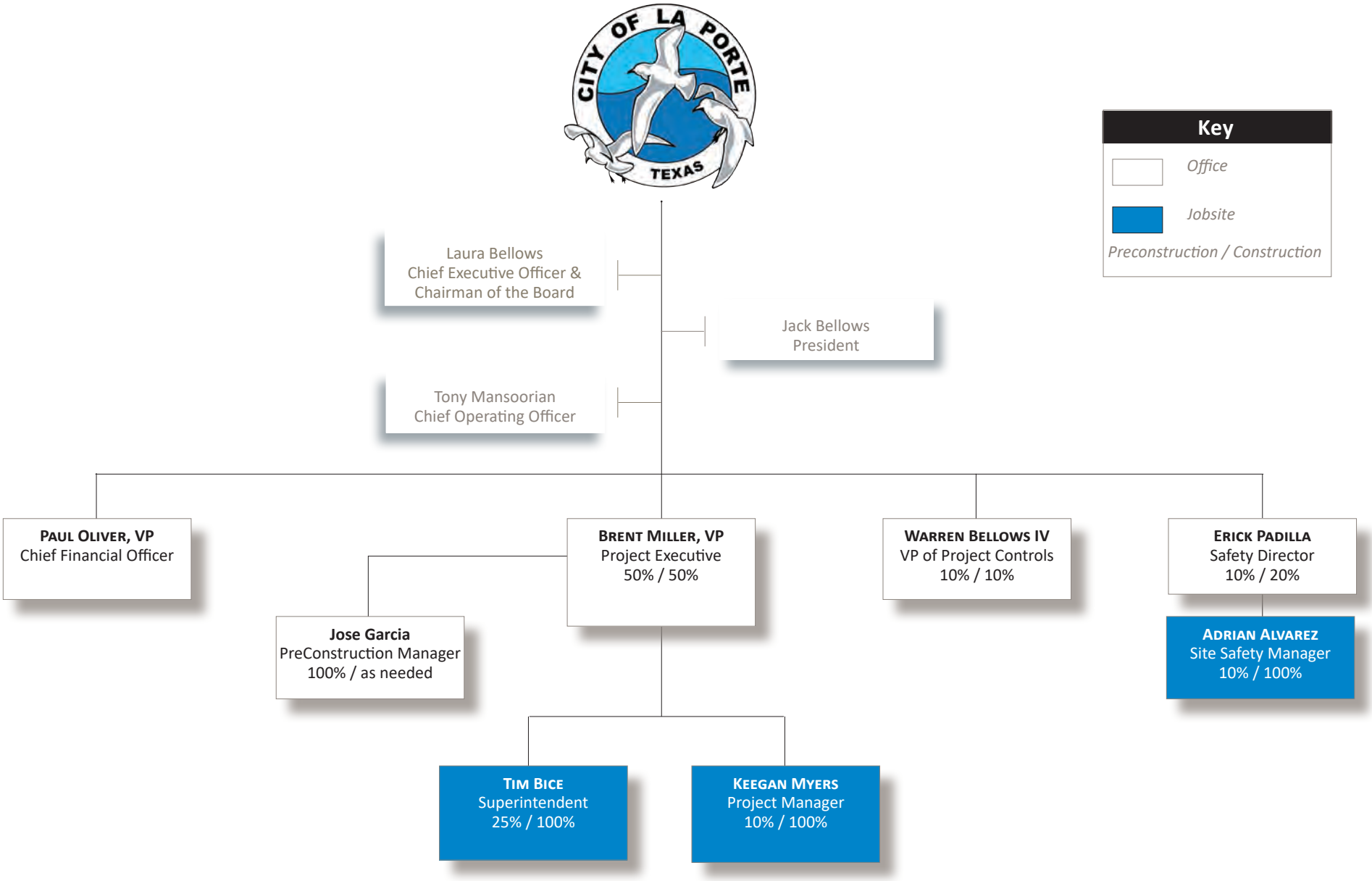
Brent Miller, Vice President of Estimating, will lead the preconstruction efforts. Our team is involved from selection through completion and warranty period. Continuity and familiarity with the project and early-made decisions will benefit the preconstruction and construction efforts. We will utilize our estimating department to assist with the budgeting and development of the GMP. In addition, the proposed project manager and superintendent will assist during preconstruction to familiarize themselves with the project prior to construction.

3.1.9 Provide resumes of the CMAR team, including experience, the number of years with the firm, and their city of residence.
See resumes provided on the following pages.

3.1.10 Describe the proposed Project assignments and lines of authority for each team member. Indicate the estimated percent of time for Pre-construction and Construction Services.
With every project, Bellows takes a collaborative approach that encourages early and continuous integration of all team members — architects, engineers, and specialized experts — as well as end-users and client decision-makers. An emphasis on clear, open communication ensures an efficient, effective process that delivers high quality designs on schedule.

We have provided the organizational chart on the following pages that includes lines of authority and estimated percentage of time for each team member. Our proposed team members include key principal involvement and key staff assignments to ensure the comprehensive attention this project requires.

The members of this team will be assigned to the project throughout its duration and will be responsible for the delivery of our services from project kick-off through closeout and warranty period. All current assignments allow for flexibility to meet the immediate demands of this project.


Key
Office
Jobsite
Preconstruction / Construction
Laura Bellows
Chief Executive Officer &
Chairman of the Board
Jack Bellows
President
Tony Mansoorian
Chief Operating Officer
Paul Oliver, VP
Chief Financial Officer
Brent Miller, VP
Project Executive
50% / 50%
Warren Bellows IV
VP of Project Controls
10% / 10%
Erick Padilla
Safety Director
10% / 20%
Jose Garcia
PreConstruction Manager
100% / as needed
Adrian Alvarez
Site Safety Manager
10% / 100%
Tim Bice
Superintendent
25% / 100%
Keegan Myers
Project Manager
10% / 100%

Criterion One: Experience and Qualifications

Tony Mansoorian

Role: Chief Operating Officer

Residence: Houston, TX

Education:
BS, Engineering Technology, Structural Analysis & Design / University of Houston, Downtown

Years of Experience: 22 with firm / 22 total

Tony has 22 years of experience working for Bellows starting as a project engineer and now serving all projects from an executive level. Tony was responsible for starting our Medical Center office and has worked on several key projects similar to the MDACC project. He will oversee this project from start to completion.

Select Experience:

- MD Anderson Cancer Center / Houston
  - Acute Cancer Care Center Renovations
  - PACU/PEDS and ARD Renovation
  - Two MRI Replacement and Renovations
  - Modular Vivarium
- Texas Children's Hospital / Houston
  - Pavilion II Renovation and Bridge
  - Smith Legacy Tower Vertical Expansion
  - Pavilion for Women

Paul Oliver

Role: Vice President & Chief Financial Officer

Residence: Houston, TX

Education:
Master of Business Administration / Rice University

BS, Electrical Engineering / Rice University

Registrations: CPA

Years of Experience: 27 with firm / 27 total

Select Experience:

- MD Anderson Cancer Center / Houston
  - Acute Cancer Care Center Renovations
  - PACU/PEDS and ARD Renovation
  - Two MRI Replacement and Renovations
  - Modular Vivarium
- Texas Children's Hospital / Houston
  - Main Tower Renovation and Bridge
  - Smith Legacy Tower Vertical Expansion
  - Lester and Sue Smith Legacy Tower
  - Pavilion for Women
  - Feigin Center Vertical Expansion

Warren Bellows IV

Role: Vice President of Project Controls

Residence: Houston, TX

Education:
BSE, Civil Engineering / Duke University

BS, Economics / Duke University

Years of Experience: 15 with firm / 15 total

Select Experience:

- St. Agnes Academy / Houston
  - Administration Wing Renovations
- Texas Children's Hospital / Houston
  - Pavilion II Renovation and Bridge
  - Smith Legacy Tower Vertical Expansion
  - Lester and Sue Smith Legacy Tower
- Glenwood Cemetery / Houston
  - Welcome and Admin Center
- Houston Endowment / Houston
  - Headquarters Building

Jose Garcia

Role: PreCon Manager

Residence: Houston, TX

Education:
Masters, Construction Management / Texas A&M University
BS, Construction Management / Prairie View A&M University
BS, Architecture / Prairie View A&M University
Years of Experience: 11 with firm / 11 total

Select Experience:

- Glenwood Cemetery / Houston
  - Welcome & Administrative Center
- Houston Endowment/ Houston
  - Headquarters Building
- Texas Children's Hospital / Houston
  - Pavilion II Renovation and Bridge
- Ronald McDonald House / Houston
  - Addition and Renovation
- Jones Hall / Houston
  - Campus Renovation and Improvements

Claudia Vasquez

Role: BIM Manager

Residence: Houston, TX

Education:
BS, Construction Management / Prairie View A&M University

BS, Architecture / Prairie View A&M University

Years of Experience: 1 with firm / 8 total

Select Experience:

- Texas Children's Hospital / Houston
  - Pavilion II Renovation and Bridge
- St. Luke's UMC / Houston
  - Gethsemane Community Center
- Methodist Hospital / Houston
  - MOB 3 Core and Shell
- Texas Medical Center 3 / Houston
- PVAMU Engineering and Research Building
- LBJ Tilt Wall Storage Facilities / Houston

Erick Padilla

Role: Safety Director

Residence: Houston, TX

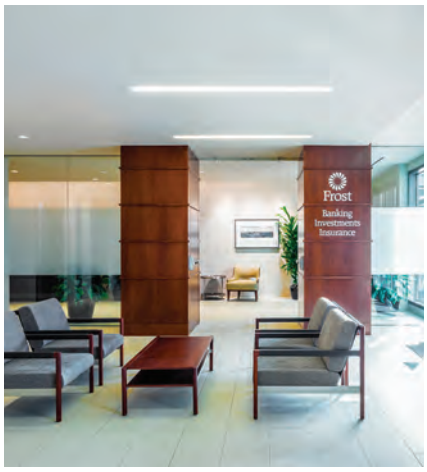
Education:
Certifications available upon request

Years of Experience: 6 with firm / 14 total

Erick leads by example and upholds our our award-winning safety program on every Bellows jobsite. His program will ensure the safety of the entire project team as well as the public.

Select Experience:

- Glenwood Cemetery / Houston
  - Welcome & Administrative Center
- Houston Endowment/ Houston
  - Headquarters Building
- Int'l Union of Operating Engineers / Crosby
  - Training and Conference Center
- Texas Children's Hospital / Houston
  - Pavilion II Renovation and Bridge



BRENT MILLER

Vice President of Estimating / Project Executive

Education

Bachelor of Science, Building Construction, Texas A&M University, 1988

Experience

Joined Bellows in 1989

Positions

W. S. Bellows Vice President of Estimating, 2015-present
W. S. Bellows Vice President, 2012-2015
W. S. Bellows Chief Estimator, 2008-2012
Linbeck, 2003-2008
Beers/Skanska, 2001-2003
W. S. Bellows Project Manager/Estimator, 1989-2001

Project Experience

- Glenwood Cemetery, Houston
  - Welcome and Administrative Center (P)
- Presbyterian School, Houston
  - New Classroom Building (P)
  - Middle School Renovations (P)
- River Oaks Baptist School, Houston
  - New Mosing Middle School and Renovations (P)
- International Union of Operating Engineers, Crosby
  - Training and Conference Center (P)
- ConocoPhillips, Midland
  - Employee's Center and Daycare Center (P)
- BLVD Place, Phase II, Houston (P)
- Frost Bank, Houston
  - Tenant build out at BLVD Place (PX, P)
  - Branch bank at BLVD Place (PX, P)
- Pioneer Resources, Midland
  - Office Building and Garage (P)
- BMC Software, Houston
  - Phase III, Office Tower and Parking Garage (P)
  - Phase IV, Office Tower and Parking Garage (PN, P)
- South Figueroa Plaza Associates, Los Angeles, California
  - 777 Tower and Parking Garage (PM)
- American General Insurance Co., Houston
  - American Tower and Parking Garage Expansion
- St. Agnes Academy, Houston
  - Administrative Wing Renovations (PX, P)
  - Student Life Center (P)
- St. Mark's United Methodist Church, Houston
  - Renovations and Restoration (PX, P)
- Christ Church Cathedral, Houston

KEEGAN MYERS

Senior Project Manager

Education

Bachelor of Science, Construction Science Management, Kansas State University, 2007

Certifications

Project Management Professional Certification, 2020

Experience

Joined Bellows in 2016

Construction Experience since 2007

Project Experience

- Permian Resources, Midland
  - Level 6 and 12 Tenant Improvements
- EOG Resources, Houston
  - Levels 23, 25, 26, 28 and 29 Tenant Improvements
- International Union of Operating Engineers, Crosby
  - Training and Conference Center
- ConocoPhillips, Carlsbad New Mexico
  - Field Office
  - Water Filtration Building
- Noble Energy, Pecos, Texas
  - Field Office
- St. John's School, Houston
  - Multi-Purpose and Fine Arts Building
- • Memorial Hermann TMC, Houston*
  - South Dock and Generator Building
- Off Lease Only, Brookshire*
  - Three Building Auto Reconditioning Facility
- Floor and Decor, The Woodlands*
  - Retail Store
- Lake Travis High School, Austin*
  - Additions and Renovations
- Dripping Springs High School, Austin*
  - Additions and Renovations

**Experience with other firms*

TIM BICE

Senior Superintendent

Training & Education

120 hours of Biochemistry Study, Louisiana State University, Shreveport, Louisiana
Teacher for the AGC Construction Layout Course

Experience

Joined Bellows in 1996

Project Experience

- ConocoPhillips, Houston
  - Woodcreek Westside Expansion
- BLVD Place, Houston
  - Phase II, Site Preparation
  - Phase II, Pavilion Demolition
- EOG Resources
  - EOG Plaza Division Offices, Midland
- The Capital Group Companies, San Antonio
  - San Antonio Campus
  - Moduel 5
- Texas Children's Hospital, Houston
  - Legacy Tower Level 24 Adult Congenital Heart Unit
  - Multiple Buildout Projects
  - Lester and Sue Smith Legacy Tower Vertical Expansion
  - Pavilion for Women
  - Feigin Center, Vertical Addition
  - West Tower Addition
  - Critical Care Center
- Jones Hall, Houston
  - Campus Renovations and Upgrades
- MD Anderson Cancer Center, Houston
  - Two MRI Replacement and Renovations
- Houston Methodist Hospital, Houston
  - Walter Tower Level 12 Buildout Renovation
- St. Luke's Episcopal Hospital, The Woodlands
  - Bed Tower Expansion
- Baylor College of Medicine, Houston
  - Addition and Renovations
- The Kinkaid School, Houston
  - Center for Student Life
  - Fine Arts Theater
- St. John's School, Houston
  - Lower School Renovation

ADRIAN ALVAREZ

Site Safety Manager

Education

Bachelor of Applied Arts and Sciences, Safety Management, University of Houston - Downtown, Summa Cum Laude

Experience

Joined Bellows in 2001

Professional Membership

AGC Houston Chapter

Certifications

SMS – Safety Management Specialist (BCSP)
CHST from the Board of Certified Safety Professionals (BCSP)
OSHA 500 Trainer of 10 and 30 Hour Construction Courses
First Aid/CPR from the American Heart Association
Certified Basic Rigger/Signal Person
UT Arlington, Trenching Excavation "Competent Person" Training
Scaffold Training Institute – Competent Person

Project Experience

- Glenwood Cemetery, Houston
  - Welcome and Administrative Center
- EOG Resources, Houston
  - Levels 23 and 25 Interior Tenant Improvements
- St. Agnes Academy, Houston
  - Administration Wing Renovations
- Jones Hall, Houston
  - Campus Renovation and Upgrades
- Houston Zoo, Houston
  - African Gorilla Forest
- Texas Children's Hospital, Houston
  - Lester and Sue Smith Legacy Tower Vertical Expansion (19 stories)
  - Pavilion for Women
  - Feigin Center, Vertical Expansion
- Baylor College of Medicine, Houston
  - DeBakey Building, 9th Floor Research Lab Build-out
- Memorial Hermann Hospital, Houston
  - Various Renovation Projects
- River Oaks Baptist School, Houston
  - New Mosing Middle School and Administrative Renovations

Criterion One: Experience and Qualifications

Recognition

- Houston Business Journal Landmark Award
- AIA California Design Award
- AZ Awards Award of Merit
- Texas Society of Architects Design Award
- WoodWorks Wood Design Award
- ULI Development of Distinction finalist

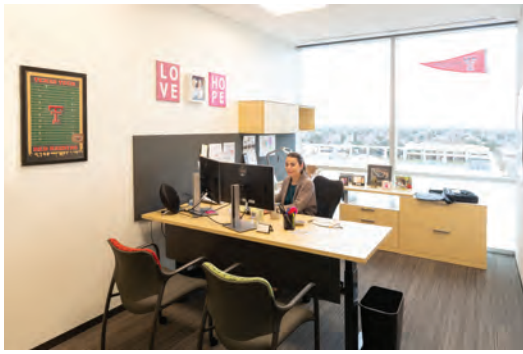
Houston Endowment Headquarters, Houston / Texas

The new, two-story building focuses on collaborative workspaces, more small conference rooms for meetings and even small enclosed "Zoom rooms" for video calls. The new building furthers the Endowment's mission in its design, structure, and meaning. The headquarters is a net-zero building with its shaded canopy. Eighty percent of the building is covered in solar panels allowing natural light to enter the patio and power the building. The building also features a unique geothermal HVAC system. Interior fans placed throughout the building lower the need for air conditioning. Purposefully designed to be inviting, the building is bright and light. Its sculptured exterior of curved aluminum panels is combined with a unique trellised canopy made of rows of 3D ovals of perforated metal, angled to filter harsh sunlight while still allowing soft breezes to sift through. The white exterior and canopy both reduce the latent heat of the building's exterior, limiting the need for air conditioning. The structural frame uses a combination of steel framing and cross-laminated timber (CLT), all of which are exposed inside to weave the theme of transparency throughout the building. The CLT panels were installed with precision and serve as a grounding yet beautiful ceiling treatment.

Owner, Houston Endowment, Ann Stern
713.238.8100 | astern@houstonendowment.org

Architect, Kevin Daly, Kevin Daly Architects
310.656.3180 | kevin@kevindalyarchitects.com

- Delivery Method: CMAR
- Type of Construction: New
- Final construction cost: $21,000,000
- Final project size: 54,059 SF
- Actual NTP for Precon Services: January 2021
- Actual NTP: May 2021
- Substantial Completion: September 2022
- Final Completion: September 2022
- Final Payment Date: February 2023
- Name of Project Manager: Preston Stahly
- Name of Superintendent: Jason Johnson
- Proposed Team Members: Brent Miller, Jose Garcia



ConocoPhillips Office Building III, Midland / Texas

ConocoPhillips added a new six story, 205,000-sf office building and four level, 310,270-sf parking garage on property adjacent to their Midland, Texas headquarters campus. The office building boasts over 400 offices. Level 1 features a large conference room as well as a pre-function area with dedicated catering room for hosting events. Levels 3-6 feature a collaboration space for employees to synergize together. Additional features include a command center and control room for their field operations, loading dock, monumental stair that spans from level 3 to level 6, and a sound-masking system in all the floors as well as acoustical insulation above the ceiling tiles. The lobby spans two floors giving the space a feeling of grandeur when entering the building. Bellows also completed Concho's Employees' Center and Day Care in 2016.

Owner, ConocoPhillips, Christopher Boehler
432.685.4305 | christopher.boehler@concophillips.com

Architect, Rhotenberry Wellen Architects, Mark Wellen
432.682.1252 | mtw@rwarchitects.com

- Delivery Method: CMAR
- Type of Construction: New
- Final construction cost: $110,000,000
- Final project size: 205,000 SF
- Actual NTP for Precon Services: January 2018
- Actual NTP: September 2018
- Substantial Completion: July 2020
- Final Completion: October 2020
- Final Payment Date: December 2020
- Name of Project Manager: Preston Stahly
- Name of Superintendent: Rafael Soto
- Proposed Team Members: Erick Padilla

EOG Resources Office Building II, Midland / Texas

In 2013, Bellows completed EOG Resources' three-story, 86,000-sf office building and structured parking garage. The building was designed to be low-maintenance, energy efficient, and was built to serve as a prototype for future EOG developments. Fast-forward five years and Bellows was back for their expansion. Aside from EOG's thriving success, the driving force for a second building was to bring all of their Midland employees together on one campus. Office Building II is a mirror image of Building I, is connected by an enclosed walkway, and was constructed on the site where the parking garage, now demolished, once stood. ***It was built to maximize office space and team huddle abilities while Building I contains the conference rooms, cafeteria space, and grand reception area. In addition to Building II, a four-acre, covered parking lot and a Rock Shop / Control Room were built on the same campus.***

Owner, EOG Resources Inc., Linda Acosta
713.875.3383

Architect, Ambler Architects, Joseph Evans
918.336.2698 | jne@amblerarchitects.com

- Delivery Method: Design/Build
- Type of Construction: New
- Final construction cost: $25,110,000
- Final project size: 85,000 SF
- Actual NTP for Precon Services: May 2016
- Actual NTP: June 2017
- Substantial Completion: September 2018
- Final Completion: November 2018
- Final Payment Date: January 2019
- Name of Project Manager: Ray Mancias
- Name of Superintendent: Rafael Soto
- Proposed Team Members: NA

Presbyterian School New Classroom Building, Houston / Texas

The three-story 46,000-sf Early Childhood and Lower School features indoor areas opening to outdoor play and classroom spaces as well as collaborative spaces that encourage critical and creative thinking. Formerly located in the main building, a welcome/check-in center greets people upon entering the new building. Additional amenities include two terraces and an outdoor area outfitted with turf. The terraces often function as a fun alternative for meetings and special events. The first floor is dedicated to pre-K 3, pre-K 4, and kindergarten as well as the ***admission offices and the Health Clinic.*** The second floor includes second grade classrooms, ***administrative space,*** and a state-of-the-art music room with sound-absorbent ceilings and walls. The third floor houses the ***headmaster's office, academic enrichment department, counselor's office, learning commons/library, business offices,*** and third and fourth grade classrooms. The fourth floor is dedicated to the innovation lab, art room, science lab, and fifth grade classrooms.

Owner, Dr. Mark Carleton, Headmaster
713-620-6350 | mcarleton@pshouston.org

Architect, Gensler, Allisaon Marshall
713-459-8568 | Allison_marshall@gensler.com

- Delivery Method: CMAR
- Type of Construction: New
- Final construction cost: $14,309,963
- Final project size: 46,000 SF
- Actual NTP for Precon Services: November 2017
- Actual NTP: June 2018
- Substantial Completion: July 2019
- Final Completion: August 2019
- Final Payment Date: December 2019
- Name of Project Manager: Tim O'Malley *(Julia Odell, retired)*
- Name of Superintendent: Scott Wingard
- Proposed Team Members: Brent Miller, Jose Garcia

Criterion One: Experience and Qualifications

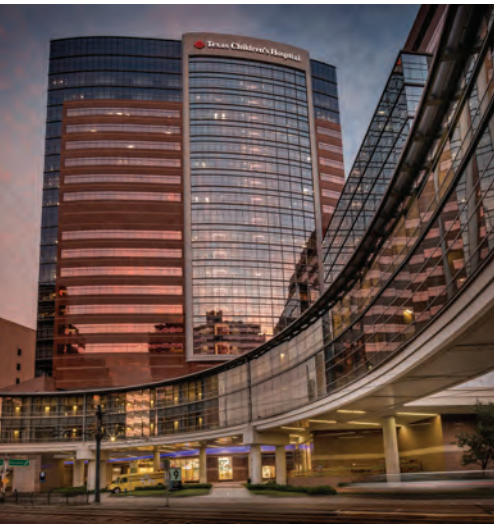
Glenwood Cemetery Welcome and Administrative Center, Houston / Texas

The 14,394-SF building is organized around a central lobby and an outdoor terrace which separates public areas from administrative functions. This larger facility addresses the need for additional space for current and future staff as well as accommodates the scope of future business. Opposite the public space, support services are discreetly contained while still easily accessible for the staff. Beyond the administrative space the Center provides dedicated space with access to Glenwood's many archival treasures for research and educational purposes. This results in wider appreciation, study, and impact of Glenwood's assets. Taking advantage of the site's unique terrain, the building is situated on the banks of a small ravine offering sweeping views across the cemetery. A new assembly space allows Glenwood to host gatherings and other functions. This multi-use area provides a much needed space for families to gather, which Glenwood currently lacks. The Center addresses the growing needs of Glenwood as well as preserving and showcasing the historical, architectural, and horticultural assets of the cemetery. This multi-purpose facility will allow Glenwood to better serve families, conduct business, and have the capacity to share all that the cemetery has to offer with the city.

Owner, Glenwood Cemetery, Carmen Alliston

Architect, Dillon Kyle Architects, Peter Klein

- Delivery Method: CMAR
- Type of Construction: New
- Final construction cost: $18,000,000
- Final project size: 14,394 SF
- Actual NTP for Precon Services: June 2019
- Actual NTP: May 2020
- Substantial Completion: September 2023
- Final Completion: September 2023
- Final Payment Date: January 2024
- Name of Project Manager: Johanna McCoy
- Name of Superintendent: Scott Wingard
- Proposed Team Members: Brent Miller, Jose Garcia, Erick Padilla, Adrian Alvarez



TEXAS CHILDREN'S LEGACY TOWER VERTICAL EXPANSION

- Associated General Contractors of America (AGC) APEX Award, Gold, 2021
- Honorable Mention, Houston Business Journal, Landmark Award, 2020

MUSEUM OF FINE ARTS, CENTER FOR CONSERVATION

- Associated General Contractors of America (AGC) APEX Award, Gold, 2021
- Texas Society of Architects Design Award, 2021

HOUSTON ENDOWMENT HEADQUARTERS BUILDING

- Houston Business Journal Landmark Award
- AIA California Design Award
- AZ Awards Award of Merit
- Texas Society of Architects Design Award
- WoodWorks Wood Design Award
- ULI Development of Distinction finalist

Jessica Richmond
SVP, Surety
Marsh USA Inc.
500 Dallas St.
Suite 1500
Houston, TX 77002
+1 713 346 1210
www.marsh.com

March 20, 2024

City of La Porte
City Hall Information Desk
604 West Fairmont Parkway
La Porte, TX 77571

Re: Contractor: W. S. Bellows Construction Corporation
Project: REQUEST FOR PROPOSALS (RFP) RFP #24502 CONSTRUCTION MANAGER-AT-RISK SERVICES FOR CITY OF LA PORTE CITY HALL

To Whom It May Concern:

We understand our valued contractor client, W. S. Bellows Construction Corporation ("Bellows") is submitting a proposal to you on this project with an estimated value of $22,000,000 million. In that regard, a surety reference letter has been requested. We have arranged all of the bonding requirements for Bellows since 1936. Zurich American Insurance Company (member of the Zurich Insurance Group; AM Best: A+XV; S&P: AA-) is their surety underwriting company.

Aggregate work programs exceeding $700 million have been guaranteed for Bellows, which includes numerous major commercial building and institutional construction projects. The largest individual project recently bonded had a value of $430 million.

Currently Bellows maintains a working surety line of credit in an aggregate amount exceeding $700 million. Bellows maintains ample credit in their surety facility to bond projects of significant values, and presently has in excess of $500 million in available bonding capacity. If Bellows is awarded the contract, the surety is prepared to execute performance and payment bonds subject to their review of acceptable contract terms, and other normal underwriting considerations, at the time the bonds are requested. Bellows may be bonded for each construction phase or stage of the project. Any arrangements for bonds required by a contract is a matter between Bellows and their surety, and we, along with the surety, assume no liability to you, or any other third parties in providing this reference letter.

We are pleased to have the opportunity to recommend Bellows to you. They are considered to be one of the leading major general construction firms in Houston. Should you require anything in addition, please do not hesitate to let us know.

Sincerely yours,

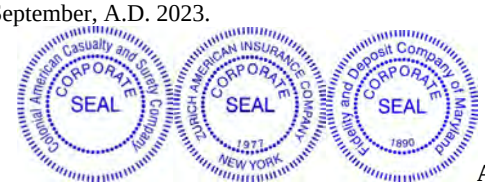
Jessica Richmond

ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND
POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS: That the ZURICH AMERICAN INSURANCE COMPANY, a corporation of the State of New York, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, a corporation of the State of Illinois, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND a corporation of the State of Illinois (herein collectively called the "Companies"), by Robert D. Murray, Vice President, in pursuance of authority granted by Article V, Section 8, of the By-Laws of said Companies, which are set forth on the reverse side hereof and are hereby certified to be in full force and effect on the date hereof, do hereby nominate, constitute, and appoint **Cristina NINO, Stephanie GROSS, Jennie GOONIE, Amanda R. TURMAN-AVINA, Misty WITT, Barbara NORTON Madison DIAZ, Katie CANALES, Jessica RICHMOND and Mary Ann GARCIA, all of Houston, Texas**, Each its true and lawful agent and Attorney-in-Fact, to make, execute, seal and deliver, for, and on its behalf as surety, and as its act and deed: any and all bonds and undertakings, and the execution of such bonds or undertakings in pursuance of these presents, shall be as binding upon said Companies, as fully and amply, to all intents and purposes, as if they had been duly executed and acknowledged by the regularly elected officers of the ZURICH AMERICAN INSURANCE COMPANY at its office in New York, New York., the regularly elected officers of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at its office in Owings Mills, Maryland., and the regularly elected officers of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at its office in Owings Mills, Maryland., in their own proper persons.

The said Vice President does hereby certify that the extract set forth on the reverse side hereof is a true copy of Article V, Section 8, of the By-Laws of said Companies, and is now in force.

IN WITNESS WHEREOF, the said Vice-President has hereunto subscribed his/her names and affixed the Corporate Seals of the said **ZURICH AMERICAN INSURANCE COMPANY, COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and FIDELITY AND DEPOSIT COMPANY OF MARYLAND**, this 11th day of September, A.D. 2023.



ATTEST:
ZURICH AMERICAN INSURANCE COMPANY
COLONIAL AMERICAN CASUALTY AND SURETY COMPANY
FIDELITY AND DEPOSIT COMPANY OF MARYLAND

By: Robert D. Murray
Vice President

By: Dawn E. Brown
Secretary

State of Maryland
County of Baltimore

On this 11th day of September, A.D. 2023, before the subscriber, a Notary Public of the State of Maryland, duly commissioned and qualified, **Robert D. Murray, Vice President and Dawn E. Brown, Secretary** of the Companies, to me personally known to be the individuals and officers described in and who executed the preceding instrument, and acknowledged the execution of same, and being by me duly sworn, deposeth and saith, that he/she is the said officer of the Company aforesaid, and that the seals affixed to the preceding instrument are the Corporate Seals of said Companies, and that the said Corporate Seals and the signature as such officer were duly affixed and subscribed to the said instrument by the authority and direction of the said Corporations.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my Official Seal the day and year first above written.

Genevieve M. Maison

GENEVIEVE M. MAISON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires JANUARY 27, 2025

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

EXTRACT FROM BY-LAWS OF THE COMPANIES

"Article V, Section 8, Attorneys-in-Fact. The Chief Executive Officer, the President, or any Executive Vice President or Vice President may, by written instrument under the attested corporate seal, appoint attorneys-in-fact with authority to execute bonds, policies, recognizances, stipulations, undertakings, or other like instruments on behalf of the Company, and may authorize any officer or any such attorney-in-fact to affix the corporate seal thereto; and may with or without cause modify of revoke any such appointment or authority at any time."

CERTIFICATE

I, the undersigned, Vice President of the ZURICH AMERICAN INSURANCE COMPANY, the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY, and the FIDELITY AND DEPOSIT COMPANY OF MARYLAND, do hereby certify that the foregoing Power of Attorney is still in full force and effect on the date of this certificate; and I do further certify that Article V, Section 8, of the By-Laws of the Companies is still in force.

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the ZURICH AMERICAN INSURANCE COMPANY at a meeting duly called and held on the 15th day of December 1998.

RESOLVED: "That the signature of the President or a Vice President and the attesting signature of a Secretary or an Assistant Secretary and the Seal of the Company may be affixed by facsimile on any Power of Attorney...Any such Power or any certificate thereof bearing such facsimile signature and seal shall be valid and binding on the Company."

This Power of Attorney and Certificate may be signed by facsimile under and by authority of the following resolution of the Board of Directors of the COLONIAL AMERICAN CASUALTY AND SURETY COMPANY at a meeting duly called and held on the 5th day of May, 1994, and the following resolution of the Board of Directors of the FIDELITY AND DEPOSIT COMPANY OF MARYLAND at a meeting duly called and held on the 10th day of May, 1990.

RESOLVED: "That the facsimile or mechanically reproduced seal of the company and facsimile or mechanically reproduced signature of any Vice-President, Secretary, or Assistant Secretary of the Company, whether made heretofore or hereafter, wherever appearing upon a certified copy of any power of attorney issued by the Company, shall be valid and binding upon the Company with the same force and effect as though manually affixed.

IN TESTIMONY WHEREOF, I have hereunto subscribed my name and affixed the corporate seals of the said Companies, this 20th day of March, 2023.

Mary Jean Pethick
Vice President

TO REPORT A CLAIM WITH REGARD TO A SURETY BOND, PLEASE SUBMIT A COMPLETE DESCRIPTION OF THE CLAIM INCLUDING THE PRINCIPAL ON THE BOND, THE BOND NUMBER, AND YOUR CONTACT INFORMATION TO:

Zurich Surety Claims
1299 Zurich Way
Schaumburg, IL 60196-1056
reportsfclaims@zurichna.com
800-626-4577

Authenticity of this bond can be confirmed at bondvalidator.zurichna.com or 410-559-8790

Criterion Three: Estimating and Cost Control Measures

3.3.1 Identify the cost control team, their duties, city of residence, estimating system, and GMP cost control system.

Our estimating team for this project includes Brent Miller, VP of Estimating and Jose Garcia, Preconstruction Manager. Brent and Jose are both located in Houston and office out of our main office at 1906 Afton. Our estimating department uses On-Screen Take Off, Bluebeam, Bid Screen, Autodesk Revit (for information extraction), and the cloud-based estimating software, CostOS.

3.3.2 Describe your estimating system for developing the GMP Proposal and how you will monitor and track these costs.

Our estimating team develops accurate and detailed pricing with the use of On-Screen Take Off, Bluebeam, Bid Screen, Autodesk Revit (for information extraction), and the cloud-based estimating software, CostOS. ***CostOS allows our estimating department to develop a project cost from conceptual design all the way through construction documents, and any iteration in between.*** The CostOS platform allows for collaborative efforts among the estimating team from any location. CostOS also serves as our internal project database that allows the Bellows Estimating Department to extract historical and bid data from previous projects to get the most accurate pricing. CostOS is incredibly helpful in showing scopes of work that are difficult to view in a 2D plane and can perform 3D take-offs in a 2D view. With the use of CostOS, we can extract project information/ data from any Issued-for-Construction open standard model.

- The development of the GMP will be the accumulation of project information and an understanding of the project's goals. The full involvement/communication among City of La Porte, Bellows, and the design team is critical to the accuracy of the GMP.
- Typically, through the design phases, we will engage one or two subcontractors for budgeting purposes until the issuance of the GMP drawings. We will publicly advertise and send the GMP documents to a minimum of three subcontractors for each item/ scope/work breakdown structure (WBS). This also includes working with HUB/MWBE organizations to advertise and generate interest from the HUB/MWBE subcontracting community. During each phase of design, Bellows will do a take-off of each item/scope/WBS that pertains to the project. We will cross-check our take-offs with subcontractors who have provided pricing and review them for completeness and accuracy.
- While our in-house estimating team is doing a take-off of the GMP drawings, we will send additional provisions (ADPs) to all subcontractors. ADPs are the anticipated scope of work to be procured. These are living documents that we create in the early design phases and refine as the drawings are developed. The ADPs are designed to assist us, level bids, and eliminate disparities between bids. As the construction manager-at-risk, we will have collected all necessary information leading up to the GMP preparation. Therefore, it is incumbent upon Bellows to relay that information (via ADPs) to all subcontractors so we can get competitive and accurate bids. For items that are not covered by subcontractor pricing, we will apply historical cost information or previous project costs. The combination of all these systems provides a comprehensive GMP that addresses all the requirements set by the City of La Porte and the A/E team.

Cost-OS

- *Allows for collaborative efforts among the estimating team from any location.*
- *Shows scopes of work that are difficult to view in a 2D plane and can perform 3D take-offs in a 2D view.*
- *Detailed level estimates provided at each design progress submittal.*

3.3.3 Describe how the team will ensure the executed GMP proposal will be within the Owner's budget.

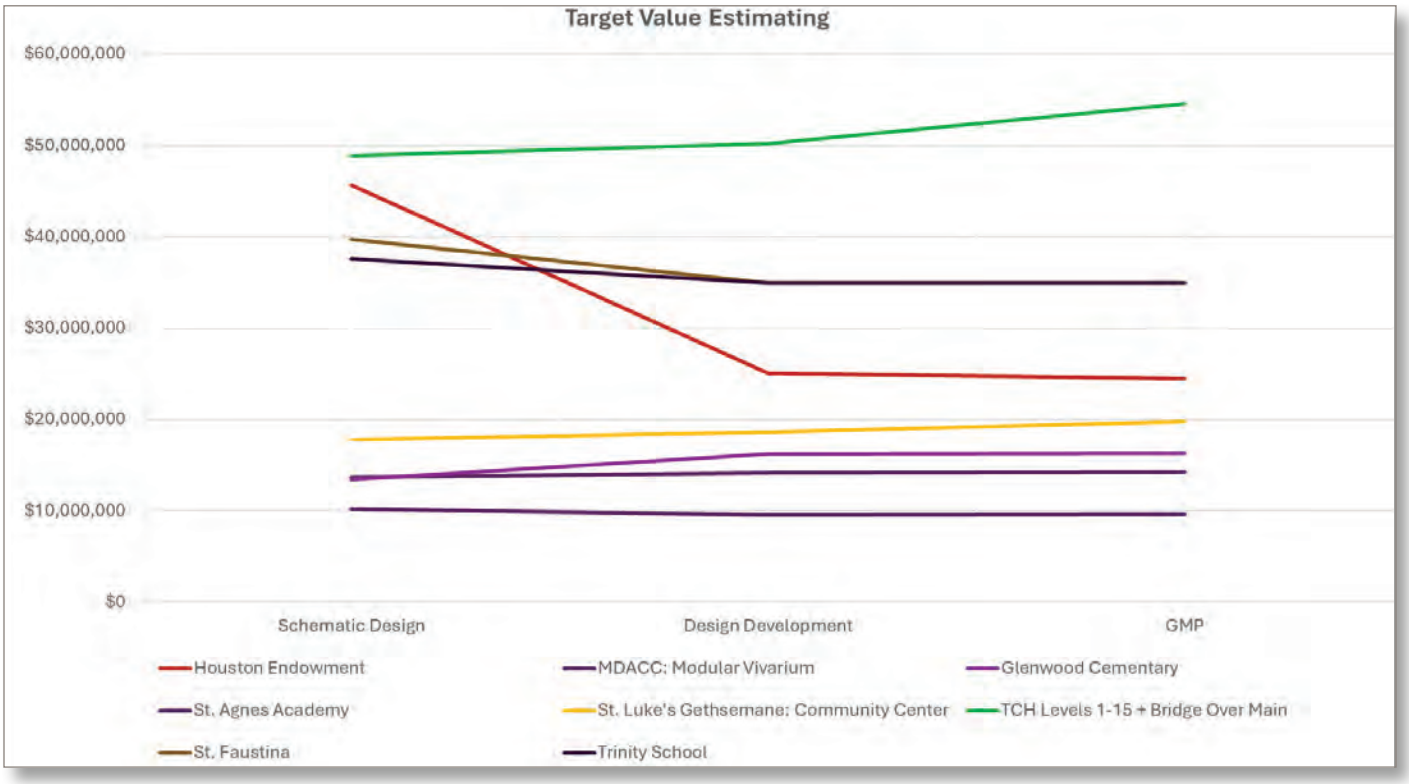
The GMP is an accumulation or gradual build-up of the project's scope. As a CMR, our involvement in the project will be so immersive that if a GMP proposal is needed prior to the contract documents being completed, we will have identified the areas of risk/opportunity within the project. We will review with the City of La Porte and A/E team potential areas for further development and clearly identify in our GMP proposal the assumptions and qualifications that we have made during the development of the GMP. The reality is that the process for scope, costs, and schedule monitoring begins at the start of the preconstruction process.

There are four primary ways in which Bellows creates accurate estimates leading up to the GMP:

1. During each design phase, we will do a take-off of each item/ scope/WBS. We will crosscheck the take-off with subcontractor-provided pricing and review it for completeness and accuracy.
2. Our ADPs provide descriptions of work we expect in subcontractor pricing. This allows us to level proposals and eliminate disparities.
3. By using subcontractor pricing from the beginning, each item/ scope/WBS will have a clear and current market value which eliminates underestimating or overestimating.
4. Our Target Value Estimating approach establishes a holistic estimate and includes all missing or unknown items ensuring we stay within Owner's budget *(see example on next page)*.

Criterion Three: Estimating and Cost Control Measures

The graph provided features several of the CMAR projects we completed in 2023 where Bellows was brought in early in the design phase. The graph outlines our Target Value Estimating approach. The price we provide in Schematic Design is within 2% to 3% tolerance at the GMP phase. Ultimately, our Target Value Estimating approach to preconstruction yields projects that stay within our owners budgets and still honor their design intents.



3.3.4 Describe plan to address volatility/escalation of material pricing during project to achieve completion within GMP.

Market volatility can have detrimental effects on a project budget or cost. The way to address market volatility is to separate it into two blocks for preconstruction and construction:

Preconstruction steps our team will implement:

1. Engage subcontractors early so your project receives the most current and accurate pricing.
2. Account for missing or incomplete items and apply historical or unit pricing.
3. Create ADPs for subcontractors review that include our procurement expectations.
4. Provide comprehensive construction schedules so subcontractors can price scopes of work based on project duration and include any year-to-year increases.
5. Create multiple estimates between design phases to ensure costs are still tracking within tolerance. Any substantial changes in costs between design phases will be addressed and reviewed to determine reasons for increases.
6. Review possible early release packages to ensure preferential pricing.
    a. Houston Endowment Example: we purchased the Cross Laminated Timber structure with Design Development. This allowed us to save costs when the price of lumber significantly increased during the pandemic.

During construction, or once the GMP has been issued, ***Bellows will not ask the City of La Porte to cover any material cost increases, even if it is out of Bellow's control.*** Once we provide a GMP, that is the price we will honor. However, there are multiple steps that we will take to insure any costs increases won't be detrimental to the project:

1. Issue the contracts as soon as given notice to proceed. This helps lock in prices.
2. Payment of MEP equipment in lump sum to reduce costs and lead times.
3. Review if any portions of the project can be prefabricated.
4. Due to large laydown area, we could receive materials on site all at once, which could provide cost savings to subcontractors.

Criterion Three: Estimating and Cost Control Measures

3.3.5 Identify a max of 5 projects listed in Criterion 1 with GMP contracts and the amount of savings returned to owner. Describe cost estimating methods, how estimates were developed, how often estimates were updated, and degree of accuracy.

Bellows Construction was brought on as the CMAR at the start of conceptual design through GMP, Construction, and closeout for the following representative projects:

Project	GMP Contract	Savings to Owner
Houston Endowment	$21,000,000	No savings to Owner, significant constructability reviews in design
EOG Resources Building II	$25,110,000	$906,000
Glenwood Visitor Center	$18,000,000	$160,000
ConocoPhillips Office Building III	$110,000,000	$198,000
Presbyterian School	$14,309,963	$693,000

Cost Estimating Methods, Development, Updates, Accuracy

When providing CMAR services, Bellows takes a collaborative approach that encourages early and continuous integration of all team members, end-users, and client decision-makers that will deliver a high-quality project on schedule and on budget. Bellows Construction will be a steward of your vision. We are dedicating a team of our best professionals to ensure depth of expertise and innovative execution. All key team members will be involved from the moment Bellows is on-boarded to project completion. Your preconstruction team will be your construction team! This kind of collaboration provides a chance for all members of this project to buy in from the beginning. The following is a detailed description of the estimating / preconstruction services we will provide for the City of La Porte:

- Preconstruction services:
  - **Schematic Design (SD):** We will do a full take-off on all the project items and scope. We will rely on our take-off, our comprehensive knowledge of current market conditions, and projects of similar size and scope. This helps define scope and cost items that have not been designed. We will compile the estimate, along with subcontractor input, and a list of qualifications and exclusions for the AE Team and City of La Porte to review. This list of qualifications and exclusions is designed to inform the team on the parameters we used to arrive at a budget for the SD drawings. We will include a construction schedule, construction site logistics, staging plan, ICRA/PICRA plan, and sequencing plan.
  - **Design Documents (DD):** Our estimating team will create scope sheets per the specifications that outline what we are expecting from each subcontractor and defining their scope of work. This is critical as it becomes a working document that is updated as the design and document drawings are developed. As these scopes are defined and completed, they are compiled and become the overall project scope. We will perform quantity take-offs on every single subcontracting opportunity for this project. We will also expand our schedule showing more activities and details that reflect the latest design documents more accurately.

    We also involve our dedicated network of subcontractors at the beginning of this phase. We work with these subcontractors and suppliers, without committing them to the job, to help provide realistic manpower and cost estimates to better inform our budget and schedule. As we produce the budget for this phase, we will provide value engineering (VE) options.

    Due to the long-lead times and schedule constraints, VE options are not limited to only cost, but also to schedule improvements. If we determine a piece of equipment will cost more, but arrive sooner and within schedule, we will present that to the AE Team and the City of La Porte for their review.

    We will provide a full estimate at this stage of the project for the AE team and the City of La Porte for review. Our estimate will consider all portions of the project and what we have assumed is necessary. Every single detail will be listed with an assigned cost. It is important that we price every aspect of the project to avoid 'scope creep'. Most projects experience cost escalations due to 'scope creep' if there has been subpar or insufficient levels of estimating.

    We are builders, not just coordinators of subs. Our estimating team has worked in the field and has a clear understanding of what it takes to build a project. That is the approach we take in estimating. We call this Target Value Estimating. This means we create a precise and thorough estimate that includes a list of all assumptions, qualifications, and exclusions. This becomes a document that we provide the design team as a guide to use throughout the stages of design.

– **Construction Documents (CD):** Here, we will be going into a GMP contract with the City of La Porte. The first step will be to leverage our established subcontractor base as well as notifying multiple trade organizations like the AGC, C3, NAMC, WBEA, and RHCA for outreach purposes. Our preconstruction team will do take-offs of the entire building components and create bid leveling sheets for bid comparisons. We will issue full scope sheets that describe the scope of work and job responsibilities. Project walks to review existing site conditions and meetings with all bidders to answer any questions or concerns will be coordinated by Bellows.

  Every project requires a tailored set of subcontractors so price will be just one aspect of the selection criteria. Experience, qualifications, quality, current workload, and safety will also be considered. Critical subcontractors will be interviewed before selection to give the project team an opportunity to meet them.

  Once bids are received, all subcontractor and vendor quotations will be reviewed by our preconstruction team and then by the entire team for completeness and accuracy. The bids will be "leveled" to ensure we are comparing bids across the board. The bids will be exported to an offer tabulation matrix that includes our recommendation for each scope of work that we have determined as best value. The completed matrix will then be presented to the AE team and City of La Porte for review/approval.

  Lastly, we will create a final Cost OS report that includes a final project schedule, site logistics plan, project narrative (qualifications, exclusions, and assumptions), and any other items that may be required for a complete GMP.

Please refer to previous graph in 3.3.3 for degree of accuracy.

3.3.6 CMAR fiduciary responsibility on publicly funded projects.

Our fiduciary responsibility to the City of La Porte is to earn your trust and confidence. We accept responsibility to be financially prudent by successfully delivering a facility that is of the greatest value for every dollar spent and meets the desired operational intent without claims, notices, or any negative publicity. Furthermore, it is our responsibility to complete the project within the scheduled time and under the construction cost limitation. Part of our fiduciary responsibility is to be respectful and responsible with your budget by offering the greatest value possible. We have processes in place to provide thorough documentation and accurate accounting for the expenditure of public funds. We take this responsibility very seriously. Our reputation is at stake, and we always want to be hired again. Another aspect of our fiduciary responsibility will be to eliminate areas where there is work overlap in the design team and construction. During the design phase, we will provide input in constructability methods and material availability that can help guide the design decisions to lower costs and expedite the schedule. At Bellows, we pride ourselves in being not just construction managers, but builders. The team members we are proposing on this job are well-versed in all divisions of construction, while some general contractors might just have a person who does certain divisions. Simply put, our team covers the entire gamut with fewer people. This allows us to reduce our general overhead and be fiscally responsible.

3.3.7 Construction cost control methods, how you procure subs, confirm scope, amount, and ensure proper payment. Provide examples from three projects in Criterion 1.

To ensure all scope is qualified between subcontractors, no scope is missed, and the final subcontract amounts represent the best value to the Owner, the process starts during the initial design. We first review our subcontract scope sheets from recent, relevant projects to establish a draft scope sheet; then during the initial design phases, progress meetings, user group meetings, and other meetings, the scope sheets for subcontractors are updated based on current information. Additionally, we will ask the City of La Porte to review our potential subcontractor bid list for additions or deletions.

As documents are issued for budgeting and finalized, more definition is obtained and the scopes are updated to reflect necessary work, ensuring items are not missed and preventing overlap work in multiple subcontractor scopes. During the preparation and budgeting periods, Bellows performs quantity take-offs for all work to have a comparison and scope confirmation for the work. Each scope is thoroughly reviewed by the team prior to project bid invitations being sent.

For scope confirmation beyond the documents, we issue the project schedule, Bellows Safety Requirements, Bellows Special Conditions to the Subcontract, Bellows Subcontract Form, Site Logistics Plan, Bid Form, Subcontractor Pre-Qualification Package, and any Owner specific requirements in our invitations to provide budgets or subcontract bids. In these documents, subcontractors will have to provide the status of their on-going work, along with their backlog and approximate time frames to complete that work.

Please refer to previous graph in 3.3.3 for degree of accuracy.

3.3.8 Describe your methodology for working with the project architect/engineer and its consultants to deliver a GMP and to stay on budget throughout the design and construction process.

We firmly believe that by fully integrating all members of the team from day one, we are able to achieve the best designs and construction planning through collaborative efforts. A partnership on a project enhances creativity resulting in the construction of facilities that are functional and assists in fulfilling your goals.

Criterion Three: Estimating and Cost Control Measures



In addition, the ultimate success of a project resides in the abilities, experience, and commitment of the members of a project team to work together. Our team has proven experience and is able to provide seamless architectural and construction services. This collaborative approach is the hallmark of a partnership with our clients and is the way by which we measure our success.

We include consultants in the preconstruction process throughout all phases of the project. The consultant team members participate in charrettes with the Bellows and client representatives. This is an important role in the development of the project concepts while providing valuable input to the process.

Typical ways we collaborate with the design team are:

- Develop thorough scope/program in partnership with Owner and A/E team
- Create a cohesive team
- Clear/established responsibilities for all team members
- Prepare schedule with design milestones and pull planning
- Weekly meetings with updated look-ahead schedules
- Continuous/real-time pricing of systems with cost consultation services to maintain overall budget
- Recommendation of material selections
- Advise on constructability/phasing to instruct design method
- Early onboarding of MEP trades
- Early establishment of long-lead items as soon as we are onboarded and can perform an estimate and project review at 30% CD phase

In conjunction with team integration and experience, there are two major initiatives that we will implement throughout the life of the project so that we can maintain the cost limitation. First, we will perform constant constructability reviews. This helps us provide information and feedback to the entire team on the best construction practices with the goal of cost reductions, when feasible. We will perform pricing exercises to address any questions. We are a partner who BRW Architects and the City of La Porte can contact at ***ANY TIME*** with ***ANY*** pricing concerns (i.e. material, life cycle, constructability, etc.).

Secondly, ***we pride ourselves on being skilled builders, not just a manager of subs.*** Our estimates will consider all portions of the project and what we have assumed is necessary for a complete project budget. Every single detail will be listed with an assigned cost, so that we avoid scope creep. This process is what we call 'Target Value Estimating'. This means we create a precise and thorough estimate that includes a list of all assumptions, qualifications, and exclusions. By taking an interactive approach and cultivating constant discussions with the A/E team, we can address any items or issues that may affect our construction manager's budget limitation.

The purpose of Bellows Construction's comprehensive estimating package is to provide the team with a complete project document that takes into account every aspect of the job, known or otherwise. When pricing a specific item/scope/WBS, we consider items that we know are needed but not shown – external factors, logistics, etc. – and include those in our pricing.

3.3.9 Provide a sample cost estimate from any project in Criterion 1.

The *Glenwood Welcome and Administrative Center* cost estimate is provided at the end of this section.

3.3.9

Sample Cost Estimate, Glenwood Welcome & Administrative Center

Project No. 1850

Project Name: Glenwood Visitor's Center - GMP AS-BID

Date: 13-Sep-21

Location: Houston, Texas

Time: 9.02 AM

Estimate Title: GMP

GSF: 12,662

Documents Dated: July 30, 2021

	Description	Quantity	Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
Div. 01	General Requirements							**700,767**	**8,815**	**96,277**	**95,113**	**343,774**	**$ 98.63**	**$ 1,244,745.49**	
01.05	General Quantity Information							0	0	0	0	0	$ 0.00	$ 0.00	
01	Built Structure (Floor Surface)	13,427.42 SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
03	Built Structure (w/ Crawl Space)	23,620.91 SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
05	Conditioned Air GSF	11,442.02 SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
01.10	Project Management Personnel							417,678	0	24,117	13,440	122,963	$ 45.68	$ 578,198.14	
01	Superintendent	15.00 MONTH	13839.00	0.00	1378.28	0.00	2113.07	226,953	0	22,380	7,303	31,696	$ 22.78	288,331.65	
02	Project Manager	14.00 MONTH	9685.67	0.00	6.98	0.00	2113.07	148,251	0	106	4,771	29,583	$ 14.43	182,710.18	
03	Field Office Administrator (Half Time)	30.00 WEEK	1295.00	0.00	50.22	0.00	487.63	42,475	0	1,631	1,367	14,629	$ 4.75	60,101.42	
06	Corporate Cost Forecasting (8 hrs per month)	14.00 MONTH	0.00	0.00	0.00	0.00	649.42	0	0	0	0	9,092	$ 0.72	9,091.88	
10	Extended Schedule Preliminary Work (From PMA)	1.00 LS	0.00	0.00	0.00	0.00	37963.00	0	0	0	0	37,963	$ 3.00	37,963.00	
01.32	Construction Progress Documentation							0	0	0	0	5,390	$ 0.43	$ 5,390.00	
01.32.3	Photographic Documentation												***$ 0.43***	***$ 5,390.00***	
01	Progress Photos	14.00 MONTH	0.00	0.00	0.00	0.00	385.00	0	0	0	0	5,390	$ 0.43	5,390.00	
01.35	Special Procedures							87,625	0	17,562	10,938	72,856	$ 14.96	$ 188,981.37	
01.35.1	Jobsite Safety												***$ 11.94***	***$ 151,037.62***	
01	Safety Film and Set Up - Complete	14.00 MONTH	0.00	0.00	41.37	0.00	0.00	0	0	627	0	0	$ 0.05	626.96	
04	Safety Director (1 trip per week @ 2 hrs)	60.62 WEEK	0.00	0.00	0.00	0.00	222.22	0	0	0	0	13,471	$ 1.07	13,470.98	
05	Site Safety Administrator (Full Time)	60.62 WEEK	1322.12	0.00	258.08	0.00	487.63	87,625	0	16,935	2,820	29,560	$ 10.82	136,939.68	
01.35.2	Owner Safety Requirements												***$ 0.90***	***$ 11,275.00***	
01	Drug Tests	15.00 EACH	0.00	0.00	0.00	0.00	85.00	0	0	0	0	1,275	$ 0.11	1,275.00	
02	Groundbreaking/Safety Celebrations/Topping Out	1.00 EACH	0.00	0.00	0.00	0.00	10000.00	0	0	0	0	10,000	$ 0.79	10,000.00	
01.35.2	Governmental Safety Requirements												***$ 0.65***	***$ 8,118.75***	
01	Personal Protective Equipment	1.00 LS	0.00	0.00	0.00	7500.00	0.00	0	0	0	8,119	0	$ 0.65	8,118.75	
01.35.5	Security Procedures												***$ 1.47***	***$ 18,550.00***	
01	Video Monitoring and Surveillance	14.00 MONTH	0.00	0.00	0.00	0.00	1325.00	0	0	0	0	18,550	$ 1.47	18,550.00	
01.43	Quality Assurance							0	3,579	0	3,323	0	$ 0.57	$ 6,902.28	
01.43.1	Printing and Reprographics												***$ 0.57***	***$ 6,902.28***	
01	Contract Document Reproduction	4.00 EACH	0.00	0.00	0.00	120.00	0.00	0	0	0	520	0	$ 0.05	519.60	
02	Main Office Reproductions/Printing	14.00 MONTH	0.00	0.00	0.00	85.00	0.00	0	0	0	1,288	0	$ 0.11	1,288.18	
03	Miscellaneous Printing	14.00 MONTH	0.00	0.00	0.00	100.00	0.00	0	0	0	1,516	0	$ 0.12	1,515.50	
10	Previous Printing (From PMA)	1.00 LS	0.00	3579.00	0.00	0.00	0.00	0	3,579	0	0	0	$ 0.29	3,579.00	
01.51	Temporary Utilities							0	0	4,806	0	17,050	$ 1.75	$ 21,855.52	
01.51.0	Temporary Domestic Water												***$ 0.00***	***$ 0.00***	

	Description	Quantity	Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
03	Water Usage	12.00 MONTH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	By Owner
01.51.1	Temporary Electricity												***$ 0.00***	***$ 0.00***	
01	Electricity - Temporary	9.00 MONTH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	By Owner
02	Electricity - Permanent with Air	3.00 MONTH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	By Owner
01.51.1	Temporary Fire Protection												***$ 0.14***	***$ 1,675.71***	
01	Temporary Fire Extinguishers	84.00 MONTH	0.00	0.00	12.00	0.00	0.00	0	0	1,091	0	0	$ 0.09	1,091.16	
02	Recharge Fire Extinguishers	9.00 LS	0.00	0.00	60.00	0.00	0.00	0	0	585	0	0	$ 0.05	584.55	
01.51.3	Temporary Telecommunications												***$ 1.61***	***$ 20,179.81***	
01	Telephone - Equipment Installation	1.00 EACH	0.00	0.00	0.00	0.00	500.00	0	0	0	0	500	$ 0.04	500.00	
02	Telephone System	14.00 MONTH	0.00	0.00	126.52	0.00	0.00	0	0	1,917	0	0	$ 0.16	1,917.41	
03	Foremen's Cell Phones	14.00 MONTH	0.00	0.00	80.00	0.00	0.00	0	0	1,212	0	0	$ 0.10	1,212.40	
04	Inernet Data Line Installation	1.00 EACH	0.00	0.00	0.00	0.00	1500.00	0	0	0	0	1,500	$ 0.12	1,500.00	
05	Internet Service Provider	14.00 EACH	0.00	0.00	0.00	0.00	1075.00	0	0	0	0	15,050	$ 1.19	15,050.00	
01.52	Construction Facilities							37,531	0	24,800	33,527	2,160	$ 7.81	$ 98,018.23	
01.52.1	Field Offices and Sheds												***$ 2.71***	***$ 33,696.76***	
01	Job Office Trailer, with Set Up and Take Down	1.00 EACH	1681.12	0.00	4800.00	550.00	0.00	1,875	0	5,196	655	0	$ 0.62	7,725.64	
02	Con Ex Storage	2.00 EACH	50.00	0.00	900.00	0.00	0.00	112	0	1,948	4	0	$ 0.17	2,063.56	
03	Office Furniture	4.00 EACH	0.00	0.00	0.00	750.00	0.00	0	0	0	3,248	0	$ 0.26	3,247.50	
04	Office Supplies	14.00 MONTH	0.00	0.00	0.00	40.00	0.00	0	0	0	606	0	$ 0.05	606.20	
05	Copy Machine - All-in-One	14.00 MONTH	0.00	0.00	375.00	250.00	0.00	0	0	5,683	3,789	0	$ 0.75	9,471.88	
06	Misc Office Equipment	14.00 MONTH	0.00	0.00	40.00	0.00	0.00	0	0	606	0	0	$ 0.05	606.20	
08	Move In, Set Up	1.00 EACH	2000.00	0.00	0.00	2000.00	0.00	2,231	0	0	2,235	0	$ 0.36	4,466.16	
09	Move Out, Take Down	1.00 EACH	1500.00	0.00	0.00	1500.00	0.00	1,673	0	0	1,677	0	$ 0.27	3,349.62	
15	Temporary Storage (From PMA)	1.00 LS	0.00	0.00	0.00	0.00	2160.00	0	0	0	0	2,160	$ 0.18	2,160.00	
01.52.1	First Aid Facilities												***$ 0.07***	***$ 766.09***	
01	First Aid Kit	1.00 EACH	0.00	0.00	0.00	357.70	0.00	0	0	0	387	0	$ 0.04	387.21	
02	First Aid Kit Supplies	14.00 MONTH	0.00	0.00	0.00	25.00	0.00	0	0	0	379	0	$ 0.03	378.88	
01.52.1	Sanitary Facilities												***$ 5.03***	***$ 63,555.38***	
10	Waterboy, Ice and Cups	325.00 DAY	59.50	0.00	0.00	26.00	0.00	21,569	0	0	9,827	0	$ 2.48	31,396.49	
12	Travel Cans	14.00 MONTH	0.00	0.00	0.00	600.00	0.00	0	0	0	9,093	0	$ 0.72	9,093.00	
70	Lunch Tent	14.00 MONTH	0.00	0.00	750.00	0.00	0.00	0	0	11,366	0	0	$ 0.90	11,366.25	
71	Maintain Lunch Tent Area (1 hrs/day)	303.50 MHOUR	29.75	0.00	0.00	3.99	0.00	10,071	0	0	1,629	0	$ 0.93	11,699.64	
01.55	Vehicular Access and Parking							5,963	0	1,049	9,731	112,702	$ 10.27	$ 129,445.02	
01.55.1	Travel, Housing, and Subsistance												***$ 1.91***	***$ 24,070.85***	
01	Mileage (4 trips per week)	60.62 WEEK	0.00	0.00	0.00	104.40	0.00	0	0	0	6,851	0	$ 0.55	6,850.85	
03	Parking	287.00 DAY	0.00	0.00	0.00	0.00	60.00	0	0	0	0	17,220	$ 1.36	17,220.00	
01.55.1	Temporary Access Roads												***$ 3.82***	***$ 48,108.10***	
10	Temporary Roads	718.16 SY	0.00	0.00	0.00	0.00	10.50	0	0	0	0	7,541	$ 0.60	7,540.68	
11	Remove Temporary Roads at Completion	6,463.44 SF	0.00	0.00	0.00	0.00	0.94	0	0	0	0	6,076	$ 0.48	6,075.63	
15	Reroute Temporary Road during Installation of Storm	222.22 SY	0.00	0.00	0.00	0.00	10.50	0	0	0	0	2,333	$ 0.19	2,333.31	
16	Access Roads Rerouteed for Utilities/Sequence, with	1,500.00 SY	0.00	0.00	0.00	0.00	19.50	0	0	0	0	29,250	$ 2.32	29,250.00	
20	Maintain Temp Roads	6,463.00 SF	0.25	0.00	0.15	0.00	0.00	1,802	0	1,049	57	0	$ 0.23	2,908.48	
01.55.2	Staging Areas												***$ 4.54***	***$ 57,266.07***	
15	Temporary Laydown Area	2,045.49 SY	0.00	0.00	0.00	0.00	10.50	0	0	0	0	21,478	$ 1.70	21,477.64	
16	Remove Laydown Area at Completion	18,409.41 SF	0.00	0.00	0.00	0.00	0.94	0	0	0	0	17,305	$ 1.37	17,304.85	
18	Maintain Temp Roads and Laydown Area	24,867.00 SF	0.15	0.00	0.00	0.10	0.00	4,160	0	0	2,823	0	$ 0.56	6,983.58	
33	Additional Laydown Area to Sequence Work	1,000.00 SY	0.00	0.00	0.00	0.00	11.50	0	0	0	0	11,500	$ 0.91	11,500.00	

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
01.56	Temporary Barriers and Enclosures								12,557	0	0	8,085	0	$ 1.68	$ 20,641.74	
01.56.1	Temporary Handrails and Guardrails													***$ 1.68***	***$ 20,641.74***	
04	Cable and Netting at Roof Perimeter @ Low Roof	627.94	LF	2.25	0.00	0.00	2.25	0.00	1,576	0	0	1,579	0	$ 0.25	3,155.04	
05	Cable and Netting at Roof Perimeter @ High Roof	254.91	LF	2.25	0.00	0.00	2.25	0.00	640	0	0	641	0	$ 0.11	1,280.78	
06	Handrail at Leading Edge	54.50	LF	2.25	0.00	0.00	1.75	0.00	137	0	0	108	0	$ 0.02	244.33	
07	Guardrail at Ravine Ramp	240.00	EACH	3.25	0.00	0.00	2.50	0.00	870	0	0	677	0	$ 0.13	1,546.95	
08	Safety Guardrail at Ramp to Basement	40.00	LF	3.25	0.00	0.00	2.50	0.00	145	0	0	113	0	$ 0.03	257.83	
20	Handrails at Excavations	816.00	LF	1.50	0.00	0.00	2.00	0.00	1,365	0	0	1,810	0	$ 0.26	3,174.95	
21	Cable and Netting at Floor Perimeter (Level 1)	661.00	LF	2.25	0.00	0.00	1.50	0.00	1,659	0	0	1,126	0	$ 0.22	2,784.50	
22	Cable and Netting at Floor (Level 2)	406.66	LF	2.25	0.00	0.00	1.50	0.00	1,021	0	0	693	0	$ 0.14	1,713.08	
25	Maintain Handrails	2,960.00	LF	1.30	0.00	0.00	0.25	0.00	4,292	0	0	936	0	$ 0.42	5,228.49	
30	Handrails at Openings & Stairs	139.00	LF	5.50	0.00	0.00	2.50	0.00	853	0	0	403	0	$ 0.10	1,255.79	
01.57	Temporary Controls								0	0	0	0	4,900	$ 0.39	$ 4,900.00	
01.57.1	Temporary Pest Control													***$ 0.39***	***$ 4,900.00***	
01	Pest Control - Temporary	14.00	MONTH	0.00	0.00	0.00	0.00	350.00	0	0	0	0	4,900	$ 0.39	4,900.00	
01.58	Project Identification								0	0	0	0	1,000	$ 0.08	$ 1,000.00	
01.58.1	Temporary Project Signage													***$ 0.08***	***$ 1,000.00***	
01	Project Sign	1.00	EACH	0.00	0.00	0.00	0.00	1000.00	0	0	0	0	1,000	$ 0.08	1,000.00	
01.71	Examination and Preparation								124,971	0	23,943	3,942	4,753	$ 12.46	$ 157,609.15	
01.71.2	Field Engineering													***$ 12.46***	***$ 157,609.15***	
30	Construction Layout/Field Engineering	9.00	MONTH	12449.08	0.00	2457.59	0.00	0.00	124,971	0	23,943	3,942	0	$ 12.08	152,856.15	
31	Preparatory Layout (From PMA)	1.00	LS	0.00	0.00	0.00	0.00	4753.00	0	0	0	0	4,753	$ 0.38	4,753.00	
01.74	Cleaning and Waste Management								9,463	0	0	7,466	0	$ 1.35	$ 16,928.11	
01.74.1	Progress Cleaning													***$ 0.57***	***$ 7,155.02***	
10	Continuous Clean	12,662.00	SF	0.35	0.00	0.00	0.15	0.00	4,943	0	0	2,212	0	$ 0.57	7,155.02	
01.74.1	Construction Waste Management and													***$ 0.39***	***$ 4,871.25***	
03	Dumpsters for Final Clean (1/10,000 SF)	2.00	EACH	0.00	0.00	0.00	450.00	0.00	0	0	0	974	0	$ 0.08	974.25	
11	Dumpsters for Continuous Clean (1/2,000 SF)	8.00	EACH	0.00	0.00	0.00	450.00	0.00	0	0	0	3,897	0	$ 0.31	3,897.00	
01.74.2	Final Cleaning													***$ 0.39***	***$ 4,901.84***	
01	Final Clean	12,662.00	SF	0.32	0.00	0.00	0.02	0.00	4,519	0	0	382	0	$ 0.39	4,901.84	
01.76	Protecting Installed Construction								4,980	5,236	0	3,578	0	$ 1.11	$ 13,793.45	
02	Temporary Protection - New Construction	1.00	LS	2000.00	0.00	0.00	1500.00	0.00	2,231	0	0	1,694	0	$ 0.31	3,924.91	
03	Cover Openings	1.00	LS	1500.00	0.00	0.00	1500.00	0.00	1,673	0	0	1,677	0	$ 0.27	3,349.62	
05	Protect Retaining Walls	32.00	MHOUR	30.14	0.00	0.00	5.00	0.00	1,076	0	0	207	0	$ 0.11	1,282.91	
15	Maintain Temporary Protection (From PMA)	1.00	LS	0.00	5236.00	0.00	0.00	0.00	0	5,236	0	0	0	$ 0.42	5,236.00	
01.77	Closeout Procedures								0	0	0	1,082	0	$ 0.09	$ 1,082.50	
01.77.1	Closeout Requirements													***$ 0.09***	***$ 1,082.50***	
01	Close Out Procedures	1.00	EACH	0.00	0.00	0.00	1000.00	0.00	0	0	0	1,082	0	$ 0.09	1,082.50	
	Total General Requirements								700,767	8,815	96,277	95,113	343,774	$ 98.63	$ 1,244,745.49	
Div. 02	Existing Conditions								**4,970**	**0**	**78**	**235**	**129,888**	**$ 10.75**	**$ 135,171.16**	
02.22	Existing Conditions Assessment								0	0	0	0	20,000	$ 1.58	$ 20,000.00	
01	Underground Obstruction Remediation	1.00	LS	0.00	0.00	0.00	0.00	20000.00	0	0	0	0	20,000	$ 1.58	20,000.00	Allowance
02.41	Demolition								4,970	0	78	235	104,888	$ 8.77	$ 110,171.16	
02.41.1	Selective Site Demolition													***$ 8.77***	***$ 110,171.16***	
01.0	Site Demo - Subcontracted	1.00	LS	0.00	0.00	0.00	0.00	70050.00	0	0	0	0	70,050	$ 5.54	70,050.00	Slack
01.1	Note 1 - Sawcut for Driveway Removal	80.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
01.2	Note 1 - Street Closure Permit	2.00	WEEK	0.00	0.00	0.00	0.00	500.00	0	0	0	0	1,000	$ 0.08	1,000.00	WSB

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
01.3	Note 1 - Traffic Control Plan	1.00	EACH	0.00	0.00	0.00	0.00	1000.00	0	0	0	0	1,000	$ 0.08	1,000.00	WSB
01.4	Note 1 - Barricades	75.00	LF	2.00	0.00	0.00	0.00	7.50	167	0	0	5	562	$ 0.06	735.09	WSB
02.1	Note 2 - Sawcut for Removal of Curb and Gutter	67.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
02.2	Note 2 - Demo Curb and Gutter for New Driveway	67.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
03	Note 3 - Demo Existing Sidewalk Along Washington Ave	2,882.54	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
04.1	Note 4 - Demo Asphalt Exising Road	14,478.23	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
04.2	Note 4 - Sawcut to Remove Asphalt Paving	42.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
05	Note 5 - Remove Existing Concrete Curb	1,108.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
06	Note 6 - Remove Concrete Retaining Wall	299.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
07	Note 7 - Remove Brick Retaining Wall	27.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
08	Note 8 - Remove Existing Brick Curb and Gutter	214.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
09	Note 9 - Remove Gravel Drive	3,449.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
10	Note 10 - Remove and Store Fountain, Pump, etc.	2.00	EACH	420.28	0.00	0.00	0.00	0.00	938	0	0	30	0	$ 0.08	967.13	WSB
11.1	Note 11 - Remove Cast Iron Benches	2.00	EACH	194.32	0.00	0.00	0.00	0.00	433	0	0	14	0	$ 0.04	447.16	WSB
11.2	Note 11 - Remove Flag Poles	3.00	EACH	0.00	0.00	0.00	0.00	500.00	0	0	0	0	1,500	$ 0.12	1,500.00	WSB
12	Note 12 - Remove Storm Inlets	4.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
13	Note 13 - Remove 66" Storm	72.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
14	Note 14 - Remove 6" Storm	41.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
15	Note 15 - Remove 10" Storm	115.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
16	Note 16 - Remove 8" Storm	33.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
17	Note 17 - Remove Brick Fence, Wrought Iron Gates	92.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
18	Remove additional Asphalt Paving	809.00	SF	0.00	0.00	0.00	0.00	3.00	0	0	0	0	2,427	$ 0.20	2,427.00	w/ Slack
20	Demo Concrete Retaining Wall at "Bridge"	0.00	MONTH	34932.16	0.00	986.07	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
21	Remove Footings at Existing Entrance Fence/Wall	122.63	LF	14.88	0.00	0.00	0.00	0.00	2,035	0	0	64	0	$ 0.17	2,098.80	WSB
26	Demo Existing Tranformer Pad	144.00	SF	2.50	0.00	0.50	0.50	0.00	402	0	78	91	0	$ 0.05	570.09	WSB
28	Demo Existing Electrical Ductbank	140.00	LF	0.00	0.00	0.00	0.00	35.00	0	0	0	0	4,900	$ 0.39	4,900.00	WSB
30	Demo Masonry Fence at Entrance	122.63	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
32	Remove Sidewalk	296.00	SF	0.00	0.00	0.00	0.00	2.25	0	0	0	0	666	$ 0.06	666.00	WSB
34	Additional Move in to Demo Construction Entrance	1.00	EACH	0.00	0.00	0.00	0.00	2000.00	0	0	0	0	2,000	$ 0.16	2,000.00	WSB
40	Demo Entrance Gates	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
42	Remove Palm fro Temp Office Area	1.00	EACH	0.00	0.00	0.00	0.00	783.00	0	0	0	0	783	$ 0.07	783.00	WSB
70	Remove/Demo Driveway	640.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
75	Note 1 - Flagman	30.00	MHOUR	29.75	0.00	0.00	0.00	0.00	995	0	0	31	0	$ 0.09	1,026.89	
99	Misc Site Demo - Unscheduled	1.00	LS	0.00	0.00	0.00	0.00	20000.00	0	0	0	0	20,000	$ 1.58	20,000.00	
02.42	Removal and Salvage of Construction Materials								0	0	0	0	5,000	$ 0.40	$ 5,000.00	
21	Salvage Masonry from Existing Entrance Gates/Fence	1.00	LS	0.00	0.00	0.00	0.00	5000.00	0	0	0	0	5,000	$ 0.40	5,000.00	
	Total Existing Conditions								4,970	0	78	235	129,888	$ 10.75	$ 135,171.16	
Div. 03	Concrete								**247,307**	**1,625**	**58,569**	**10,324**	**1,476,063**	**$**	**$ 1,793,888.70**	
03.11	Concrete Forming								58,698	0	0	3,272	0	$ 4.92	$ 61,969.21	
03.11.1	Structural Cast-in-Place Concrete Forming													***$ 4.92***	***$ 61,969.21***	
01	Carpenter Foreman - Concrete	30.00	WEEK	1688.40	0.00	0.00	0.00	0.00	56,497	0	0	1,782	0	$ 4.61	58,279.24	WSB
01	Misc Formwork	1.00	LS	1500.00	0.00	0.00	1000.00	0.00	1,673	0	0	1,135	0	$ 0.23	2,808.37	WSB
02	Form Columns/Plinths	4,047.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03	Strip and Clean Column/Plinth Forms	4,047.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
04	Form Large Openings in Basement Wall	72.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
05	Form Basement Walls	14,432.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
06	Strip Basement Wall Forms	14,432.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
07	Keyway in Basement Walls	656.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
08	Form Wall Bulkheads	26.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
09	Keyway at Wall Bulkheads	286.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
10	Strip Footing Keyway	656.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
11	Excavate for Strip Footings	128.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
12	Strip Footing Bulkheads	22.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
13	Form Trench Drain on Level 1	26.00	LF	7.38	0.00	0.00	5.25	0.00	214	0	0	155	0	$ 0.03	368.53	WSB
14	Form Depressed Slabs on Level 1	82.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
15	Form Concrete Curb for RTU	54.00	LF	4.25	0.00	0.00	3.25	0.00	256	0	0	198	0	$ 0.04	454.04	WSB
16	Strip Concrete Curb for RTU Pad	54.00	LF	0.95	0.00	0.00	0.00	0.00	57	0	0	2	0	$ 0.01	59.02	WSB
17	Strip Forms in Column Blockouts	432.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
18	Form Column Blockouts	432.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
20	Elevated Formwork (Pan Slab and Beam)	11,878.38	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
22	Level 1 Elevated Slab - Perimeter Forms	661.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03.15	Concrete Accessories								0	0	0	0	0	$ 0.00	$ 0.00	
03.15.1	Waterstops													***$ 0.00***	***$ 0.00***	
01	Waterstop in Basement Walls	656.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
02	Waterstop at Wall Bulkheads	286.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03	Strip Footing Waterstop	656.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03.15.1	Concrete Construction Joints													***$ 0.00***	***$ 0.00***	
01	Expansion Joint Filler at Crawl Space	817.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03.15.1	Cast-In Concrete Anchors													***$ 0.00***	***$ 0.00***	
01	Set Anchor Bolts	276.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03.21	Reinforcement Bars								25	0	0	139	0	$ 0.02	$ 163.91	
03.21.1	Plain Steel Reinforcement Bars													***$ 0.02***	***$ 163.91***	
01	Dowel Covers	1,200.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
02	Column/Plinth Rebar	9,944.00	LB	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03	Crawl Space Slab Rebar	8,273.00	LB	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
04	Basement Wall Rebar	18,909.00	LB	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
05	Strip Footing Rebar	17,463.00	LB	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
06	Rebar in Column Blockouts	270.00	LB	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
07	Rebar Caps	150.00	EACH	0.15	0.00	0.00	0.85	0.00	25	0	0	139	0	$ 0.02	163.91	WSB
15	Rebar in Piers	11,231.00	LB	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
27	Level 1 Slab Reinforcing	36,498.00	LB	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
30	Level 1 Beam Reinforcing	12,639.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03.22	Fabric and Grid Reinforcing								0	42	0	0	50	$ 0.01	$ 92.00	
03.22.1	Galvanized Welded Wire Fabric Reinforcing													***$ 0.01***	***$ 92.00***	
01	Reinforce Slab on Deck (Mesh)	36.00	SQUARE	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
02	Mesh in RTU Curb	2.00	SQUARE	0.00	21.00	0.00	0.00	25.00	0	42	0	0	50	$ 0.01	92.00	WSB
03	Mesh in Stair Pan Treads	2.50	SQUARE	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03.30	Cast-in-Place Concrete								157,900	548	41,686	5,946	55,100	$ 20.68	$ 261,181.02	
03.30.5	Miscellaneous Cast-in-Place Concrete													***$ 20.68***	***$ 261,181.02***	
01	Concrete Equipment	1.00	MONTH	0.00	0.00	31009.13	0.00	0.00	0	0	33,567	0	0	$ 2.66	33,567.38	WSB
02	Labor Foreman	60.62	WEEK	1810.40	0.00	0.00	0.00	0.00	122,411	0	0	3,861	0	$ 9.98	126,272.21	WSB
04	Concrete Curb for RTUs	4.22	CY	65.00	130.00	0.00	0.00	0.00	306	548	0	10	0	$ 0.07	863.90	WSB
05	Housekeeping Pads	1.00	LS	0.00	0.00	0.00	0.00	3000.00	0	0	0	0	3,000	$ 0.24	3,000.00	
07	Scaffolding (Miscellaneous)	1.00	LS	0.00	0.00	7500.00	0.00	0.00	0	0	8,119	0	0	$ 0.65	8,118.75	WSB

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
08	Dollies	2.00	EACH	0.00	0.00	0.00	350.00	0.00	0	0	0	758	0	$ 0.06	757.75	WSB
09	Stoop and Stair on Level 2 Exist to Roof	42.00	SF	0.00	0.00	0.00	0.00	50.00	0	0	0	0	2,100	$ 0.17	2,100.00	Only Shown on Roof Plan
13	Undistributed Concrete Costs	1.00	LS	0.00	0.00	0.00	0.00	50000.00	0	0	0	0	50,000	$ 3.95	50,000.00	WSB Plug
14	Job Laborer (4 hrs/day)	260.00	DAY	119.00	0.00	0.00	0.00	0.00	34,510	0	0	1,089	0	$ 2.82	35,598.98	WSB Plug
20	2" PVC Weeps Thru Basement Wall	8.00	EACH	75.42	0.00	0.00	24.00	0.00	673	0	0	229	0	$ 0.08	902.05	Not Shown - WSB Plug
03.31	Structural Concrete								28,875	0	16,883	911	1,420,913	$	$ 1,467,581.90	
03.31.1	Heavyweight Structural Concrete													***$***	***$ 1,467,581.90***	
00	Concrete - Subcontraced	1.00	LS	0.00	0.00	0.00	0.00	1420913.00	0	0	0	0	1,420,913	$ 112.22	1,420,913.00	TAS
02	Concrete Curbs on Slab at Bldg Perimeter	634.06	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
03	Blow Deck - Level 2	3,559.56	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
06	Concrete Block Outs for Columns	54.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
10	Concrete in Column Block Outs (54 Ea)	8.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
11	Crawl Space Slab on Grade	9,566.63	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
12	Pour Stair Pan Treads and Landings	3.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
14	Drilled Pier Concrete - 3000 NW 1"	72.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
15	Strip Footng Concrete	128.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
16	Column/Plinth Concrete (4000 psi)	54.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
17	Basement Wall Concrete	181.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
18	Crawl Space Slab Concrete (3000 NW 1 1/2")	177.16	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
19	Elevator Pit - Turnkey	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
21	Blow Level 1 Deck to Pour	11,878.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
25	Concrete Level 1 Slab (4000 NW 1")	344.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
28	Level 1 Beam Concrete (4000 NW 1")	82.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
30	Cherry Picker/Hoisting	4.00	MONTH	6471.93	0.00	3899.07	0.00	0.00	28,875	0	16,883	911	0	$ 3.69	46,668.90	
31	Column C1 (12X12) - 11' Tall	19.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
32	Column C2 (16X16) - 11' Tall	26.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
33	Column C2 (13X13) - 3' Tall	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
34	Column C3 (18X18) - 11' Tall	9.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
35	Column C4 (20X20) - 11' Tall	4.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
36	Column C5 (22X22) - 11' Tall	3.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
37	Column C6 (2X24) - 11' Tall	6.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
03.31.1	Lightweight Structural Concrete													***$ 0.00***	***$ 0.00***	
01	Level 2 Slab on Deck (4000 LWC)	39.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
03.35	Concrete Finishing								0	0	0	0	0	$ 0.00	$ 0.00	
01	Finish Concrete at Crawl Space Slab	9,566.63	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
02	Finish Wall Tops	656.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
03	Finish Strip Footing Tops	1,312.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
04	Finish Level 2 Slab on Deck	3,492.95	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
05	Finish Concrete Curb for RTU	170.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
06	Finish Stair Pan Treads	220.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
24	Finish Level 1 Slab	11,878.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
03.37	Specialty Placed Concrete								0	0	0	0	0	$ 0.00	$ 0.00	
03.37.1	Pumped Concrete													***$ 0.00***	***$ 0.00***	
01	Pump Concrete for Crawl Space Slab	177.16	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
02	Pump Basement Walls	81.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03	Pump Concrete on Level 2 Slab on Deck	39.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
04	Pump Level 1 Concrete	344.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
29	Pump Level 1 Beam Concrete	82.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03.39	Concrete Curing								0	0	0	0	0	$ 0.00	$ 0.00	
03.39.2	Membrane Concrete Curing													***$ 0.00***	***$ 0.00***	
01	Protect and Cure Crawl Space Slab	9,566.63	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
02	Protect and Cure Level 1	11,878.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03	Protect ad Cure Level 2	3,559.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
03.62	Non-Shrink Grouting								1,809	1,035	0	57	0	$ 0.23	$ 2,900.67	
03.62.1	Non-Metallic Non-Shrink Grouting													***$ 0.23***	***$ 2,900.67***	
01	Grout Base Plates	69.00	EACH	23.50	15.00	0.00	0.00	0.00	1,809	1,035	0	57	0	$ 0.23	2,900.67	WSB
	Total Concrete								247,307	1,625	58,569	10,324	1,476,063	$ 141.77	$ 1,793,888.70	
Div. 04	Masonry								**0**	**0**	**0**	**0**	**1,527,580**	**$**	**$ 1,527,580.00**	
04.22	Concrete Unit Masonry								0	0	0	0	77,580	$ 6.14	$ 77,580.00	
01	CMU - Subcontracted	1.00	LS	0.00	0.00	0.00	0.00	72130.00	0	0	0	0	72,130	$ 5.70	72,130.00	Bartlett
05	6" CMU Wall at Safe	791.56	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Bartlett
10	12" CMU Wall at East Side	1,150.10	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Bartlett
15	Exposed CMU Block at Breeze Block (Reg. CMU)	211.57	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Bartlett
17	Masonry around Steel Framing for Stair B (What is	1.00	LS	0.00	0.00	0.00	0.00	5000.00	0	0	0	0	5,000	$ 0.40	5,000.00	WSB Plug
18	Set Embeds for Stair B Connections/Supports	6.00	EACH	0.00	0.00	0.00	0.00	75.00	0	0	0	0	450	$ 0.04	450.00	WSB Plug
25	Masonry Reinforcing	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Bartlett
04.43	Stone Masonry								0	0	0	0	1,450,000	$	$ 1,450,000.00	
04.43.1	Stone Masonry Veneer													***$***	***$ 1,450,000.00***	
01	Exterior & Interior Stone Cladding - Subcontraced	1.00	LS	0.00	0.00	0.00	0.00	1450000.00	0	0	0	0	1,450,000	$ 114.52	1,450,000.00	Allowance
10	Duke White Marble 18" x 58" x 2 2/4" Nominal	9,587.01	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
12	Stone Recess in Opening 120 to receive Pocket Door	18.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
15	Stone Archor System	9,587.01	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
20	Exterior Scaffolding System	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
25	Engineering for Stone	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
30	Grout at Joint Connections	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
35	Mock Up	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Allowance
	Total Masonry								0	0	0	0	1,527,580	$ 120.66	$ 1,527,580.00	
Div. 05	Metals								**25,139**	**580,968**	**1,287**	**1,213**	**424,285**	**$ 81.72**	**$ 1,032,891.78**	
05.12	Structural Steel Fabrication								0	571,950	0	0	0	$ 45.19	$ 571,950.00	
01	Structural Steel Framing - Fabrication	1.00	LS	0.00	525000.00	0.00	0.00	0.00	0	525,000	0	0	0	$ 41.47	525,000.00	Ace Fabricators
05	Rooftop Mechanical Equipment Supports	3.00	EACH	0.00	1500.00	0.00	0.00	0.00	0	4,500	0	0	0	$ 0.36	4,500.00	Not Shown - WSB Plug
08	Framing for Roof Access Hatches	0.00	EACH	0.00	3000.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded - None Shown
10	Steel Parapet Supports per 8/S4.3 (North, East, and South	47.00	EACH	0.00	350.00	0.00	0.00	0.00	0	16,450	0	0	0	$ 1.30	16,450.00	WSB Plug
20	Stair A	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Steel
21	Stair B	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Steel
22	Stair B Supports off Masonry Wall and CFMF Studs?	1.00	LS	0.00	10000.00	0.00	0.00	0.00	0	10,000	0	0	0	$ 0.79	10,000.00	WSB Plug
25	Hanger Steel at Curtain Wall	1.00	LS	0.00	16000.00	0.00	0.00	0.00	0	16,000	0	0	0	$ 1.27	16,000.00	
05.13	Structural Steel Erection								0	0	0	0	212,105	$ 16.78	$ 212,105.00	
01	Structural Steel Erection - Subcontraced	1.00	LS	0.00	0.00	0.00	0.00	174980.00	0	0	0	0	174,980	$ 13.82	174,980.00	Empire
05	Rooftop Mechanical Equipment Supports	3.00	EACH	0.00	0.00	0.00	0.00	850.00	0	0	0	0	2,550	$ 0.21	2,550.00	Not Shown - WSB Plug
08	Framing for Roof Access Hatches	0.00	EACH	0.00	0.00	0.00	0.00	2500.00	0	0	0	0	0	$ 0.00	0.00	Excluded - None Shown
10	Steel Parapet Supports per 8/S4.3 (North, East, and South	47.00	EACH	0.00	0.00	0.00	0.00	225.00	0	0	0	0	10,575	$ 0.84	10,575.00	WSB Plug
20	Stair A	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Steel
21	Stair B	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Steel

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
22	Stair B Supports off Masonry Wall and CFMF Studs?	1.00	LS	0.00	0.00	0.00	0.00	5000.00	0	0	0	0	5,000	$ 0.40	5,000.00	WSB Plug
25	Erect Hanger Steel at Curtan Wall	1.00	LS	0.00	0.00	0.00	0.00	19000.00	0	0	0	0	19,000	$ 1.51	19,000.00	Empire Allowance
05.50	Miscellaneous Metals								25,139	9,018	1,287	1,213	0	$ 2.97	$ 36,656.78	
01	Elevator Sump Pit and Grate	1.00	EACH	129.43	0.00	0.00	0.00	0.00	144	0	0	5	0	$ 0.02	148.92	Material w/ Ace
02	Structural Support Framing for Safety Tie Backs	20.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
05	Elevator Pit Ladders	1.00	EACH	159.16	279.00	0.00	0.00	0.00	178	279	0	6	0	$ 0.04	462.13	Material w/ Ace
10	Elevator Sill Angles	2.00	EACH	159.16	0.00	0.00	0.00	0.00	355	0	0	11	0	$ 0.03	366.25	Material w/ Ace
15	Elevator Guide Rail Supports	4.00	EACH	81.48	0.00	0.00	0.00	0.00	364	0	0	11	0	$ 0.03	375.00	Material w/ Ace
20	Hoist Beam	1.00	EACH	477.44	630.00	0.00	0.00	0.00	533	630	0	17	0	$ 0.10	1,179.33	WSB
25	Vanity Top Supports	34.66	LF	15.92	45.00	0.00	0.00	0.00	615	1,560	0	19	0	$ 0.18	2,194.42	WSB
30	Storefront Head Supports	40.76	LF	22.74	40.00	0.00	0.00	0.00	1,034	1,630	0	33	0	$ 0.22	2,696.72	WSB
35	Install Lintels at Masonry Openings	26.96	LF	79.58	40.00	0.00	0.00	0.00	2,393	1,078	0	75	0	$ 0.29	3,546.95	
40	1/4" Steel Corten Wall	2.00	LF	325.92	200.00	0.00	0.00	0.00	727	400	0	23	0	$ 0.10	1,149.99	WSB
42	Painted Standing Rail at Stoop on Roof	12.00	LF	42.00	225.00	0.00	0.00	0.00	562	2,700	0	18	0	$ 0.26	3,279.89	Per Roof Plsn
43	Painted Wall on Rail at Stoop on roof	4.00	LF	32.00	185.00	0.00	0.00	0.00	143	740	0	5	0	$ 0.08	887.27	Per Roof Plan
45	Sliding Door Supports for Opening 120	0.00	LF	220.02	225.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
50	Roof Access Ladders	0.00	EACH	434.10	4600.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded - None Shown
85	Tools for Iron Workers	1.00	LS	0.00	0.00	0.00	388.00	0.00	0	0	0	420	0	$ 0.04	420.01	
90	Iron Worker Foreman	4.00	WEEK	4055.00	0.00	297.34	0.00	0.00	18,092	0	1,287	571	0	$ 1.58	19,949.90	WSB
05.70	Ornamental Metals								0	0	0	0	12,180	$ 0.98	$ 12,180.00	
01	Corten Steel Wall	1.00	EACH	0.00	0.00	0.00	0.00	2035.00	0	0	0	0	2,035	$ 0.17	2,035.00	WSB Plug
02	Aluminum Bent Plate under Stair B Stringer	147.00	SF	0.00	0.00	0.00	0.00	35.00	0	0	0	0	5,145	$ 0.41	5,145.00	WSB Plug
04	Card Reader Pedistal at Gate	2.00	EACH	0.00	0.00	0.00	0.00	2500.00	0	0	0	0	5,000	$ 0.40	5,000.00	WSB Plug
05.73	Decorative Metal Railings								0	0	0	0	200,000	$ 15.80	$ 200,000.00	
01	Ornamental Railings - Subcontracted	1.00	LS	0.00	0.00	0.00	0.00	200000.00	0	0	0	0	200,000	$ 15.80	200,000.00	Allowance
05	Ornamental Rails at Exterior Level 1 (Light Fixture)	208.17	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Allowance
10	Ornamental Rail at Stair A	63.01	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Allowance
15	Ornamental Rail at Stair B (with Light Fixture)	70.08	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Allowance
20	Ornamental Rail at Stair B - Not Shown	48.62	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Not Needed per RFI
25	Mock Up per 05 57 00	5.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Allowance
	Total Metals								25,139	580,968	1,287	1,213	424,285	$ 81.72	$ 1,032,891.78	
Div. 06	Wood, Plastics, and Composites								**29,744**	**4,400**	**0**	**938**	**236,739**	**$ 21.57**	**$ 271,820.16**	
06.10	Rough Carpentry								29,744	4,400	0	938	23,929	$ 4.75	$ 59,010.16	
01	Carpenter Foreman	3.00	MONTH	7302.33	0.00	0.00	0.00	0.00	24,435	0	0	771	0	$ 2.00	25,205.77	
02	Blocking for Stained Glass FF&E Feature	1.00	EACH	150.64	75.00	0.00	0.00	0.00	168	75	0	5	0	$ 0.02	248.32	
03	Blocking MEP: 103, 106, 133 and IT Room 204	1,000.00	SF	1.85	2.25	0.00	0.00	0.00	2,063	2,250	0	65	0	$ 0.35	4,378.58	
04	Blocking AV Displays	300.00	SF	0.00	0.00	0.00	0.00	2.00	0	0	0	0	600	$ 0.05	600.00	
05	Blocking FEC's	3.00	EACH	15.36	5.00	0.00	0.00	0.00	51	15	0	2	0	$ 0.01	68.02	
06	Blocking Wall Mounted Handrails	44.00	SF	1.90	0.85	0.00	0.00	2.00	93	37	0	3	88	$ 0.02	221.59	
07	Blocking Window Openings	1,791.00	SF	0.00	0.00	0.00	0.00	2.00	0	0	0	0	3,582	$ 0.29	3,582.00	
08	Blocking Door Openings	417.00	SF	0.00	0.00	0.00	0.00	2.00	0	0	0	0	834	$ 0.07	834.00	
09	Blocking Cabinets	123.00	SF	0.00	0.00	0.00	0.00	2.00	0	0	0	0	246	$ 0.02	246.00	
10	Blocking Toilet Accessories	63.00	SF	0.00	0.00	0.00	0.00	2.00	0	0	0	0	126	$ 0.01	126.00	
11	Blocking Wall Panelings	3,594.00	SF	0.00	0.00	0.00	0.00	0.50	0	0	0	0	1,797	$ 0.15	1,797.00	
12	Blocking Sinks	100.00	SF	0.00	0.00	0.00	0.00	2.00	0	0	0	0	200	$ 0.02	200.00	
15	Roof Blocking at MEP Curbs	198.00	LF	2.15	2.35	0.00	0.00	0.00	475	465	0	15	0	$ 0.08	955.10	
17	Blocking for Roof Access Ladders	56.00	LF	3.57	2.85	0.00	0.00	0.00	223	160	0	7	0	$ 0.04	389.62	

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
20	Vanity Sub-tops, with Sink Cut-outs	24.88	SF	3.75	2.50	0.00	0.00	0.00	104	62	0	3	0	$ 0.02	169.55	
22	Blocking at Shade Pockets	600.00	LF	2.35	1.85	0.00	0.00	0.00	1,573	1,110	0	50	0	$ 0.22	2,732.32	
24	Roof Blocking	941.84	LF	0.00	0.00	0.00	0.00	6.00	0	0	0	0	5,652	$ 0.45	5,651.98	
25	Plywood Roof Blocking	2,710.49	SF	0.00	0.00	0.00	0.00	3.99	0	0	0	0	10,804	$ 0.86	10,804.01	
50	Miscellaneous Unscheduled Blocking	1.00	LS	500.00	225.00	0.00	0.00	0.00	558	225	0	18	0	$ 0.07	800.29	
06.40	Millwork								0	0	0	0	212,810	$ 16.82	$ 212,810.00	
01	Architectural Woodwork - Subcontracted	1.00	LS	0.00	0.00	0.00	0.00	207810.00	0	0	0	0	207,810	$ 16.42	207,810.00	MGC
02	Wood Paneling WP-1	252.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ MGC
03	Wood Base WD-S1	919.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ MGC
04	Wood Trim	1,772.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ MGC
06	Wood Cabinetry	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ MGC
07	White Oak Handrail (with Brackets)	69.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ MGC
08	Counterops SS-1	125.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ MGC
15	Wood Frames for Interior Doors	36.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ MGC
17	Incorporate Stained Glasss into Milwork in Reception Area	1.00	LS	0.00	0.00	0.00	0.00	5000.00	0	0	0	0	5,000	$ 0.40	5,000.00	WSB Plug
20	Reception Desk	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ FF&E
	Total Wood, Plastics, and Composites								29,744	4,400	0	938	236,739	$ 21.57	$ 271,820.16	
Div. 07	Thermal and Moisture Protection								**0**	**0**	**0**	**0**	**1,328,067**	**$**	**$ 1,328,067.05**	
07.14	Fluid-Applied Waterproofing								0	0	0	0	62,216	$ 4.92	$ 62,216.34	
07.14.1	Cold Fluid-Applied Waterproofing													***$ 4.92***	***$ 62,216.34***	
03	Waterproofing Basement/Crawl Space NO Drainage	3,460.47	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TX Moisture
04	Waterproofing Basement/Crawl Space W/ Drainage Board	4,767.88	SF	0.00	0.00	0.00	0.00	11.10	0	0	0	0	52,916	$ 4.18	52,915.84	Texas Moisture
05	Split Slab Waterproofing (hot applied w/ insulation)	1,932.64	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TX Moisture
06	Elevator Waterproofing (Crystaline)	182.87	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TX Moisture
15	Waterproof inside room under stair east of Office 2 (Room	101.00	SF	0.00	0.00	0.00	0.00	20.00	0	0	0	0	2,020	$ 0.16	2,020.00	Need Details
20	Waterproofing Allowance to seal EIFS to Roofing at	628.05	LF	0.00	0.00	0.00	0.00	10.00	0	0	0	0	6,280	$ 0.50	6,280.50	Need Details
30	Waterproofing at Stair B Connections to Stair Supports	12.00	EACH	0.00	0.00	0.00	0.00	83.33	0	0	0	0	1,000	$ 0.08	1,000.00	Need Details
07.21	Thermal Insulation								0	0	0	0	30,420	$ 2.40	$ 30,420.16	
07.21.1	Board Insulation													***$ 0.00***	***$ 0.00***	
01	Exterior Rigid Insulation	13,199.46	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drywall
03	Insulation in Beam Covers per 3/A4.41	7.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drywall
04	LiguidArmor Continuous Flashing at Thermax Exarmor	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drywall
25	Mock Up per 07 21 00	120.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drywall
07.21.1	Blanket Insulation													***$ 0.00***	***$ 0.00***	
01	6" Cavity Batt Insulation	13,199.46	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	None
07.21.2	Sprayed Insulation													***$ 2.40***	***$ 30,420.16***	
01	Thermal Insulation under Level 1 Conditioned Space	9,198.07	SF	0.00	0.00	0.00	0.00	4.33	0	0	0	0	39,856	$ 3.15	39,856.16	Marek
02	Accepted Alternate #2 for Sprayed Insulation	-1.00	LS	0.00	0.00	0.00	0.00	9436.00	0	0	0	0	-9,436	-$ 0.75	-9,436.00	Marek
07.24	Exterior Insulation and Finish Systems								0	0	0	0	0	$ 0.00	$ 0.00	
01	EIFS (Soffits, Fascisa, Terrace Walls and Stairs)	3,307.55	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Plaster
07.42	Wall Panels								0	0	0	0	910,685	$ 71.93	$ 910,684.94	
07.42.1	Metal Wall Panels													***$ 71.93***	***$ 910,684.94***	
02	Bronze Wall Panels	4,690.67	SF	0.00	0.00	0.00	0.00	182.74	0	0	0	0	857,151	$ 67.70	857,150.99	Underwood
03	Bronze Fascia	737.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	N/A
04	Bronze Case Opeinings at 106 & 109	49.95	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Underwood
06	Bronze Panel at Sliding Door #120	200.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
07	Slot in Metal Panel Door Header at Opening 120 for	11.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
10	Fiberglass Hat Channels for Thermal Break	0.00	LS	1.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Underwood
12	Fiberglass & Plastic Shims on Hat Channels for	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Underwood
15	Wall Cap at East Terrace, North and South Walls	0.00	LF	1.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	W/ Coping Cap
20	Bronze Panels adjacent to Shade Pockets in Assembly	68.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Underwood
26	Mock Up per 05 75 00	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Underwood
33	Beam Covers per 3/A4.41	7.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Underwood
40	Perforated Wall Panel for HVAC Unit (A1.51)	30.73	SF	0.00	0.00	0.00	0.00	115.00	0	0	0	0	3,534	$ 0.28	3,533.95	
42	Perforated Transom Panels at Mechanical Chase per A7.	115.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Underwood
50	Metal Panel Detailing	1.00	LS	0.00	0.00	0.00	0.00	50000.00	0	0	0	0	50,000	$ 3.95	50,000.00	Allowance
07.54	Thermoplastic Membrane Roofing								0	0	0	0	268,678	$ 21.23	$ 268,677.92	
01	TPO Roofing	12,996.67	SF	0.00	0.00	0.00	0.00	19.36	0	0	0	0	251,678	$ 19.88	251,677.92	Peak
02	TPO Mock Up	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Peak
03	Walk Pads at Terrace Roof	236.00	SF	0.00	0.00	0.00	0.00	8.47	0	0	0	0	2,000	$ 0.16	2,000.01	WSB Plug
05	36" Wide Coping	234.11	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Peak
06	48" Wide Coping	49.43	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Peak
07	Counter Flashing	502.80	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Peak
08	Coping Cap	203.95	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Peak
10	Modify Detail 9/A5.03 for Roofing tie-in at Stair B Curb on	1.00	LS	0.00	0.00	0.00	0.00	10000.00	0	0	0	0	10,000	$ 0.79	10,000.00	Allowance
15	Flash-In Safety Tie-Backs	20.00	EACH	0.00	0.00	0.00	0.00	250.00	0	0	0	0	5,000	$ 0.40	5,000.00	WSB Plug
07.60	Flashing and Sheet Metal								0	0	0	0	30,000	$ 2.38	$ 30,000.14	
01	Through Wall Flashing (Base of Wall)	367.94	LF	0.00	0.00	0.00	0.00	38.00	0	0	0	0	13,982	$ 1.11	13,981.72	WSB Plug
02	Through Wall Flashing (Window Head)	406.16	LF	0.00	0.00	0.00	0.00	39.44	0	0	0	0	16,018	$ 1.27	16,018.42	WSB Plug
07.72	Roof Accessories								0	0	0	0	0	$ 0.00	$ 0.00	
07.72.3	Roof Hatches													***$ 0.00***	***$ 0.00***	
15	Roof Access Hatches	0.00	EACH	0.00	0.00	0.00	0.00	7500.00	0	0	0	0	0	$ 0.00	0.00	Excluded - None Shown
07.84	Firestopping								0	0	0	0	2,320	$ 0.19	$ 2,320.00	
01	2" Firesafing at top of Safe Wall	58.00	LF	0.00	0.00	0.00	0.00	40.00	0	0	0	0	2,320	$ 0.19	2,320.00	WSB Plug
07.92	Joint Sealants								0	0	0	0	23,748	$ 1.89	$ 23,747.55	
01	Caulk at CMU Infills in Basement Walls	102.47	LF	0.00	0.00	0.00	0.00	6.00	0	0	0	0	615	$ 0.05	614.82	WSB Plug
05	Joint Sealants - Dissimilar Materials	100.79	LF	0.00	0.00	0.00	0.00	6.00	0	0	0	0	605	$ 0.05	604.74	WSB Plug
07	Site Paving Sealants	380.09	LS	0.00	0.00	0.00	0.00	25.40	0	0	0	0	9,653	$ 0.77	9,652.99	WSB / TX Moisture
31	Sealant at Tubes Protruding through top of west Stair B	15.00	EACH	0.00	0.00	0.00	0.00	25.00	0	0	0	0	375	$ 0.03	375.00	Need Detail
40	Protect Back of Metal Panels	1.00	LS	0.00	0.00	0.00	0.00	10000.00	0	0	0	0	10,000	$ 0.79	10,000.00	Allowance
50	Miscellaneous Caulk	1.00	LS	0.00	0.00	0.00	0.00	2500.00	0	0	0	0	2,500	$ 0.20	2,500.00	WSB
	Total Thermal and Moisture Protection								0	0	0	0	1,328,067	$ 104.94	$ 1,328,067.05	
Div. 08	Openings								**12,427**	**73,066**	**0**	**1,691**	**407,590**	**$ 39.14**	**$ 494,774.32**	
08.11	Metal Doors and Frames								876	0	0	28	0	$ 0.08	$ 903.67	
01	Dray Doors	48.00	EACH	11.90	0.00	0.00	0.00	0.00	637	0	0	20	0	$ 0.06	657.21	
02	Dray Frames	18.00	EACH	11.90	0.00	0.00	0.00	0.00	239	0	0	8	0	$ 0.02	246.45	
08.12	Metal Frames								0	64,340	0	0	250	$ 5.11	$ 64,590.00	
08.12.1	Hollow Metal Frames													***$ 5.11***	***$ 64,590.00***	
01	HM Frames	1.00	EACH	0.00	64340.00	0.00	0.00	250.00	0	64,340	0	0	250	$ 5.11	64,590.00	LaForce
08.13	Metal Doors								1,816	0	0	274	0	$ 0.17	$ 2,090.11	
08.13.1	Hollow Metal Doors													***$ 0.17***	***$ 2,090.11***	
03	HM Doors	8.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ LaForce
05	Hang and Lock HM Doors	8.00	EACH	203.55	0.00	0.00	25.00	0.00	1,816	0	0	274	0	$ 0.17	2,090.11	
08.14	Wood Doors								9,082	700	0	1,369	0	$ 0.89	$ 11,150.53	

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
01	Wood Doors	39.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ LaForce
02	Fire Rated Wood Doors	1.00	EACH	0.00	700.00	0.00	0.00	0.00	0	700	0	0	0	$ 0.06	700.00	w/ LaForce
03	Hang and Lock Wood Doors	40.00	EACH	203.55	0.00	0.00	25.00	0.00	9,082	0	0	1,369	0	$ 0.83	10,450.53	
08.31	Access Doors and Panels								0	3,000	0	0	875	$ 0.31	$ 3,875.00	
01	Acces Door for Crawl Space Access (Water Tight)	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Not Shown - Excluded
03	Miscellaneous Access Doors	10.00	LS	0.00	250.00	0.00	0.00	75.00	0	2,500	0	0	750	$ 0.26	3,250.00	
05	Access Door in Office 2 (Room 130) for Floor Drain	1.00	EACH	0.00	500.00	0.00	0.00	125.00	0	500	0	0	125	$ 0.05	625.00	Not Shown
08.32	Sliding Glass Doors								0	0	0	0	0	$ 0.00	$ 0.00	
01	Sliding Door	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
08.34	Special Function Doors								0	0	0	0	0	$ 0.00	$ 0.00	
08.34.5	Vault Doors and Day Gates													***$ 0.00***	***$ 0.00***	
01	Vault Door	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	None
08.44	Curtain Wall and Glazed Assemblies								0	2,700	0	0	395,965	$ 31.50	$ 398,665.03	
01	Kawneer 1600 System 1	4,058.00	SF	0.00	0.00	0.00	0.00	97.58	0	0	0	0	395,965	$ 31.28	395,965.03	Momentum
02	Aluminum Doors	13.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Momentum
03	Aluminum Frames	7.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Momentum
10	Mullion Closures - Material Only	9.00	EACH	0.00	300.00	0.00	0.00	0.00	0	2,700	0	0	0	$ 0.22	2,700.00	
90	Mock Up per 08 44 13	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Momentum
91	Remove Mock Up	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Momentum
08.71	Door Hardware								0	0	0	0	5,000	$ 0.40	$ 5,000.00	
01	Door Hardware	43.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ LaForce
05	Electric Hardware	13.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ LaForce
10	Hardware for Sliding Door	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Allowance
20	Door Frame and Hardware Coordination	1.00	LS	0.00	0.00	0.00	0.00	5000.00	0	0	0	0	5,000	$ 0.40	5,000.00	
08.81	Glass Glazing								0	0	0	0	4,300	$ 0.34	$ 4,300.00	
08.81.2	Interior Glass Glazing													***$ 0.34***	***$ 4,300.00***	
05	Glass Transoms	7.00	SF	0.00	0.00	0.00	0.00	614.29	0	0	0	0	4,300	$ 0.34	4,300.00	Momentum
92	Mock Up Per 08 80 00	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Momentum
08.83	Mirrors								0	0	0	0	1,200	$ 0.10	$ 1,200.00	
02	Mirrors (Level 1 Restrooms)	48.00	SF	0.00	0.00	0.00	0.00	25.00	0	0	0	0	1,200	$ 0.10	1,200.00	WSB Plug
08.91	Louvers								653	2,326	0	21	0	$ 0.24	$ 2,999.99	
08.91.1	Fixed Louvers													***$ 0.24***	***$ 2,999.99***	
02	Louver behind Perforated Panel fo rHVAC	6.00	SF	43.37	200.10	0.00	0.00	0.00	290	1,201	0	9	0	$ 0.12	1,499.98	Not Shown - WSB Plug
10	Exhaust Louver at West Elevation	7.50	SF	43.37	150.10	0.00	0.00	0.00	363	1,126	0	11	0	$ 0.12	1,500.01	Finish not Spec'd
	Total Openings								12,427	73,066	0	1,691	407,590	$ 39.14	$ 494,774.32	
Div. 09	Finishes								**1,886**	**1,000**	**0**	**1,316**	**1,386,310**	**$**	**$ 1,390,511.43**	
09.01	Maintenance of Finishes								0	0	0	0	15,000	$ 1.19	$ 15,000.00	
08	Mock Ups	1.00	LS	0.00	0.00	0.00	0.00	15000.00	0	0	0	0	15,000	$ 1.19	15,000.00	Allowance
09.21	Plaster and Drywall								0	0	0	0	907,964	$ 71.74	$ 907,964.14	
09.21.1	Lath and Plaster													***$ 20.50***	***$ 259,498.12***	
01	Plaster over exterior Concrete	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
02	Plaster Wall West Side of Stair B	522.72	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Tobin & Rooney
03	Skim Walls	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
04	STC-1 - Stucco Plaster	5,204.65	SF	0.00	0.00	0.00	0.00	49.86	0	0	0	0	259,498	$ 20.50	259,498.12	Tobin & Rooney
05	STC-1 - Stucco Fascia	567.91	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Tobin & Rooney
09.21.1	Drywall													***$ 51.24***	***$ 648,466.01***	
01	Drywall - Subcontracted	11,878.00	SF	0.00	0.00	0.00	0.00	53.32	0	0	0	0	633,291	$ 50.02	633,291.01	Drake

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
03	Gyp - Ceiling	3,965.78	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drake
05	Gyp - Exterior Walls	642.23	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drake
07	Gyp - Interior Walls	1,105.11	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drake
09	Elevator Shaft Wall	60.04	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drake
10	Install Mullion Closures (provided by Glass Sub)	9.00	EACH	0.00	0.00	0.00	0.00	75.00	0	0	0	0	675	$ 0.06	675.00	
12	Framing Around In Wall Stair B Support Framing	1.00	LS	0.00	0.00	0.00	0.00	2500.00	0	0	0	0	2,500	$ 0.20	2,500.00	
15	Framing for Metal Panel Beam Covers 3/A4.41	7.00	EACH	0.00	0.00	0.00	0.00	1000.00	0	0	0	0	7,000	$ 0.56	7,000.00	
20	Engineering of CFMF to Support Bronze Panels	1.00	LS	0.00	0.00	0.00	0.00	2500.00	0	0	0	0	2,500	$ 0.20	2,500.00	
90	Misc Drywall Patching	1.00	LS	0.00	0.00	0.00	0.00	2500.00	0	0	0	0	2,500	$ 0.20	2,500.00	
09.23	Gypsum Plastering								0	0	0	0	95,987	$ 7.58	$ 95,986.93	
09.23.1	Acoustical Gypsum Plastering													***$ 7.58***	***$ 95,986.93***	
10	ACP-1 - Star Silent Plaster	1,642.01	SF	0.00	0.00	0.00	0.00	98.04	0	0	0	0	160,987	$ 12.72	160,986.93	Drake
12	Accept Alternat for Armstrong Sound Ceiling	-1.00	LS	0.00	0.00	0.00	0.00	65000.00	0	0	0	0	-65,000	-$ 5.14	-65,000.00	Drake
09.30	Tiling								144	0	0	116	45,688	$ 3.65	$ 45,947.84	
01	TL-1 - Wall Tile	2,071.38	SF	0.00	0.00	0.00	0.00	21.44	0	0	0	0	44,400	$ 3.51	44,400.03	Southern Tile
02	TL-1 - Floor Tile	515.32	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Southern Tile
03	Waterproofing Membrane	515.00	SF	0.00	0.00	0.00	0.00	2.50	0	0	0	0	1,288	$ 0.11	1,288.02	WSB Plug
04	Protect Floor	515.32	SF	0.25	0.00	0.00	0.20	0.00	144	0	0	116	0	$ 0.03	259.80	WSB
09.51	Acoustical Ceilings								0	0	0	0	20,056	$ 1.59	$ 20,056.11	
09.51.1	Acoustical Panel Ceilings													***$ 1.59***	***$ 20,056.11***	
01	ACT-1 - Acoustical Ceilings	2,845.23	SF	0.00	0.00	0.00	0.00	8.60	0	0	0	0	24,472	$ 1.94	24,472.11	Accepted Alternate - Clunn
03	ACT-1 OWA Deduct	-1.00	LS	0.00	0.00	0.00	0.00	7916.00	0	0	0	0	-7,916	-$ 0.63	-7,916.00	Accepted Alternate - Clunn
10	Remove and Replace Ceilings	1.00	LS	0.00	0.00	0.00	0.00	3500.00	0	0	0	0	3,500	$ 0.28	3,500.00	WSB
09.61	Flooring Treatment								0	0	0	0	3,000	$ 0.24	$ 3,000.00	
09.61.4	Moisture Vapor Emission Control													***$ 0.24***	***$ 3,000.00***	
02	Vapor Emission Remediation for Floor Finishes	1.00	LS	0.00	0.00	0.00	0.00	3000.00	0	0	0	0	3,000	$ 0.24	3,000.00	Allowance
09.64	Wood Flooring								0	0	0	0	99,052	$ 7.83	$ 99,051.75	
01	WD-S1 - White Oak Flooring	4,479.76	SF	0.00	0.00	0.00	0.00	28.80	0	0	0	0	129,018	$ 10.19	129,017.98	Arch Floors
02	Wood Stair Treads	24.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Arch Floors
03	Wood Stair Risers	24.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Arch Floors
04	Metal Transitions - Wood to Concrete	24.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Arch Floors
05	Moisture Testing For Wood Flooring	6.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Arch Floors
07	Minor Floor Prep	4,480.00	SF	0.00	0.00	0.00	0.00	0.42	0	0	0	0	1,900	$ 0.16	1,899.97	Arch Floors
08	Deduct fro Plain Sawn ilo Rift Cut	-4,479.76	LS	0.00	0.00	0.00	0.00	7.61	0	0	0	0	-34,106	-$ 2.70	-34,106.20	Arch Floors
10	Protect Wood Flooring	4,480.00	SF	0.00	0.00	0.00	0.00	0.50	0	0	0	0	2,240	$ 0.18	2,240.00	WSB
09.65	Resilient Flooring								0	0	0	0	5,768	$ 0.47	$ 5,767.82	
09.65.1	Resilient Base and Accessories													***$ 0.47***	***$ 5,767.82***	
01	Standard 4" Rubber Base	307.13	LF	0.00	0.00	0.00	0.00	2.50	0	0	0	0	768	$ 0.07	767.82	WSB
05	Elevator Cab Flooring	1.00	LS	0.00	0.00	0.00	0.00	5000.00	0	0	0	0	5,000	$ 0.40	5,000.00	Allowance
09.66	Terrazzo Flooring								1,475	0	0	1,191	138,500	$ 11.17	$ 141,165.98	
01	TRZ-1 - Micro Terrazzo	3,436.76	SF	0.00	0.00	0.00	0.00	26.19	0	0	0	0	90,000	$ 7.11	90,000.15	National
02	TRZ-2 - Exterior Terrazzo	1,851.70	SF	0.00	0.00	0.00	0.00	26.19	0	0	0	0	48,500	$ 3.84	48,499.91	National
90	Mock Up Per 09 66 23	9.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ National
95	Protect Terrazzo Flooring	5,288.00	SF	0.25	0.00	0.00	0.20	0.00	1,475	0	0	1,191	0	$ 0.22	2,665.92	
09.72	Wall Coverings								0	0	0	0	0	$ 0.00	$ 0.00	
23	WC-1 - Tailored Silk Wall Covering	6,330.80	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drake
90	Wall Covering Mock Up per 09 72 00	0.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drake

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
09.91	Painting								268	1,000	0	8	55,295	$ 4.50	$ 56,570.86	
09.91.1	Exterior Painting													***$ 0.56***	***$ 6,756.14***	
02	Exterio Paint - Subcontracted	1.00	LS	0.00	0.00	0.00	0.00	2480.00	0	0	0	0	2,480	$ 0.20	2,480.00	Drake
10	Paint Standing Rail at Stoop on Roof	12.00	LF	0.00	0.00	0.00	0.00	25.00	0	0	0	0	300	$ 0.03	300.00	WSB
11	Paint Wall Hung Rail at Stoop on Roof	7.00	LF	0.00	0.00	0.00	0.00	28.57	0	0	0	0	200	$ 0.02	200.00	WSB
15	Paint Steel Parapet Supports per 5&6/A2.05 & 8/S4.3	1.00	LS	0.00	0.00	0.00	0.00	2500.00	0	0	0	0	2,500	$ 0.20	2,500.00	WSB
90	Door and Frame Assembly Mock Up Per 09 91 13	1.00	EACH	240.00	1000.00	0.00	0.00	0.00	268	1,000	0	8	0	$ 0.11	1,276.14	WSB
09.91.2	Interior Painting													***$ 3.86***	***$ 48,814.70***	
01	Painting - Subcontracted	11,878.00	SF	0.00	0.00	0.00	0.00	3.90	0	0	0	0	46,315	$ 3.66	46,314.70	Drake
03	Ceiling Paint	3,901.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drake
04	Wall Paint	7,714.90	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drake
05	Misc Touch Up Painting	1.00	LS	0.00	0.00	0.00	0.00	2500.00	0	0	0	0	2,500	$ 0.20	2,500.00	
06	Paint of HM Frames	10.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drake
07	Paint of HM Doors	8.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drake
90	Mock Up Per 09 91 23	0.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Drake
09.91.4	Floor Sealer													***$ 0.08***	***$ 1,000.02***	
01	Sealed Concrete	642.40	SF	0.00	0.00	0.00	0.00	1.56	0	0	0	0	1,000	$ 0.08	1,000.02	
	Total Finishes								1,886	1,000	0	1,316	1,386,310	$ 109.96	$ 1,390,511.43	
Div. 10	Specialties								**0**	**1,000**	**0**	**0**	**26,785**	**$ 2.22**	**$ 27,785.00**	
10.14	Signage								0	1,000	0	0	20,000	$ 1.67	$ 21,000.00	
01	Room Signs	49.00	EACH	0.00	0.00	0.00	0.00	122.45	0	0	0	0	6,000	$ 0.48	6,000.00	Allowance
02	Emergency Evacuation Maps	2.00	EACH	0.00	0.00	0.00	0.00	500.00	0	0	0	0	1,000	$ 0.08	1,000.00	Allowance
03	Building ID Sign	1.00	EACH	0.00	0.00	0.00	0.00	13000.00	0	0	0	0	13,000	$ 1.03	13,000.00	Allowance
04	Code Required Graphics	1.00	LS	0.00	1000.00	0.00	0.00	0.00	0	1,000	0	0	0	$ 0.08	1,000.00	WSB
10.21	Compartments and Cubicles								0	0	0	0	1,750	$ 0.14	$ 1,750.00	
10.21.1	Toilet Compartments													***$ 0.14***	***$ 1,750.00***	
02	Urinal Screens	2.00	EACH	0.00	0.00	0.00	0.00	875.00	0	0	0	0	1,750	$ 0.14	1,750.00	Maly
10.28	Toilet, Bath, and Laundry Accessories								0	0	0	0	3,440	$ 0.28	$ 3,440.00	
10.28.1	Toilet Accessories													***$ 0.28***	***$ 3,440.00***	
03	Grab Bar - 42"	7.00	EACH	0.00	0.00	0.00	0.00	491.43	0	0	0	0	3,440	$ 0.28	3,440.00	Maly
04	Grab Bar - 36"	7.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Maly
05	Channel Frame Mirror	8.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Maly
06	Toilet Paper Dispenser	10.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Maly
07	Paper Towel Dispenser	6.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Maly
08	Mop Holder	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Maly
09	Sanitary Waste Receptacle	4.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Maly
10.44	Fire Protection Specialties								0	0	0	0	1,595	$ 0.13	$ 1,595.00	
10.44.1	Fire Extenguishers													***$ 0.13***	***$ 1,595.00***	
01	Fire Extinguisher Cabinet	3.00	EACH	0.00	0.00	0.00	0.00	531.67	0	0	0	0	1,595	$ 0.13	1,595.00	Maly
10.75	Flagpoles								0	0	0	0	0	$ 0.00	$ 0.00	
11	Relocate Flag Poles	3.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
	Total Specialties								0	1,000	0	0	26,785	$ 2.22	$ 27,785.00	
Div. 11	Equipment								**0**	**0**	**0**	**0**	**35,000**	**$ 2.79**	**$ 35,000.00**	
11.30	Residential Equipment								0	0	0	0	12,000	$ 0.97	$ 12,000.00	
01	Refrigerator - Breakroom Back of House & Break Room	2.00	EACH	0.00	0.00	0.00	0.00	2250.00	0	0	0	0	4,500	$ 0.36	4,500.00	Allowance
02	Freezer - Breakroom Back of House & Break Room	2.00	EACH	0.00	0.00	0.00	0.00	1400.00	0	0	0	0	2,800	$ 0.23	2,800.00	Allowance
03	Dishwsaher - Breakroom Back of House & Break Room	2.00	EACH	0.00	0.00	0.00	0.00	900.00	0	0	0	0	1,800	$ 0.15	1,800.00	Allowance

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
04	Coffee Maker - Break Room & Storage	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	By Owner
05	Garbage Disposal - Aseembly, Back of House, Break	3.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	By Plumber
06	Undercounter Refrigerators - Breakroom Back of House	2.00	EACH	0.00	0.00	0.00	0.00	1450.00	0	0	0	0	2,900	$ 0.23	2,900.00	Allowance
11.40	Foodservice Equipment								0	0	0	0	23,000	$ 1.82	$ 23,000.00	
02	Advanced Tabco Custom Work Table	8.00	EACH	0.00	0.00	0.00	0.00	2875.00	0	0	0	0	23,000	$ 1.82	23,000.00	Complete
11.81	Facility Maintenance Equipment								0	0	0	0	0	$ 0.00	$ 0.00	
11.81.2	Facility Fall Protection													***$ 0.00***	***$ 0.00***	
01	Safety Tie Backs on Roof	20.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded - None Shown
	Total Equipment								0	0	0	0	35,000	$ 2.79	$ 35,000.00	
Div. 12	Furnishings								**0**	**0**	**0**	**0**	**34,945**	**$ 2.77**	**$ 34,944.98**	
12.17	Art Glass								0	0	0	0	0	$ 0.00	$ 0.00	
12.17.1	Stained Glass													***$ 0.00***	***$ 0.00***	
01	Stained Glass and Wood Surround (2/A7.13)	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Owner FF&E
12.24	Window Shades								0	0	0	0	34,945	$ 2.77	$ 34,944.98	
12.24.1	Roller Window Shades													***$ 2.77***	***$ 34,944.98***	
01	Roller Shades: E221 and E222	600.00	LF	0.00	0.00	0.00	0.00	57.41	0	0	0	0	34,445	$ 2.73	34,444.98	Marek
02	Shade Pockets	600.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Marek
90	Mock Up per 12 24 00	1.00	EACH	0.00	0.00	0.00	0.00	500.00	0	0	0	0	500	$ 0.04	500.00	
12.67	Pews and Benches								0	0	0	0	0	$ 0.00	$ 0.00	
12.67.2	Benches													***$ 0.00***	***$ 0.00***	
11	Relocate Cast Iron Benches	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
	Total Furnishings								0	0	0	0	34,945	$ 2.77	$ 34,944.98	
Div. 13	Special Construction								**0**	**0**	**0**	**0**	**0**	**$ 0.00**	**$ 0.00**	
13.12	Fountains								0	0	0	0	0	$ 0.00	$ 0.00	
13.12.1	Exterior Fountains													***$ 0.00***	***$ 0.00***	
10	Relocate Fountain, Pump, etc.	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
	Total Special Construction								0	0	0	0	0	$ 0.00	$ 0.00	
Div. 14	Conveying Equipment								**0**	**0**	**0**	**0**	**66,200**	**$ 5.24**	**$ 66,200.00**	
14.24	Hydraulic Elevators								0	0	0	0	66,200	$ 5.24	$ 66,200.00	
14.24.2	Hydraulic Passenger Elevators													***$ 5.24***	***$ 66,200.00***	
01	Elevator (Standard Cab)	1.00	EACH	0.00	0.00	0.00	0.00	61200.00	0	0	0	0	61,200	$ 4.84	61,200.00	Schindler
02	Elevator Usage for Other Trades	1.00	LS	0.00	0.00	0.00	0.00	5000.00	0	0	0	0	5,000	$ 0.40	5,000.00	WSB
	Total Conveying Equipment								0	0	0	0	66,200	$ 5.24	$ 66,200.00	
Div. 21	Fire Suppression								**0**	**0**	**0**	**0**	**51,700**	**$ 4.09**	**$ 51,700.18**	
21.13	Fire-Suppression Sprinkler Systems								0	0	0	0	51,700	$ 4.09	$ 51,700.18	
21.13.1	Wet-Pipe Sprinkler Systems													***$ 4.09***	***$ 51,700.18***	
01	Fire Suppression System for Building	11,878.00	SF	0.00	0.00	0.00	0.00	4.35	0	0	0	0	51,700	$ 4.09	51,700.18	MLN
02	Clean Agent Fire Suppression in Archives and Safe	487.27	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
03	Fire Suppression in Crawl Space	9,566.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
	Total Fire Suppression								0	0	0	0	51,700	$ 4.09	$ 51,700.18	
Div. 22	Plumbing								**0**	**0**	**0**	**0**	**346,509**	**$ 27.39**	**$ 346,509.10**	
22.05	Common Work Results for Plumbing								0	0	0	0	346,509	$ 27.39	$ 346,509.10	
22.05.0	Plumbing - Subcontracted													***$ 27.39***	***$ 346,509.10***	
01	Plumbing - Subcontracted	11,878.00	SF	0.00	0.00	0.00	0.00	27.95	0	0	0	0	332,009	$ 26.23	332,009.10	Mitchell Chuoke
02	Temporary Plumbing at New Building	1.00	LS	0.00	0.00	0.00	0.00	1500.00	0	0	0	0	1,500	$ 0.12	1,500.00	WSB Plug
03	Temporary Water Source at Trailers/Truck Wash Areas	1.00	LS	0.00	0.00	0.00	0.00	2500.00	0	0	0	0	2,500	$ 0.20	2,500.00	WSB Plug
04	Hose Bibb on 2nd Floor Roof Area for Maintenance	1.00	EACH	0.00	0.00	0.00	0.00	2500.00	0	0	0	0	2,500	$ 0.20	2,500.00	WSB Plug

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
05	Floor Drains in Basement/Crawl Space	8.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
07	Gas Service to Generator	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Mitchell Chuoke
10	Disconnect/Make Safe Water to Fountain(s)	2.00	EACH	0.00	0.00	0.00	0.00	1500.00	0	0	0	0	3,000	$ 0.24	3,000.00	WSB Plug
15	Cap Existing Well	1.00	EACH	0.00	0.00	0.00	0.00	5000.00	0	0	0	0	5,000	$ 0.40	5,000.00	WSB Plug
	Total Plumbing								0	0	0	0	346,509	$ 27.39	$ 346,509.10	
Div. 23	Heating, Ventilating, and Air Conditioning								**0**	**0**	**0**	**0**	**509,925**	**$ 40.28**	**$ 509,924.66**	
23.05	Common Work Results for HVAC								0	0	0	0	509,925	$ 40.28	$ 509,924.66	
23.05.0	HVAC - Subcontracted													***$ 40.28***	***$ 509,924.66***	
01	HVAC Subcontracted	11,878.00	SF	0.00	0.00	0.00	0.00	42.76	0	0	0	0	507,925	$ 40.12	507,924.66	Straus
02	Construction Air Filters	1.00	LS	0.00	0.00	0.00	0.00	2000.00	0	0	0	0	2,000	$ 0.16	2,000.00	WSB Plug
23.08	Commissioning of HVAC								0	0	0	0	0	$ 0.00	$ 0.00	
33	Commissioning Agent (By Owner)	0.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	By Owner
	Total Heating, Ventilating, and Air								0	0	0	0	509,925	$ 40.28	$ 509,924.66	
Div. 26	Electrical								**0**	**0**	**0**	**0**	**1,276,825**	**$**	**$ 1,276,825.00**	
26.05	Common Work Results for Electrical								0	0	0	0	1,276,825	$	$ 1,276,825.00	
26.05.0	Electrical - Subcontracted													***$***	***$ 1,276,825.00***	
01	Electrical - Subcontracted	1.00	LS	0.00	0.00	0.00	0.00	1256075.00	0	0	0	0	1,256,075	$ 99.21	1,256,075.00	Henderson
02	Temporary Electrical	11,878.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Henderson
03	Exit Sign at Roof Agress Stairs	1.00	EACH	0.00	0.00	0.00	0.00	2500.00	0	0	0	0	2,500	$ 0.20	2,500.00	Not Shown
04	Lighting and Power in Basement/Crawl Space	9,567.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	None Shown - Excluded
05	Special Lighting Controls	0.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Henderson
06	Power to Illuminated Bollards	13.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - Henderson
07	Uplights/Downlights in Existing Trees (Ref: L4.03)	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Henderson
10	Disconnect/Make Safe Fountain Electrical	2.00	EACH	0.00	0.00	0.00	0.00	1000.00	0	0	0	0	2,000	$ 0.16	2,000.00	WSB Plug
11	Demo/Make Safe Lighting at Existing Flag Pole	3.00	EACH	0.00	0.00	0.00	0.00	750.00	0	0	0	0	2,250	$ 0.18	2,250.00	WSB Plug
19	Remove Existing Tranformer	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded - By CenterPoint
20	Demo Electrical Service at XFMR	1.00	LS	0.00	0.00	0.00	0.00	7500.00	0	0	0	0	7,500	$ 0.60	7,500.00	Work Not Shown
21	Demo Electrical Service at Power Pole	1.00	LS	0.00	0.00	0.00	0.00	5000.00	0	0	0	0	5,000	$ 0.40	5,000.00	Work Not Shown
30	Floor Boxes, Raceways per A/V Drawings	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Henderson
31	Custom Junction Boxes per A/V Drawings	1.00	LS	0.00	0.00	0.00	0.00	1500.00	0	0	0	0	1,500	$ 0.12	1,500.00	Plug
26.56	Exterior Lighting								0	0	0	0	0	$ 0.00	$ 0.00	
00	Site Lighting	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Henderson
	Total Electrical								0	0	0	0	1,276,825	$ 100.87	$ 1,276,825.00	
Div. 27	Communications								**0**	**0**	**0**	**0**	**240,000**	**$ 18.96**	**$ 240,000.00**	
27.13	Communications Backbone Cabling								0	0	0	0	40,000	$ 3.16	$ 40,000.00	
06	Tele/Data Systems, excluding Equipment	1.00	LS	0.00	0.00	0.00	0.00	40000.00	0	0	0	0	40,000	$ 3.16	40,000.00	Allowance
27.41	Audio-Video Systems								0	0	0	0	200,000	$ 15.80	$ 200,000.00	
01	Audio Visual	1.00	LS	0.00	0.00	0.00	0.00	200000.00	0	0	0	0	200,000	$ 15.80	200,000.00	Allowance
	Total Communications								0	0	0	0	240,000	$ 18.96	$ 240,000.00	
Div. 28	Electronic Safety and Security								**0**	**0**	**0**	**0**	**102,039**	**$ 8.07**	**$ 102,039.00**	
28.20	Security System / Access Control								0	0	0	0	102,039	$ 8.07	$ 102,039.00	
04	Security System	1.00	LS	0.00	0.00	0.00	0.00	87039.00	0	0	0	0	87,039	$ 6.88	87,039.00	Allowance
05	Existing Camera System Integration	1.00	LS	0.00	0.00	0.00	0.00	15000.00	0	0	0	0	15,000	$ 1.19	15,000.00	Allowance
	Total Electronic Safety and Security								0	0	0	0	102,039	$ 8.07	$ 102,039.00	
Div. 31	Earthwork								**169,240**	**0**	**53,214**	**36,361**	**640,447**	**$ 71.29**	**$ 899,261.94**	
31.01	Maintenance of Earthwork								81,589	0	31,438	30,731	44,495	$ 15.00	$ 188,253.24	
01	Temporary Protection of Existing to Remain	1.00	LS	2500.00	0.00	0.00	1000.00	0.00	2,788	0	0	1,170	0	$ 0.32	3,958.95	

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
02	Protect Underground Ductbank	1.00	LS	500.00	0.00	0.00	150.00	0.00	558	0	0	180	0	$ 0.06	737.67	
03	Relocate Tree Protection as Needed	120.00	MHOUR	29.75	0.00	0.00	1.00	0.00	3,982	0	0	255	0	$ 0.34	4,237.48	
04	Dunmpsters for Tree Protection	2.35	EACH	0.00	0.00	0.00	450.00	0.00	0	0	0	1,145	0	$ 0.10	1,144.74	
39	Temporary Fence for Building	500.00	LF	0.00	0.00	0.00	0.00	4.25	0	0	0	0	2,125	$ 0.17	2,125.00	
40	Temporary Fence for site	1,470.62	LF	0.00	0.00	0.00	0.00	4.25	0	0	0	0	6,250	$ 0.50	6,250.14	
41	Relocate Temporary Fence as Needed	32.00	MHOUR	79.58	0.00	0.00	0.00	0.00	2,547	0	0	90	0	$ 0.21	2,636.15	
42	Vehicular Gates in Temp Fence	8.00	EACH	0.00	0.00	0.00	0.00	1500.00	0	0	0	0	12,000	$ 0.95	12,000.00	
43	Pedestrian Gates in Temp Fence	4.00	EACH	0.00	0.00	0.00	0.00	500.00	0	0	0	0	2,000	$ 0.16	2,000.00	
44	Temporary Fence along Washington for New Fence	726.00	LF	1.25	0.00	0.00	0.00	4.50	1,012	0	0	32	3,267	$ 0.35	4,311.15	
46	Temporary Orange Plastic Fence	376.00	LF	2.14	0.00	0.00	3.55	0.00	897	0	0	1,473	0	$ 0.19	2,370.72	
50	Tree Protection for New Fence (Not Called For on	19.00	EACH	120.00	0.00	0.00	186.50	0.00	2,543	0	0	3,916	0	$ 0.52	6,459.16	
51	Tree Pruning	0.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded - By Owner
52	Root Pruning	380.77	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded - By Owner
57	Tree Planking	88.00	EACH	25.11	0.00	0.00	10.00	0.00	2,464	0	0	1,030	0	$ 0.28	3,494.68	
58	Tree Protection per Drawings	3,529.50	LF	0.00	0.00	0.00	0.00	4.35	0	0	0	0	15,353	$ 1.22	15,353.32	
59	Remove Tree Protection at Completion	88.00	MHOUR	30.14	0.00	0.00	0.00	0.00	2,958	0	0	93	0	$ 0.25	3,051.71	
60	Relocate Tree Protection as Needed	132.00	MHOUR	30.14	0.00	0.00	12.50	0.00	4,438	0	0	1,926	0	$ 0.51	6,363.69	
61	Stabilized Construction Exit - Install	156.00	SY	0.00	0.00	0.00	0.00	18.00	0	0	0	0	2,808	$ 0.23	2,808.00	
62	Stabilized Construction Exit - Remove	52.00	CY	0.00	0.00	0.00	0.00	13.30	0	0	0	0	692	$ 0.06	691.60	
63	Truck Wash - Cattle Guards	2.00	EACH	0.00	0.00	0.00	1000.00	0.00	0	0	0	2,165	0	$ 0.18	2,165.00	
64	Laborer at Truck Wash	10.00	MONTH	1289.36	0.00	0.00	1.75	0.00	14,382	0	0	473	0	$ 1.18	14,854.14	
65	Watering for Dust Control	1.00	LS	2500.00	0.00	500.00	1500.00	0.00	2,788	0	541	1,712	0	$ 0.40	5,041.45	
80	Clean and Maintain Site	60.62	WEEK	595.00	0.00	470.83	0.00	0.00	40,231	0	30,896	1,269	0	$ 5.72	72,396.61	
81	Dumpsters for General Site Clean Up	30.00	EACH	0.00	0.00	0.00	425.00	0.00	0	0	0	13,802	0	$ 1.10	13,801.88	
31.10	Site Clearing								1,327	0	0	258	25,608	$ 2.16	$ 27,193.33	
01	Clear Brush for New Wrought Iron Fence	726.00	LF	0.00	0.00	0.00	0.00	10.00	0	0	0	0	7,260	$ 0.58	7,260.00	WSB
02	Site Clearing	101,622.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
03	Clear Brush for New Chain Link Fence	40.00	MHOUR	29.75	0.00	0.00	5.00	0.00	1,327	0	0	258	0	$ 0.13	1,585.69	WSB
10	Remove Trees	30.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
18	Remove Trees, Shrubs, and Vegitation	36,695.28	SF	0.00	0.00	0.00	0.00	0.50	0	0	0	0	18,348	$ 1.45	18,347.64	WSB
31.22	Grading								0	0	0	0	15,243	$ 1.21	$ 15,243.30	
31.22.1	Rough Grading													***$ 0.00***	***$ 0.00***	
01	Shape and Grade Strip Footngs	4,592.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
31.22.1	Fine Grading													***$ 0.00***	***$ 0.00***	
01	Grade for Slab	9,566.63	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
02	Site Grading at Ravine and Retaining Walls	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Removed per Glenwood
03	Grade Site	101,622.27	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
04	Grade for Paving	3,300.00	SY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
31.22.1	Finish Grading													***$ 1.21***	***$ 15,243.30***	
01	Final Grade Site	101,622.00	SF	0.00	0.00	0.00	0.00	0.15	0	0	0	0	15,243	$ 1.21	15,243.30	WSB
31.23	Excavation and Fill								50,481	0	21,776	1,592	516,353	$ 46.66	$ 590,203.30	
01	Ramp for Building Basement	33.00	CY	0.00	0.00	0.00	0.00	25.00	0	0	0	0	825	$ 0.07	825.00	WSB
02	Backfill Ramp to Basement	33.00	CY	0.00	0.00	0.00	0.00	30.00	0	0	0	0	990	$ 0.08	990.00	WSB
05	Ramp at Ravine	267.00	CY	0.00	0.00	0.00	0.00	25.00	0	0	0	0	6,675	$ 0.53	6,675.00	WSB
06	Back Fill Ramp at Ravine	267.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
31.23.1	Subgrade Preparation													***$ 0.00***	***$ 0.00***	
01	Grade Sill Fill at Exteriro Stairs	104.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
02	Compacted SubBase at Asphalt Paving	1,502.56	SY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
03	Compacted Subgrade at Brick Paver Bands	34.00	SY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
04	Compacted Subgrade at Brick Curb and Gutters	173.00	SY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
05	Stabilize Subgrade under 6" Concrete Paving	1,436.00	SY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
06	Use CSS for Stabilization	3,300.00	SY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
31.23.1	Exavation													***$ 6.46***	***$ 81,562.52***	
01	Excavate for Exterior Stair Grade Beam	20.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
02	Building Pad Fill	708.64	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
03	Backfill at Exterior Stair Grade Beam	10.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
04	Excavation Equipment - General	3.00	MONTH	11618.68	0.00	5253.68	0.00	0.00	38,878	0	17,061	1,226	0	$ 4.52	57,166.03	WSB
05	Basement Excavation	3,968.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - Slack
10	Excavate for Flat Work Surface around Building	8,944.75	SF	0.00	0.00	0.00	0.00	0.35	0	0	0	0	3,131	$ 0.25	3,130.66	WSB
12	Backfill at Flat Work Surface around Building	8,944.75	EACH	0.00	0.00	0.00	0.00	0.60	0	0	0	0	5,367	$ 0.43	5,366.85	WSB
31.23.1	Dewatering Sytems													***$ 1.98***	***$ 25,000.00***	
01	Temporary Dewatering in Ravine for Retaining Walls	1.00	LS	0.00	0.00	0.00	0.00	25000.00	0	0	0	0	25,000	$ 1.98	25,000.00	Allowance
31.23.2	Rainwater Removal													***$ 1.25***	***$ 15,777.86***	
01	Pumping (Rain Water Removal)	1.00	LS	3500.00	0.00	2000.00	0.00	0.00	3,904	0	2,165	123	0	$ 0.49	6,192.03	WSB
02	Grade for Temporary Drainage	36,695.00	SF	0.18	0.00	0.05	0.00	0.00	7,367	0	1,986	232	0	$ 0.76	9,585.82	WSB
31.23.2	Fill													***$ 36.29***	***$ 459,372.92***	
01	DIrt Fill for Exterior Structural Stairs	20.00	CY	14.88	0.00	26.04	0.00	0.00	332	0	564	10	0	$ 0.08	905.96	
02	4' Select Fill	2,100.00	CY	0.00	0.00	0.00	0.00	218.32	0	0	0	0	458,467	$ 36.21	458,466.96	Slack
31.25	Erosion and Sedimentation Controls - SWPPP								24,303	0	0	2,368	16,947	$ 3.50	$ 43,618.25	
61	Street Cleaning (2 hrs per day)	520.00	MHOUR	29.75	0.00	0.00	2.00	0.00	17,255	0	0	1,670	0	$ 1.50	18,925.29	WSB
62	Stabilized Construction Exit	2.00	EACH	0.00	0.00	0.00	0.00	3500.00	0	0	0	0	7,000	$ 0.56	7,000.00	Construction Eco
63	Inlet Protection Barriers	12.00	EACH	0.00	0.00	0.00	0.00	88.00	0	0	0	0	1,056	$ 0.09	1,056.00	Construction Eco
64	Silt Fence	1,150.00	LF	0.00	0.00	0.00	0.00	1.10	0	0	0	0	1,265	$ 0.10	1,265.00	Construction Eco
65	SWPPP Start Up	1.00	EACH	0.00	0.00	0.00	0.00	776.00	0	0	0	0	776	$ 0.07	776.00	Construction Eco
66	Compliance Assurance	15.00	MONTH	0.00	0.00	0.00	0.00	400.00	0	0	0	0	6,000	$ 0.48	6,000.00	Construction Eco
67	Lock Box	1.00	EACH	0.00	0.00	0.00	195.00	0.00	0	0	0	211	0	$ 0.02	211.09	Construction Eco
68	Maintain Silt Fence	60.62	WEEK	89.25	0.00	0.00	0.00	0.00	6,035	0	0	190	0	$ 0.50	6,225.03	WSB
69	Remove Silt Fence at Completion	1,150.00	LF	0.79	0.00	0.00	0.21	0.00	1,013	0	0	296	0	$ 0.11	1,309.84	WSB
70	Spill Response Kit	2.00	EACH	0.00	0.00	0.00	0.00	175.00	0	0	0	0	350	$ 0.03	350.00	Construction Eco
71	Concrete Washout Pit	500.00	CY	0.00	0.00	0.00	0.00	1.00	0	0	0	0	500	$ 0.04	500.00	WSB Plug
31.31	Soil Treatment								0	0	0	0	2,000	$ 0.16	$ 2,000.44	
31.31.1	Termite Control													***$ 0.16***	***$ 2,000.44***	
02	Termite Control	9,650.00	SF	0.00	0.00	0.00	0.00	0.21	0	0	0	0	2,000	$ 0.16	2,000.44	WSB Plug
31.35	Slope Protection								11,539	0	0	1,411	19,800	$ 2.60	$ 32,750.08	
04	Protect Slope at Basement Ramp	90.00	SF	0.50	0.00	0.00	0.75	0.00	50	0	0	75	0	$ 0.01	124.84	Complete
08	Protect Slope at Ravine Ramp	1,200.00	SF	1.25	0.00	0.00	0.75	0.00	1,673	0	0	1,027	0	$ 0.22	2,700.12	Complete
10	Protect Ravine Slope/Hydromulch	44,000.00	EACH	0.20	0.00	0.00	0.00	0.45	9,816	0	0	310	19,800	$ 2.37	29,925.11	
31.63	Bored Piles								0	0	0	0	0	$ 0.00	$ 0.00	
31.63.2	Drilled Concrete Piers and Shafts													***$ 0.00***	***$ 0.00***	
01	Pier P1 (12" Dia X 20')	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
02	Pier P2 (18" Dia X 20')	6.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
03	Pier P3 (18" Dia X 30')	7.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
04	Pier P4 (18" Dia X 35')	3.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
05	Pier P5 (24' Dia X 30')	6.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
06	Pier P6 (24" Dia X 35')	8.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
07	Pier P7 (30" Dia X 30')	7.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
08	Pier P8 (30" Dia X 35')	27.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
09	Pier P9 (36" Dia X 30')	5.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
10	Pier P10 (36" Dia X 35')	28.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
11	Pier P11 (42" Dia X 30')	7.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
12	Pier P12 (42" Dia X 35')	6.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
13	Drilled Piers (Cased or Slurry?)	1,773.00	CF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
14	Drilled Piers at Large Masonry Fence Columns	4.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
16	Haul Drilled Pier Spoils	92.00	CY	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Eathwork
20	Chip and Clean Pier Tops	111.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
22	Drilled Piers at Retaining Walls	32.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Concrete
	Total Earthwork								169,240	0	53,214	36,361	640,447	$ 71.29	$ 899,261.94	
Div. 32	Exterior Improvements								**10,532**	**8,027**	**433**	**2,299**	**884,799**	**$ 71.72**	**$ 906,090.76**	
32.01	Operation and Maintenance of Exterior								0	0	0	0	17,500	$ 1.39	$ 17,499.99	
32.01.1	Flexible Paving Repair													***$ 1.39***	***$ 17,499.99***	
01	Patch Asphalt in Washington Avenue	138.00	LF	0.00	0.00	0.00	0.00	54.35	0	0	0	0	7,500	$ 0.60	7,500.00	WSB Plug
02	Patch Street Asphalt for Right of Way Work	420.00	SF	0.00	0.00	0.00	0.00	23.81	0	0	0	0	10,000	$ 0.79	9,999.99	WSB
03	Patch Asphalt at Connections to Existing	47.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ RockTek
32.10	Site Concrete								0	0	0	0	370,286	$ 29.25	$ 370,285.99	
01	Site Concrete - Subcontracted	1.00	LS	0.00	0.00	0.00	0.00	349792.00	0	0	0	0	349,792	$ 27.63	349,792.00	TAS
02	Cocrete Site Benches	912,521.00	LS	0.00	0.00	0.00	0.00	0.01	0	0	0	0	10,494	$ 0.83	10,493.99	Allowance
03	Generator Pad, with Perimeter Grade Beams	144.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included- TAS
04	Mechanical Unit Pads - Exterior	103.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included- TAS
05	Misc Site Concrete -- Unscheduled	1.00	LS	0.00	0.00	0.00	0.00	10000.00	0	0	0	0	10,000	$ 0.79	10,000.00	WSB
10	Light Pole Bases	0.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
32.11	Base Courses								0	904	0	0	0	$ 0.08	$ 903.52	
32.11.1	Subbase Courses													***$ 0.08***	***$ 903.52***	
01	Sand Cushion	60.23	CY	0.00	15.00	0.00	0.00	0.00	0	904	0	0	0	$ 0.08	903.52	
32.12	Flexible Paving								0	0	0	0	89,382	$ 7.08	$ 89,382.09	
32.12.1	Asphalt Paving													***$ 7.08***	***$ 89,382.09***	
01	M1 Asphalt Paving	12,812.01	SF	0.00	0.00	0.00	0.00	5.20	0	0	0	0	66,570	$ 5.26	66,569.92	Slack
02	Regrade & Clean Road for Add'l Topping	2,764.00	SF	0.00	0.00	0.00	0.00	1.81	0	0	0	0	5,000	$ 0.40	5,000.08	WSB
03	Additional Move in and top from Parking Circle to Main	2,764.16	SF	0.00	0.00	0.00	0.00	1.81	0	0	0	0	5,000	$ 0.40	5,000.09	
05	Crushed Base	12,812.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
07	Geo-Grid at Asphalt Paving	12,812.00	SF	0.00	0.00	0.00	0.00	1.00	0	0	0	0	12,812	$ 1.02	12,812.00	
32.13	Rigid Paving								4,085	0	433	432	5,933	$ 0.88	$ 10,882.46	
32.13.1	Concrete Paving													***$ 0.63***	***$ 7,903.59***	
04	6" Concrete Paving	12,917.52	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
10	Footings for L2 Light Fixtures	28.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
11	Set anchor Bolts for L2 Light Poles	112.00	EACH	26.00	0.00	0.00	2.50	0.00	3,248	0	0	406	0	$ 0.29	3,653.59	WSB
12	Concrete Base for L4 Light Fixtures	15.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
13	Footings for Card Reader Pedistals	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
14	Footings for Illuminated Bollards	10.00	EACH	0.00	0.00	0.00	0.00	425.00	0	0	0	0	4,250	$ 0.34	4,250.00	WSB
15	Plinth for Ingrade Tree Uplight	15.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
16	Concrete at Column Uplights	8.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
32.13.1	Decorative Concrete Paving													***$ 0.11***	***$ 1,296.05***	

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
01	Handicapped Ramps	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
02	4" Concrete Paving at Entrance	1,840.90	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
05	Mock Ups per 03 35 11	10.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
10	Exposed Aggregate Mock Up per 03 35 23	100.00	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
11	Remove Mock Ups	200.00	SF	3.75	0.00	2.00	0.00	0.00	837	0	433	26	0	$ 0.11	1,296.05	WSB
32.13.7	Concrete Paving Joint Sealants													***$ 0.14***	***$ 1,682.82***	
21	Site Sealants	560.94	LF	0.00	0.00	0.00	0.00	3.00	0	0	0	0	1,683	$ 0.14	1,682.82	
32.14	Unit Paving								0	0	0	0	54,780	$ 4.34	$ 54,780.00	
32.14.1	Brick Unit Paving													***$ 4.34***	***$ 54,780.00***	
01	Brick Band in Drive	306.00	SF	0.00	0.00	0.00	0.00	30.00	0	0	0	0	9,180	$ 0.73	9,180.00	
02	Brick Curb and Gutters	1,140.00	LF	0.00	0.00	0.00	0.00	40.00	0	0	0	0	45,600	$ 3.61	45,600.00	
32.16	Curbs, Gutters, Sidewalks, and Driveways								3,659	0	0	1,779	5,162	$ 0.87	$ 10,600.74	
32.16.1	Curbs and Gutters													***$ 0.15***	***$ 1,833.21***	
01	C-4.0 Replace Monolithic Curb and Gutter at Street	80.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
02	Doweled On Concrete Curb	699.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
03	Soil Fill at Back of Curb	1,720.00	LF	0.55	0.00	0.00	0.40	0.00	1,055	0	0	778	0	$ 0.15	1,833.21	WSB
05	Curb and Gutter at Brick Band	1,140.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
32.16.2	Sidewalks													***$ 0.37***	***$ 4,440.60***	
01	Sidewalk Closure Permits	6.00	EACH	0.00	0.00	0.00	0.00	350.00	0	0	0	0	2,100	$ 0.17	2,100.00	
02	Signage/Barricades for Pedestrians to use other side of	1.00	LS	750.00	0.00	0.00	500.00	0.00	837	0	0	568	0	$ 0.12	1,404.19	
03	M12 Concrete Sidewalk, Integral Color and Exposed	2,231.64	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
04	Protect Building to Place Sidewalk	722.58	SF	0.75	0.00	0.00	0.40	0.00	604	0	0	332	0	$ 0.08	936.42	
20	M13 Sidewalk along Washington Ave	2,274.69	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
21	Tactile Surface at HC Ramps	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
22	Handicapped Ramps	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
32.16.3	Driveways													***$ 0.35***	***$ 4,326.93***	
91	COH Standards Driveway	526.25	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ TAS
92	Traffic Control Plan for new Drive	1.00	EACH	0.00	0.00	0.00	0.00	1500.00	0	0	0	0	1,500	$ 0.12	1,500.00	
93	Street Closure Permit for New Drive	2.00	EACH	0.00	0.00	0.00	0.00	500.00	0	0	0	0	1,000	$ 0.08	1,000.00	
94	Barricades for New Driveway	75.00	LF	2.00	0.00	0.00	0.00	7.50	167	0	0	5	562	$ 0.06	735.09	
95	Flagman for New Driveway	30.00	MHOUR	29.75	0.00	0.00	2.00	0.00	995	0	0	96	0	$ 0.09	1,091.84	
32.17	Paving Specialties								0	0	0	0	1,825	$ 0.15	$ 1,825.00	
32.17.2	Pavement Markings													***$ 0.15***	***$ 1,825.00***	
01	Pavement Striping	1.00	LS	0.00	0.00	0.00	0.00	1825.00	0	0	0	0	1,825	$ 0.15	1,825.00	RockTek
02	Handicapped Signs	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ RockTek
03	Wheel Stops	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ RockTek
04	Handicaped Markings	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ RockTek
32.30	Site Improvements								0	0	0	0	10,000	$ 0.79	$ 10,000.00	
01	Misc Unsceduled Sitework	1.00	LS	0.00	0.00	0.00	0.00	10000.00	0	0	0	0	10,000	$ 0.79	10,000.00	
32.31	Fences and Gates								0	0	0	0	278,031	$ 21.98	$ 278,030.99	
32.31.1	Gate Operators													***$ 0.00***	***$ 0.00***	
08	Gate Controller at Main Entrance	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Astro
32.31.1	Chain Link Fences and Gates													***$ 0.48***	***$ 5,960.00***	
01	Chain Link Fence	505.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Astro
33	Amount of Fence on East Side to Return	100.00	EACH	0.00	0.00	0.00	0.00	41.90	0	0	0	0	4,190	$ 0.34	4,190.00	Foster Unit Prce
50	Misc Fence - See PMA	1.00	LS	0.00	0.00	0.00	0.00	1770.00	0	0	0	0	1,770	$ 0.14	1,770.00	
32.31.1	Decorative Metal Fences and Gates													***$ 21.50***	***$ 272,070.99***	

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
05	King Arch, Finial Fencing - Along Washington	210.00	LF	0.00	0.00	0.00	0.00	833.33	0	0	0	0	175,000	$ 13.83	174,999.99	Astro
06	Pedestrian Gate at Main Entrance	3.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	None
07	Vehicle Gates at Main Entrance	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Astro
10	Diamond Shape Punched Rail	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Astro
20	CMU at Entrance Columns	1.00	LS	0.00	0.00	0.00	0.00	97071.00	0	0	0	0	97,071	$ 7.67	97,071.00	Barlett
90	Sitework - Cast Stone Masonry Entrance Columns	4.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Barlett
91	Sitework - Cast Stone Masonry Entrance Columns (Large	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Bartlett
32.32	Retaining Walls								0	0	0	0	0	$ 0.00	$ 0.00	
32.32.1	Cast-in-Place Concrete Retaining Walls													***$ 0.00***	***$ 0.00***	
01	18" Retainang Wall at Parking, with Footing	158.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Included - TAS
32.39	Manufactured Site Specialties								2,788	7,124	0	88	39,000	$ 3.88	$ 49,000.00	
32.39.1	Manufactured Metal Bollards													***$ 3.88***	***$ 49,000.00***	
01	Illuminated Bollards	13.00	EACH	0.00	0.00	0.00	0.00	3000.00	0	0	0	0	39,000	$ 3.09	39,000.00	WSB Plug
03	M18 Concrete Benches (Poured n Place)	2.00	EACH	1250.00	3561.77	0.00	0.00	0.00	2,788	7,124	0	88	0	$ 0.79	10,000.00	WSB Plug
32.81	Irrigation Components								0	0	0	0	12,900	$ 1.03	$ 12,899.98	
01	Landscape Irrigation	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
02	Patch at Damaged Landscape Irrigation	1.00	LS	0.00	0.00	0.00	0.00	5000.00	0	0	0	0	5,000	$ 0.40	5,000.00	WSB Plug
15	Landscape Irrigation Sleeves	720.00	LF	0.00	0.00	0.00	0.00	10.97	0	0	0	0	7,900	$ 0.63	7,899.98	Slack
32.93	Landscaping								0	0	0	0	0	$ 0.00	$ 0.00	
32.93.1	Landscaping													***$ 0.00***	***$ 0.00***	
01	Landscaping	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded
05	M15 Gravel Maintenance Band with Steel Edging	399.07	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	By Landscape
10	M9 Tufftrack Turf Paving	349.87	SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	By Landscape
	Total Exterior Improvements								10,532	8,027	433	2,299	884,799	$ 71.72	$ 906,090.76	
Div. 33	Utilities								**9,349**	**0**	**5,459**	**3,082**	**1,157,469**	**$ 92.90**	**$ 1,175,358.51**	
33.01	Operation and Maintenance of Utilities								2,124	0	3,607	67	62,444	$ 5.42	$ 68,242.12	
01	Adjust Utilities/Manholes along Washinton for the New	1.00	LS	0.00	0.00	0.00	0.00	10000.00	0	0	0	0	10,000	$ 0.79	10,000.00	Allowance
02	Probe For and Locate Utilites	32.00	MHOUR	59.50	0.00	104.14	0.00	0.00	2,124	0	3,607	67	0	$ 0.46	5,798.12	
03	Cut and patch for Offsite Utilites	1.00	LS	0.00	0.00	0.00	0.00	5000.00	0	0	0	0	5,000	$ 0.40	5,000.00	
05	Remove Mats	3,200.00	SF	0.00	0.00	0.00	0.00	5.00	0	0	0	0	16,000	$ 1.27	16,000.00	
10	Level Area to Start Work	43,888.00	SF	0.00	0.00	0.00	0.00	0.50	0	0	0	0	21,944	$ 1.74	21,944.00	
15	Plating to Cross Utility Ditches during Construction	1,200.00	SF	0.00	0.00	0.00	0.00	6.67	0	0	0	0	8,000	$ 0.64	8,000.00	
33.01.1	Operation and Maintenance of Water Utilities													***$ 0.12***	***$ 1,500.00***	
02	Cap Existing Well	1.00	LS	0.00	0.00	0.00	0.00	1500.00	0	0	0	0	1,500	$ 0.12	1,500.00	WSB Plug
33.05	Common Work Results for Utilities								7,225	0	1,851	3,015	165,675	$ 14.07	$ 177,766.39	
01	Civil (Right of Way Work)	1.00	LS	0.00	0.00	0.00	0.00	154175.00	0	0	0	0	154,175	$ 12.18	154,175.00	Slack
02	Traffic Control for Right of Way Package	3.00	WEEK	0.00	0.00	0.00	0.00	500.00	0	0	0	0	1,500	$ 0.12	1,500.00	WSB
03	Clean Streets for Right of Way Package	3.00	WEEK	969.10	0.00	570.07	0.00	0.00	3,243	0	1,851	102	0	$ 0.42	5,196.38	WSB
04	Flagger for Right of Way Package	3.00	EACH	1190.00	0.00	0.00	25.00	0.00	3,982	0	0	207	0	$ 0.34	4,188.76	WSB
05	Other Right of Way Work	1.00	LS	0.00	0.00	0.00	0.00	10000.00	0	0	0	0	10,000	$ 0.79	10,000.00	WSB
06	Traffic Control Plan and Barricades	1.00	LS	0.00	0.00	0.00	2500.00	0.00	0	0	0	2,706	0	$ 0.22	2,706.25	WSB
33.10	Water Utilities								0	0	0	0	839,350	$ 66.29	$ 839,350.00	
01	Site Utilities Subcontracted	1.00	LS	0.00	0.00	0.00	0.00	839350.00	0	0	0	0	839,350	$ 66.29	839,350.00	Slack
10	2" Water	270.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
11	6" Water	270.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
33.30	Sanitary Sewerage								0	0	0	0	0	$ 0.00	$ 0.00	
10	6" Sanitary	370.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack

	Description	Quantity		Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
11	Sanitary Manhole	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	w/ Slack
33.40	Stormwater Utilities								0	0	0	0	90,000	$ 7.12	$ 90,000.00	
09	Storm Water Detention - 60" HPDE	1,160.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
10	60" Fittings for Strom Detention Pipe	34.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
11	66" RCP	84.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
12	Install 8' Manhole	1.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
13	Install C Manholes	2.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
14	Install SWQU	1.00	LS	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
15	Install Inertia Tee	13.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
16	Nyoplast Curb Inlets	6.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
17	Detention Risers	7.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
18	Catch Basins	4.00	EACH	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
19	12" Leads	100.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
20	6" HDPE	170.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
21	18" HDPE	105.00	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Slack
30	Landscape Drainage Allowance	1.00	LS	0.00	0.00	0.00	0.00	50000.00	0	0	0	0	50,000	$ 3.95	50,000.00	Allowance
31	Temporary Drainage at Bridge	1.00	LS	0.00	0.00	0.00	0.00	15000.00	0	0	0	0	15,000	$ 1.19	15,000.00	
32	Temporary Drainage for Building	1.00	LS	0.00	0.00	0.00	0.00	25000.00	0	0	0	0	25,000	$ 1.98	25,000.00	
33.41	Subdrainage								0	0	0	0	0	$ 0.00	$ 0.00	
33.41.1	Subsurface Drainage													***$ 0.00***	***$ 0.00***	
30	French Drain (Perfrorated Pipe with Filter Fabric)	488.78	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded - By Landscape
32	Filter Gravel - Drainage at Retaing Wall	0.00	CY	13.00	32.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded - By Landscape
33	Filter Sand - Drainage at Retaining Wall	0.00	CY	15.00	27.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded - By Landscape
34	Clean Outs for SS Drainage at Retaining Walls	0.00	EACH	0.00	0.00	0.00	0.00	215.00	0	0	0	0	0	$ 0.00	0.00	Excluded - By Landscape
35	Haul Spoils for French Drain	0.00	CY	0.00	0.00	0.00	0.00	21.50	0	0	0	0	0	$ 0.00	0.00	Excluded - By Landscape
40	Subsurface Drainage at Basement Wall - Perf Pipe with	252.58	LF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded - None Shown
42	Filter Gravel - Drainage at Building	0.00	CY	13.00	32.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded - None Shown
43	Filter Sand - Drainage at Building	0.00	CY	15.00	27.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	Excluded - None Shown
44	Clean Outs for SS Drainage at Bsmnt Wall	0.00	EACH	0.00	0.00	0.00	0.00	215.00	0	0	0	0	0	$ 0.00	0.00	Excluded - None Shown
45	Haul Spoils for Subsurface Drainage at Basement Wall	0.00	CY	0.00	0.00	0.00	0.00	21.50	0	0	0	0	0	$ 0.00	0.00	Excluded - None Shown
	Total Utilities								9,349	0	5,459	3,082	1,157,469	$ 92.90	$ 1,175,358.51	

Cost of Work Subtotal:								1,211,360	678,901	215,317	152,572	12,632,939	$	$ 14,891,089.24	
Insurance, Permits, & Fees															
Builders Risk Insurance	16,338,157	CP											0.16 %	$ 26,957.96	
General, Pollution, & Excess Liability	16,338,157	CP											0.99 %	$ 161,747.76	
Previous Permit (From PMA)	1	LS											1,438,900.0	$ 14,389.00	
Building Permit (From Summary)	16,338,157	CP											0.28 %	$ 45,994.00	
Misc. Permits	1	LS											$ 1,000.00	$ 1,000.00	
Permit Expediting Service	1	LS											$ 1,000.00	$ 1,000.00	
AGC Fee - Max $33,250.	16,338,157	CP											0.11 %	$ 17,971.97	
Total Insurance, Permits, and Fees													**$ 1,197.30**	**$ 15,160,150**	
Contingencies and Allowances															
Contractor's Const. Contingency	15,160,150	CP											0.99 %	$ 150,000.00	
Drawing Development Allowance	15,160,150	CP											1.65 %	$ 250,000.00	
Total Contingencies and Allowances													**$ 1,228.89**	**$ 15,560,150**	
Cost of Work, with Insurances, Fees, Contingencies and Allowances Subtotal:														**$ 15,560,150**	
Contractor's Margin															
General Contractor's Margin	15,560,150	%											5.00 %	$ 778,007.50	
Total Construction Cost													**$**	**$ 16,338,157**	

Criterion Three: Estimating and Cost Control Measures

3.3.10 Owner may require GMP prior to CDs. Describe process for ensuring DDs provide information for complete GMP, and process that CDs align with scope in prev. accepted GMP. Process for developing GMP prior to soliciting sub proposals.

The GMP will be developed through the accumulation of information and an understanding of the project, and the goals beginning in the schematic design phase and will continue through to GMP preparation. The full involvement and communication of the Owner/Architect/Contractor team during this period are critical to the accuracy of the GMP.

- Using the project information and knowledge acquired in combination with the latest set of documents for the GMP, we will perform actual quantity take-offs for each scope of work.
- We will apply historical cost information along with current information from subcontractors and suppliers. Our intent will be to utilize one or two subcontractors in each of the major trades during the preconstruction phase for budgeting assistance without committing to these subcontractors. This provides a budget based on actual pricing instead of generic square-foot pricing. In addition, we will provide continuous cost consultation services throughout the duration of the project.
- At the review of the proposed GMP, we will discuss potential areas for further development and clearly identify any assumptions and qualifications made during the development of the GMP.
- Our goal will be to assign a cost to every cost of work that is not yet defined or noted. The items added by our team will be highlighted so the AE team can provide further definition in the final 100% CDs of IFC drawings. Issuing a cost for the less-defined items reduces scope and cost overruns/increases.
- We can then coordinate the design of those items that are yet to be completed in the construction documents. We can set specific meetings with design discipline leads and subcontractors to discuss specific areas where scope has not been fully defined on documents so the entire team is on the same page.

We understand that we are part of the larger project team, and the accuracy of GMPs must involve the knowledge of all team members. As the contractor, we will review our proposed GMP for comments and questions and review any qualifications and specific scope or trade for completeness with the Architect, consultants, and Owner. In the past few years, we have seen the industry standard changing to pricing approval by the owner prior to construction documents being issued. With that trend in mind, our goal as a team is to have a fully working price prior to completion of construction documents.

We are happy to provide GMP pricing prior to 100% complete drawings and have successfully done so for many of our projects. 2023 project examples:

1. **Houston Endowment Headquarters**
2. **Texas Children's New Bridge Over Main Street**
3. **Texas Children's Pavilion II Renovation (Lvls 1 - 15)**
4. **MD Anderson Modular Vivarium**
5. **MD Anderson Acute Care Center Renovation**

Criterion Four: Project Planning and Scheduling

3.4.1 Resume(s) of all personnel responsible for establishing and updating project schedule.

In addition to our project executive, project manager, and superintendent, Warren Bellows IV, VP of Project Controls will develop and maintain the project schedule throughout the course of the project and to ensure that the Owner's requirements continue to be fully coordinated with our activities. Resumes can be found in Criterion One. A full version of Warren's resume is provided at the end of this section .

3.4.2 Plan for meeting/improving schedule durations for design and/or construction. If proposed improvement, what is impact to workmanship?

Constant communication and the transmission of accurate information during the preconstruction and construction phases key. We look forward to being a part of the City of La Porte's partnering program to further assist in the development of a concise, coordinated, and all-inclusive schedule for this project. Being a part of your team also comes with a responsibility to assist in developing a design, price, and plan to meet or improve upon the dates included in the Owner's Project Planning Schedule.

We will refine the schedule and provide updates at the end of each stage of design. We understand that certain considerations will promote success and, in some cases, expedite the established design schedule, including:

- Developing a comprehensive program of requirements at project initiation
- Having timely access to information regarding the site and infrastructure, site surveys, and existing building information
- Conducting timely reviews, issuing feedback, and having ready access to appropriate staff members with responsibility for design approval dates and milestones, and coordinating activity timelines and interface requirements

Our goal is to work with the City of La Porte and the A/E team to integrate all design and construction activities into a consolidated schedule. Throughout the preconstruction phase, we will provide schedule input for materials, equipment, and design components. This input will assist in the further development of the project schedule to ensure we meet your key milestone dates. Tracking these dates and communicating progress to all stakeholders will be our responsibility.

During the development of the CPM milestone schedule, we will include activities for Owner-managed work that may include, but is not limited to, installation of furniture, furnishings, equipment, telephones, security, property protection, life-safety systems, integration of campus monitoring systems, information technology, data transmission systems, computer technology systems, and commissioning. Input from the Owner's user groups is encouraged to establish accurate durations and sequencing for these schedule activities.

We will hold weekly foremen's meetings to track schedule progress using updates from the project baseline schedule. We will encourage the Owner-managed subcontractors to attend and participate in these meetings. Monthly OAC meetings will also track schedule updates and the decisions needed to stay on track.

These controls will promptly alert the project team to potential cost and delay risks and assist in the development and analysis of various methods of recovery. Some of these methods include:

- Resequencing activities
- Increasing manpower and adding additional shifts
- Increasing equipment and tools
- Supplementing with additional subcontractors or utilizing our self-performing capabilities
- Expediting the procurement of materials
- Opening additional work fronts

By employing these strategies, Bellows will proactively manage the project, minimize delays, and maintain adherence to the established schedule.

Criterion Four: Project Planning and Scheduling

Improving the Owner's Schedule

Without more information, it's difficult to determine if the schedule can be improved. However, based on our drawing reviews and site visits, we believe that the 18 month duration is appropriate. We believe the new building should take 16 months with 2 additional months for the existing City Hall building demolition and construction of new surface parking.

There are a few areas we can target to possibly reduce the overall project schedule:

- Create early-release packages so vendors can fabricate or order long-lead items, especially equipment and devices.
- Review current selected manufacturers and determine best value based on both lead times and price.
- Ensure that resources (human, material, and equipment) are effectively allocated and utilized. Sometimes, reassigning resources or adjusting work hours can streamline progress. This can be done by working more than 5 days per week or creating two shifts.
- Pay up front for the equipment. There can be substantial lead-time savings if we purchase all the equipment and pay up front as opposed to when it is delivered. Typically, the equipment manufacturers can offer lead time improvements as well as cost improvements when the equipment is purchased all at once.
- Identify select periods with highly critical activities. Consider adding a second shift or longer work week around these periods.

Improving the construction schedule will require a combination of proactive planning, efficient resource management, adaptability to change, and continuous evaluation of progress.

If our team is able to enhance the schedule, there will be no impact to the quality you receive regarding workmanship or materials.

3.4.3 Describe how you will develop, maintain, and update the project schedule during the design and construction.

Soon after NTP for preconstruction, we will conduct a Planning and Scheduling Workshop and begin implementation of the Last Planner System. This will identify and integrate the team's required work into a baseline project schedule for both design and construction.

During the pre-design phase, we conduct the Facility Programming Kick-off Meeting. During the pre-design, SD, and DD phases, we conduct three to four user meetings in between the design periods, with budget and schedule checks at the agreed-upon specified intervals. At 50% CDs, we will do the last budget check before the CDs are issued to the market.

Once the CDs are complete and we can solicit proposals, we will further refine the project schedule to incorporate what we have learned from subcontractors, suppliers, and vendors during the bidding process as well as any changes from the Owner. City of La Porte will receive a schedule update with our GMP proposal. After a NTP for construction is issued, we will conduct another Planning and Scheduling Workshop, make any required updates, and request the Owner reset the baseline construction schedule, if necessary.

Criterion Four: Project Planning and Scheduling

During construction, Warren Bellows IV, VP of Project Controls, will work closely with our superintendent and project manager to maintain the project schedule throughout the course of the project and to ensure that the Owner's requirements continue to be fully coordinated with our activities. Warren will provide the following reports for the Project Team monthly or as required by the Owner:

- Monthly Narrative Report
- Monthly Schedule Status Report
- Monthly Schedule Score Card
- Monthly Earned Value Mgmt Rpt.
- Schedule Analysis Report
- Executive Summary Report
- Schedule Log Report
- Full Schedule Report
- General Progress Report
- Critical Path Report
- Near Critical Path Report
- Open Activity Schedule Report
- 2-Week Look-Ahead Schedule
- 1-Month Look-Ahead Schedule
- 3-Month Look-Ahead Schedule
- 6-Month Look-Ahead Schedule

Monthly Narrative Report Example

PROJECT NAME:	River Oaks Baptist New Middle School
CONTRACTOR NAME:	Bellows Construction Co.
PERIOD ENDING:	October 7, 2019
SUBMITTAL DATE:	October 8, 2019
PREPARED BY:	Sam Jahan

Evaluation Summary	
NTP:	November 5, 2018
Data Date:	October 7, 2019
ROB Contractual Substantial Completion Date:	July 07, 2020
ROB Current Substantial Completion Date:	July 20, 2020
ROB Previous Substantial Completion Date:	July 08, 2020
Contract Calendar Days:	611
Variance Current Substantial Completion Date Comparing to Previous Substantial Completion Date:	-8
Variance Current Substantial Finish Date Comparing to the Contractual Substantial Finish Date:	-9
Current WSBCC Float	NA
Revised Baseline WSBCC Float	NA
Original Baseline WSBCC Float	NA
Variance BCCO Float Comparing to RBL WSBCC Float	NA

Yes	No	
X		Contractor has included both a hard copy (pdf) and the native Primavera file format?
X		Project calendars have been updated to reflect actual charged working days for the progress period, according to the contract time statement?
NA	NA	Schedule update reflects approved change orders for the progress period?
NA	NA	Have any major changes been made to the schedule? *(A major change is defined as those that may affect compliance with the contract requirements or those that change the critical path. If yes, written notification is required to include the reason for the proposed revision, what the revision is comprised of, and how the revision was incorporated into the schedule.)* If yes, provide details in Section 3 below.
	No	Are any delays included in this schedule submittal for which the Contractor intends to submit a Time Impact Analysis (TIA) for a claim delay? If yes, provide details in Section 6 below.

3.4.4 Describe your approach to assuring timely completion of this Project. Provide 3 examples of how these techniques were used.

One of the most critical aspects of any project is the adherence to the project schedule. Pre-covid, the schedule was primarily driven by the work in place or work being performed. Post-covid has reinforced that the work leading up to the installation of materials and equipment is as critical, or even more so, than the actual work in place. The lead time and material availability requires a proactive approach in the preconstruction phase by incorporating those items into the schedule.

Example 1, Houston Endowment. Ensuring the project is completed on time. The graphic below is a snapshot of our approach to procurement. The schedule must reflect all long lead-items, shop drawings, AE reviews, fabrication, and delivery. Most GCs only account for lead time or fabrication time and that is not sufficient. Four weeks could pass between the shop drawings, AE reviews, and re-submittal time and nothing has been released for fabrication. All tasks must be incorporated into the schedule for proper tracking. Those tasks must also connect into a scope of work within the project schedule so if anything misses the time frame, it is reflected immediately upon review.

Procurement		348	0	22-Mar-21 A	23-Sep-22 A
Long Lead Items		254	0	22-Mar-21 A	23-Sep-22 A
C-PRO-2	CLT Systems - PD & Shop Drawings / WSB Review	20	0	22-Mar-21 A	11-Jun-21 A
C-PRO-2	Structural Steel - Anchor Bolt Shop Drawings / WSB Revi	15	0	26-Mar-21 A	26-Mar-21 A
C-PRO-2	Structural Steel - Anchor Bolt Shop Drawings / AE Review	10	0	26-Mar-21 A	08-Apr-21 A
C-PRO-2	Structural Steel - Anchor Bolt Setting Plan and Bolts Deliv	10	0	08-Apr-21 A	22-Apr-21 A
C-PRO-2	Storm Detention System - PD / WSB Review	1	0	12-Apr-21 A	14-Apr-21 A
C-PRO-2	Elevator - PD & Shop Drawings / WSB Review	20	0	14-Apr-21 A	30-Apr-21 A
C-PRO-2	Structural Steel Phase 1- Framing Shop Drawings / WSB	35	0	14-Apr-21 A	21-Jun-21 A
C-PRO-2	Storm Detention System - PD AE Review	8	0	14-Apr-21 A	10-May-21 A
C-PRO-2	Elevator - PD & Shop Drawings / AE Review	10	0	30-Apr-21 A	01-Jun-21 A
C-PRO-2	Major HVAC Equipment - Product Data / WSB Review	28	0	27-May-21 A	01-Jul-21 A
C-PRO-2	Storm Detention System - Fabrication and Deliver	15	0	01-Jun-21 A	30-Jul-21 A
		10	0	11-Jun-21 A	28-Jun-21 A
		35	0	15-Jun-21 A	13-Aug-21 A
		30	0	21-Jun-21 A	05-Jul-21 A
		5	0	28-Jun-21 A	05-Jul-21 A
		30	0	28-Jun-21 A	05-Jul-21 A
C-PRO-2	Structural Steel Phase 1- Framing Shop Drawings / AE R	10	0	28-Jun-21 A	08-Jul-21 A
C-PRO-2	CLT Systems - Shop Drawing Final /WSB Review	12	0	28-Jun-21 A	30-Jul-21 A
C-PRO-2	Storm Detention Resubmittal	10	0	28-Jun-21 A	23-Jul-21 A
C-PRO-2	Major HVAC Equipment - Product Data / AE Review	10	0	01-Jul-21 A	09-Jul-21 A
C-PRO-2	Metal Exterior Panels - Procure Materials from China	66	0	05-Jul-21 A	17-Sep-21 A

Example 2, Houston Endowment. Ensuring the schedule is updated weekly and all parties are informed of any changes. Once construction commences, we will have a weekly meeting with the subcontractors' foremen so everyone is up to date on the project's progress, what each subcontractor is currently doing, and what is expected from the entire team. Challenges are discussed and solved to maintain the critical path and milestone dates. Within those parameters, there is also the issue of being ahead of schedule. For most, that is a good thing. For Bellows, we believe in LEAN Construction. Being ahead of schedule can create issues if the material hasn't arrived or a subcontractor isn't ready. This ultimately creates loss of efficiency. ***Our weekly schedule reviews allowed us to mitigate any schedule challenges.***

Example 3, Houston Endowment. Monthly reviews by our independent Project Controls Department. They will systematically monitor the financial health of the project by analyzing cost and schedule at monthly intervals, both from a design and construction perspective. They will also produce monthly schedules reports, monthly schedule score cards, monthly earned value management reports, and a monthly project control report in narrative format. These controls will promptly alert the project team to potential cost and delay risks and assist in the development and analysis of various methods of recovery. Some of these methods include re-sequencing activities, increasing manpower or adding shifts, increasing equipment/tools, supplementing with additional subs or utilizing our self-performing capabilities, expediting procurement of materials, and opening additional work fronts. During excavation at the Houston Endowment, we uncovered hazardous soils. Our controls department assisted the project team in identifing the schedule impacts and how to reallocate resources for schedule recovery.

We want clear lines of communication with the project stakeholders and create space for conveying any issues with meeting the schedule. We need to assign responsibilities to all project stakeholders and ensure that everyone is held accountable for adherence to the schedule. It is important to view the whole process as a team effort. If everyone is doing their part, the project will be successful.

3.4.5 Describe how you develop and maintain work schedule during design and construction to coordinate with the owner's project schedule. From any 2 projects, provide specific examples of how these techniques were used.

Please refer to 3.4.3 response.

3.4.6 Describe your experience with CPM scheduling and software. From any 3 projects provide a monthly schedule report, including WBS, milestones, critical path, and schedule recovery plans.

We will utilize Primavera's P6 for design / construction project scheduling. The Bellows team will participate in multiple Pull Planning Sessions that identify key project milestones and establish a workflow using reliable and promising task identification processes. Pull Planning will be used throughout the design and construction phases of the project.

We prefer to have OAC meetings starting in the early design stages, at which time we review tasks accomplished to date and those currently in progress; tasks expected to be done in the following two weeks; milestones that will be accomplished in the next two weeks, if any; and resolve challenges that could cause delays while still maintaining critical path activities.

Once construction commences, we will have a weekly meeting with the subcontractors' foremen so that everyone is up-to-date on the project's progress, what each subcontractor is currently doing and will be doing in the next two weeks, and what is expected from each of them. Problems are discussed and solutions are developed to maintain the critical path and milestone dates.

Our independent project controls department will systematically monitor the financial health of the project by analyzing both cost and schedule at monthly intervals, from a design and construction perspective. They will produce monthly schedules reports, monthly schedule score cards, monthly earned value management reports, and a monthly project controls report in narrative format. These controls will promptly alert the project team to potential cost and delay risks and assist in the development and analysis of various methods of recovery.

Abbreviated sample reports from the ***Houston Endowment Headquarters*** are provided at the end of this section.

WARREN S. BELLOWS IV

Vice President of Project Controls / Schedule Manager

Education

B.S.E. Civil Engineering, Duke University, 2007

B.S. Economics, Duke University, 2007

Experience

Joined Bellows in 2007

Business Experience

W. S. Bellows Construction Corporation, Vice President of Project Controls, 2018-present

W. S. Bellows Construction Corporation, Project Manager, 2007-2018

Project Controls Experience

- St. Agnes Academy, Houston
  - Administrative Wing Renovations
- St. Luke's United Methodist Church Gethsemane Campus, Houston
  - New Community Center
- Glenwood Cemetery, Houston
  - Welcome and Administrative Center
- Houston Endowment
  - Headquarters Building
- River Oaks Baptist School, Houston
  - New Mosing Middle School and Renovations
- Jones Hall Renovations, Houston
- MD Anderson Cancer Center, Houston
  - Modular Vivarium
  - Two MRI Replacement and Renovations

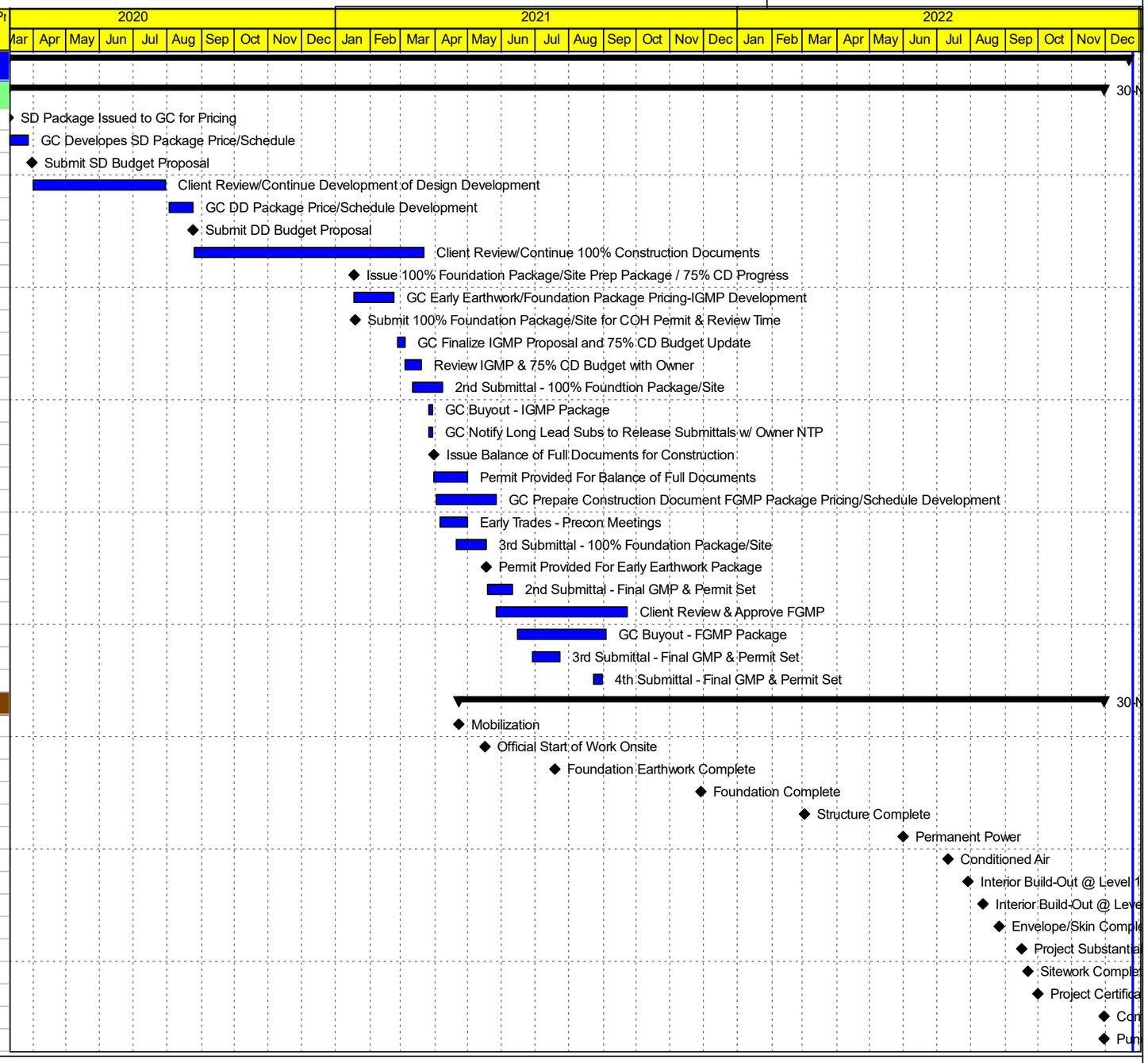
Project Experience

- Texas Children's Hospital, Houston
  - Lester and Sue Smith Legacy Tower Vertical Expansion
- Baylor College of Medicine, Houston
  - Renovation of CFO Suite, Cullen Building
  - The Neurosensory Center of Houston, 2nd Floor
  - Orthopedics and Prosthetics
  - Neurosensory Center of Houston, 5th Floor
  - PNNL Irradiator Security Uplift
- Rice University, Houston
  - Thomann Lab
  - OEDK, Preconstruction
- Houston Ballet Foundation, Houston
  - Houston Center for Dance
- ChevronTexaco, Bellaire
  - Interior Build-outs

3.4.6

Abbreviated Sample Schedule, Houston Endowment Headquarters

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Pr
Houston Endowment Headquarters Building		710	0	09-Mar-20 A	23-Dec-22 A	
Preconstruction Summary		693	0	09-Mar-20 A	30-Nov-22 A	
PC-SUM-2	SD Package Issued to GC for Pricing	0	0		09-Mar-20 A	
PC-SUM-2	GC Developes SD Package Price/Schedule	14	0	10-Mar-20 A	27-Mar-20 A	
PC-SUM-2	Submit SD Budget Proposal	0	0		30-Mar-20 A	
PC-SUM-2	Client Review/Continue Development of Design Develop	13	0	01-Apr-20 A	30-Jul-20 A	
PC-SUM-2	GC DD Package Price/Schedule Development	15	0	03-Aug-20 A	24-Aug-20 A	
PC-SUM-2	Submit DD Budget Proposal	0	0		24-Aug-20 A	
PC-SUM-2	Client Review/Continue 100% Construction Documents	130	0	25-Aug-20 A	22-Mar-21 A	
PC-SUM-2	Issue 100% Foundation Package/Site Prep Package / 75	0	0		18-Jan-21 A	
PC-SUM-2	GC Early Earthwork/Foundation Package Pricing-IGMP D	15	0	18-Jan-21 A	23-Feb-21 A	
PC-SUM-2	Submit 100% Foundation Package/Site for COH Permit &	0	0	19-Jan-21 A		
PC-SUM-2	GC Finalize IGMP Proposal and 75% CD Budget Update	3	0	26-Feb-21 A	05-Mar-21 A	
PC-SUM-2	Review IGMP & 75% CD Budget with Owner	5	0	05-Mar-21 A	19-Mar-21 A	
PC-SUM-2	2nd Submittal - 100% Foundtion Package/Site	20	0	12-Mar-21 A	07-Apr-21 A	
PC-SUM-2	GC Buyout - IGMP Package	3	0	26-Mar-21 A	30-Mar-21 A	
PC-SUM-2	GC Notify Long Lead Subs to Release Submittals w/ Own	2	0	26-Mar-21 A	29-Mar-21 A	
PC-SUM-2	Issue Balance of Full Documents for Construction	0	0		31-Mar-21 A	
PC-SUM-2	Permit Provided For Balance of Full Documents	40	0	31-Mar-21 A	30-Apr-21 A	
PC-SUM-2	GC Prepare Construction Document FGMP Package Pric	20	0	02-Apr-21 A	26-May-21 A	
PC-SUM-2	Early Trades - Precon Meetings	4	0	06-Apr-21 A	30-Apr-21 A	
PC-SUM-2	3rd Submittal - 100% Foundation Package/Site	10	0	20-Apr-21 A	17-May-21 A	
PC-SUM-2	Permit Provided For Early Earthwork Package	0	0		17-May-21 A	
PC-SUM-2	2nd Submittal - Final GMP & Permit Set	15	0	19-May-21 A	10-Jun-21 A	
PC-SUM-2	Client Review & Approve FGMP	15	0	27-May-21 A	22-Sep-21 A	
PC-SUM-2	GC Buyout - FGMP Package	5	0	15-Jun-21 A	03-Sep-21 A	
PC-SUM-2	3rd Submittal - Final GMP & Permit Set	15	0	28-Jun-21 A	23-Jul-21 A	
PC-SUM-2	4th Submittal - Final GMP & Permit Set	15	0	23-Aug-21 A	31-Aug-21 A	
Target Milestones		399	0	23-Apr-21 A	30-Nov-22 A	
MS-2000	Mobilization	0	0	23-Apr-21 A		
MS-2005	Official Start of Work Onsite	0	0	17-May-21 A		
MS-2010	Foundation Earthwork Complete	0	0		19-Jul-21 A	
MS-2020	Foundation Complete	0	0		29-Nov-21 A	
MS-2040	Structure Complete	0	0		03-Mar-22 A	
MS-2030	Permanent Power	0	0		31-May-22 A	
MS-2050	Conditioned Air	0	0		11-Jul-22 A	
MS-2070	Interior Build-Out @ Level 1 Complete	0	0		29-Jul-22 A	
MS-2100	Interior Build-Out @ Level 2 Complete	0	0		12-Aug-22 A	
MS-2060	Envelope/Skin Complete	0	0		26-Aug-22 A	
MS-2110	Project Substantial Completion	0	0		16-Sep-22 A	
MS-2090	Sitework Complete	0	0		22-Sep-22 A	
MS-2120	Project Certificate of Occupancy	0	0		30-Sep-22 A	
MS-2080	Commissioning Complete	0	0		30-Nov-22 A	
MS-2130	Punch Lists Complete	0	0		30-Nov-22 A	

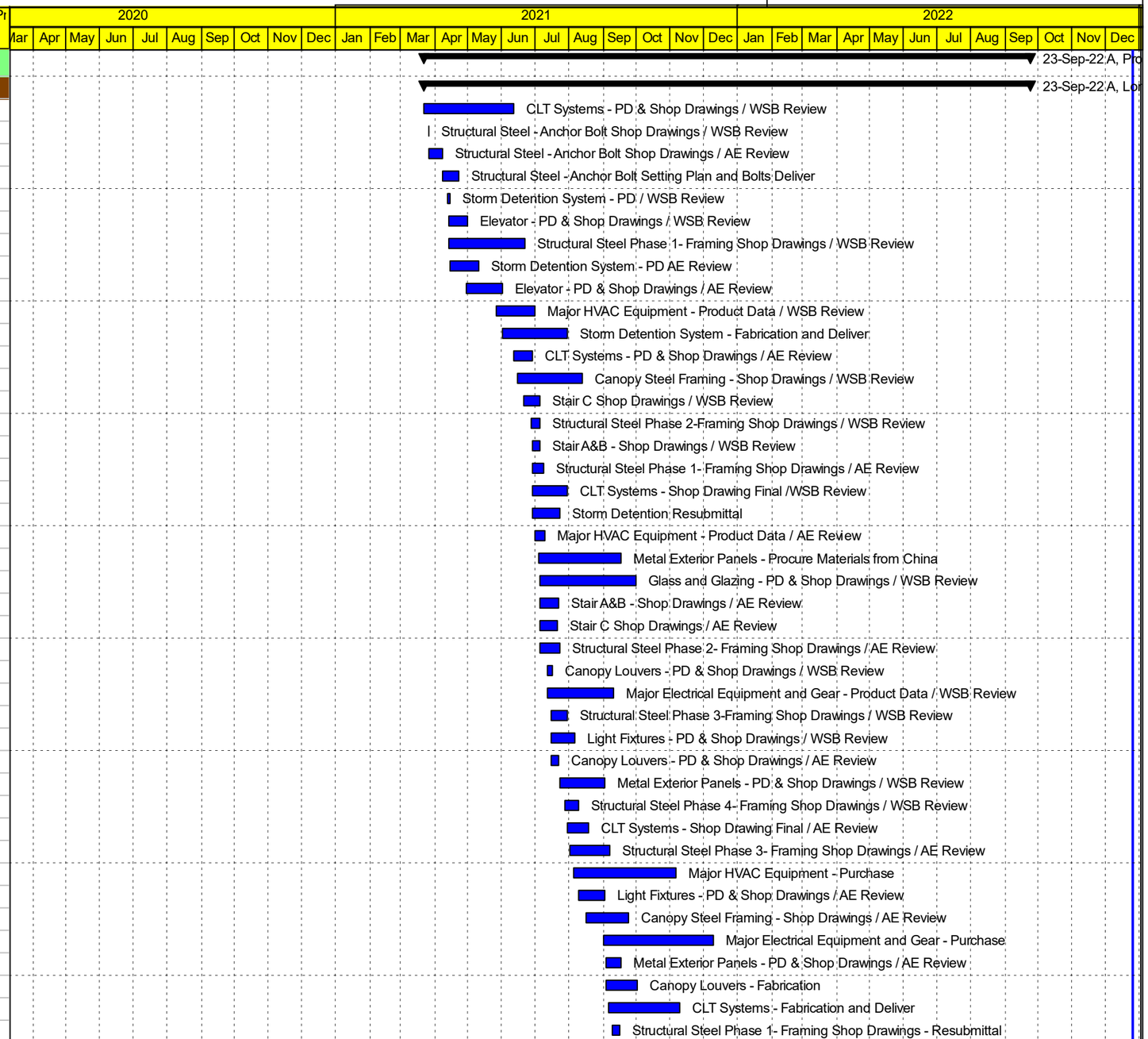


Critical Remaining Work
Summary
Remaining Work
Actual Work
Milestone

Houston Endowment Headquarters Building
Bellows Construction

26-Dec-22 Data Date
03-Jan-23 Print Date

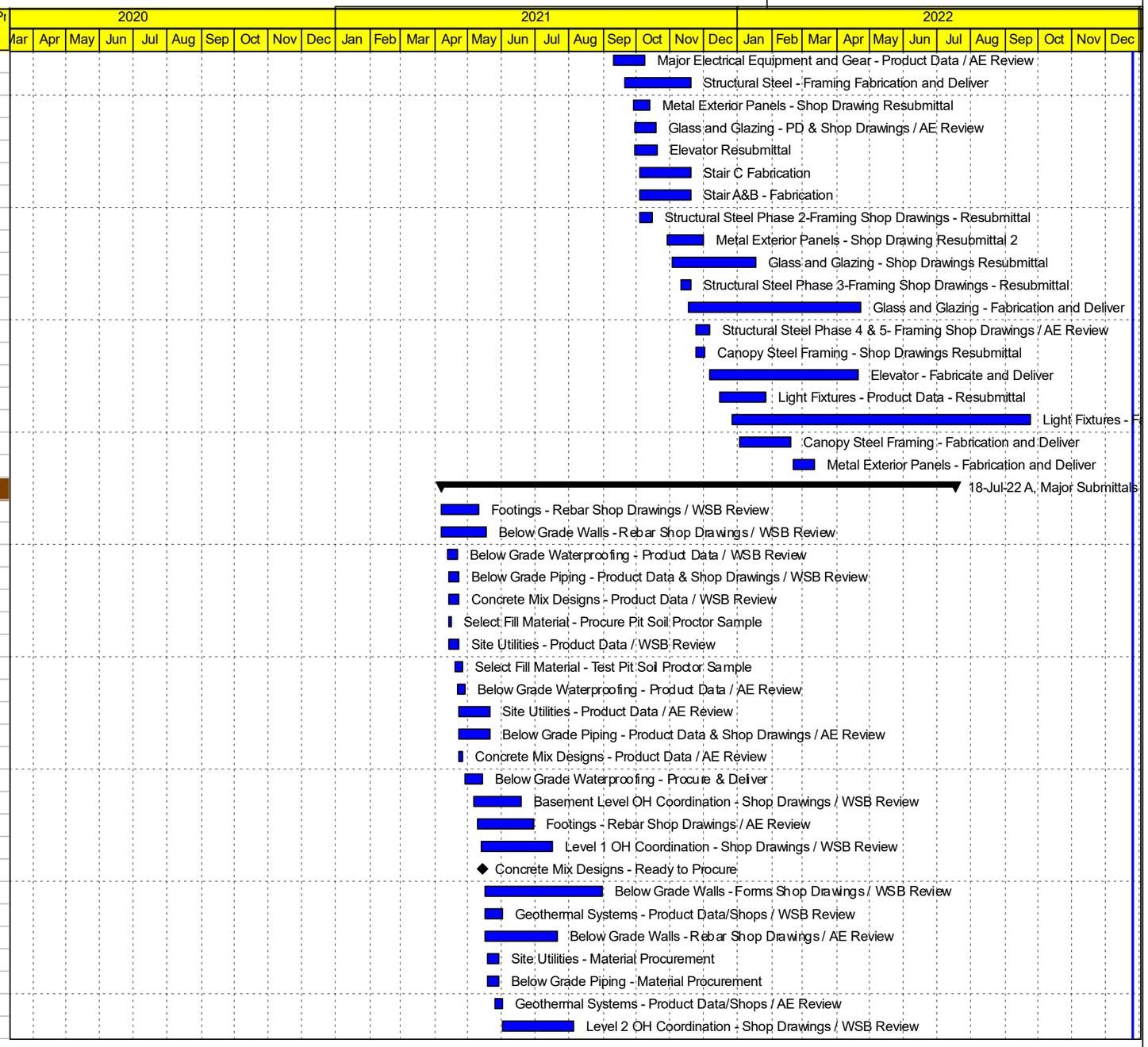
Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Pr
Procurement		348	0	22-Mar-21 A	23-Sep-22 A	
Long Lead Items		254	0	22-Mar-21 A	23-Sep-22 A	
C-PRO-2	CLT Systems - PD & Shop Drawings / WSB Review	20	0	22-Mar-21 A	11-Jun-21 A	
C-PRO-2	Structural Steel - Anchor Bolt Shop Drawings / WSB Revie	15	0	26-Mar-21 A	26-Mar-21 A	
C-PRO-2	Structural Steel - Anchor Bolt Shop Drawings / AE Review	10	0	26-Mar-21 A	08-Apr-21 A	
C-PRO-2	Structural Steel - Anchor Bolt Setting Plan and Bolts Deliv	10	0	08-Apr-21 A	22-Apr-21 A	
C-PRO-2	Storm Detention System - PD / WSB Review	1	0	12-Apr-21 A	14-Apr-21 A	
C-PRO-2	Elevator - PD & Shop Drawings / WSB Review	20	0	14-Apr-21 A	30-Apr-21 A	
C-PRO-2	Structural Steel Phase 1- Framing Shop Drawings / WSB	35	0	14-Apr-21 A	21-Jun-21 A	
C-PRO-2	Storm Detention System - PD AE Review	8	0	14-Apr-21 A	10-May-21 A	
C-PRO-2	Elevator - PD & Shop Drawings / AE Review	10	0	30-Apr-21 A	01-Jun-21 A	
C-PRO-2	Major HVAC Equipment - Product Data / WSB Review	28	0	27-May-21 A	01-Jul-21 A	
C-PRO-2	Storm Detention System - Fabrication and Deliver	15	0	01-Jun-21 A	30-Jul-21 A	
C-PRO-2	CLT Systems - PD & Shop Drawings / AE Review	10	0	11-Jun-21 A	28-Jun-21 A	
C-PRO-2	Canopy Steel Framing - Shop Drawings / WSB Review	35	0	15-Jun-21 A	13-Aug-21 A	
C-PRO-2	Stair C Shop Drawings / WSB Review	30	0	21-Jun-21 A	05-Jul-21 A	
C-PRO-2	Structural Steel Phase 2-Framing Shop Drawings / WSB I	5	0	28-Jun-21 A	05-Jul-21 A	
C-PRO-2	Stair A&B - Shop Drawings / WSB Review	30	0	28-Jun-21 A	05-Jul-21 A	
C-PRO-2	Structural Steel Phase 1- Framing Shop Drawings / AE Re	10	0	28-Jun-21 A	08-Jul-21 A	
C-PRO-2	CLT Systems - Shop Drawing Final /WSB Review	12	0	28-Jun-21 A	30-Jul-21 A	
C-PRO-2	Storm Detention Resubmittal	10	0	28-Jun-21 A	23-Jul-21 A	
C-PRO-2	Major HVAC Equipment - Product Data / AE Review	10	0	01-Jul-21 A	09-Jul-21 A	
C-PRO-2	Metal Exterior Panels - Procure Materials from China	66	0	05-Jul-21 A	17-Sep-21 A	
C-PRO-2	Glass and Glazing - PD & Shop Drawings / WSB Review	20	0	05-Jul-21 A	30-Sep-21 A	
C-PRO-2	Stair A&B - Shop Drawings / AE Review	10	0	05-Jul-21 A	23-Jul-21 A	
C-PRO-2	Stair C Shop Drawings / AE Review	10	0	05-Jul-21 A	21-Jul-21 A	
C-PRO-2	Structural Steel Phase 2- Framing Shop Drawings / AE Re	10	0	05-Jul-21 A	23-Jul-21 A	
C-PRO-2	Canopy Louvers - PD & Shop Drawings / WSB Review	20	0	12-Jul-21 A	16-Jul-21 A	
C-PRO-2	Major Electrical Equipment and Gear - Product Data / WS	20	0	12-Jul-21 A	10-Sep-21 A	
C-PRO-2	Structural Steel Phase 3-Framing Shop Drawings / WSB I	5	0	15-Jul-21 A	30-Jul-21 A	
C-PRO-2	Light Fixtures - PD & Shop Drawings / WSB Review	20	0	16-Jul-21 A	06-Aug-21 A	
C-PRO-2	Canopy Louvers - PD & Shop Drawings / AE Review	10	0	16-Jul-21 A	22-Jul-21 A	
C-PRO-2	Metal Exterior Panels - PD & Shop Drawings / WSB Revie	19	0	23-Jul-21 A	02-Sep-21 A	
C-PRO-2	Structural Steel Phase 4- Framing Shop Drawings / WSB	5	0	28-Jul-21 A	09-Aug-21 A	
C-PRO-2	CLT Systems - Shop Drawing Final / AE Review	5	0	30-Jul-21 A	18-Aug-21 A	
C-PRO-2	Structural Steel Phase 3- Framing Shop Drawings / AE Re	10	0	02-Aug-21 A	07-Sep-21 A	
C-PRO-2	Major HVAC Equipment - Purchase	50	0	05-Aug-21 A	05-Nov-21 A	
C-PRO-2	Light Fixtures - PD & Shop Drawings / AE Review	10	0	09-Aug-21 A	02-Sep-21 A	
C-PRO-2	Canopy Steel Framing - Shop Drawings / AE Review	10	0	16-Aug-21 A	23-Sep-21 A	
C-PRO-2	Major Electrical Equipment and Gear - Purchase	50	0	01-Sep-21 A	10-Dec-21 A	
C-PRO-2	Metal Exterior Panels - PD & Shop Drawings / AE Review	10	0	03-Sep-21 A	17-Sep-21 A	
C-PRO-2	Canopy Louvers - Fabrication	20	0	03-Sep-21 A	01-Oct-21 A	
C-PRO-2	CLT Systems - Fabrication and Deliver	40	0	06-Sep-21 A	09-Nov-21 A	
C-PRO-2	Structural Steel Phase 1- Framing Shop Drawings - Resul	5	0	09-Sep-21 A	16-Sep-21 A	



Critical Remaining Work
Summary
Remaining Work
Actual Work
Milestone

Houston Endowment Headquarters Building
Bellows Construction

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Pr
C-PRO-2	Major Electrical Equipment and Gear - Product Data / AE	10	0	10-Sep-21 A	08-Oct-21 A	
C-PRO-2	Structural Steel - Framing Fabrication and Deliver	35	0	20-Sep-21 A	19-Nov-21 A	
C-PRO-2	Metal Exterior Panels - Shop Drawing Resubmittal	5	0	28-Sep-21 A	13-Oct-21 A	
C-PRO-2	Glass and Glazing - PD & Shop Drawings / AE Review	10	0	30-Sep-21 A	18-Oct-21 A	
C-PRO-2	Elevator Resubmittal	5	0	30-Sep-21 A	19-Oct-21 A	
C-PRO-2	Stair C Fabrication	30	0	04-Oct-21 A	19-Nov-21 A	
C-PRO-2	Stair A&B - Fabrication	30	0	04-Oct-21 A	19-Nov-21 A	
C-PRO-2	Structural Steel Phase 2-Framing Shop Drawings - Resub	5	0	04-Oct-21 A	15-Oct-21 A	
C-PRO-2	Metal Exterior Panels - Shop Drawing Resubmittal 2	5	0	29-Oct-21 A	30-Nov-21 A	
C-PRO-2	Glass and Glazing - Shop Drawings Resubmittal	5	0	02-Nov-21 A	17-Jan-22 A	
C-PRO-2	Structural Steel Phase 3-Framing Shop Drawings - Resub	5	0	11-Nov-21 A	19-Nov-21 A	
C-PRO-2	Glass and Glazing - Fabrication and Deliver	40	0	17-Nov-21 A	22-Apr-22 A	
C-PRO-2	Structural Steel Phase 4 & 5- Framing Shop Drawings / Al	5	0	24-Nov-21 A	06-Dec-21 A	
C-PRO-2	Canopy Steel Framing - Shop Drawings Resubmittal	5	0	24-Nov-21 A	02-Dec-21 A	
C-PRO-2	Elevator - Fabricate and Deliver	45	0	06-Dec-21 A	20-Apr-22 A	
C-PRO-2	Light Fixtures - Product Data - Resubmittal	5	0	16-Dec-21 A	26-Jan-22 A	
C-PRO-2	Light Fixtures - Fabricate and Deliver	40	0	27-Dec-21 A	23-Sep-22 A	
C-PRO-2	Canopy Steel Framing - Fabrication and Deliver	25	0	03-Jan-22 A	18-Feb-22 A	
C-PRO-2	Metal Exterior Panels - Fabrication and Deliver	25	0	21-Feb-22 A	11-Mar-22 A	
Major Submittals		348	0	07-Apr-21 A	18-Jul-22 A	
C-PRO-6	Footings - Rebar Shop Drawings / WSB Review	15	0	07-Apr-21 A	10-May-21 A	
C-PRO-6	Below Grade Walls - Rebar Shop Drawings / WSB Review	15	0	07-Apr-21 A	17-May-21 A	
C-PRO-6	Below Grade Waterproofing - Product Data / WSB Review	10	0	12-Apr-21 A	21-Apr-21 A	
C-PRO-6	Below Grade Piping - Product Data & Shop Drawings / W	7	0	14-Apr-21 A	22-Apr-21 A	
C-PRO-6	Concrete Mix Designs - Product Data / WSB Review	7	0	14-Apr-21 A	22-Apr-21 A	
C-PRO-6	Select Fill Material - Procure Pit Soil Proctor Sample	5	0	14-Apr-21 A	15-Apr-21 A	
C-PRO-6	Site Utilities - Product Data / WSB Review	7	0	14-Apr-21 A	22-Apr-21 A	
C-PRO-6	Select Fill Material - Test Pit Soil Proctor Sample	5	0	19-Apr-21 A	26-Apr-21 A	
C-PRO-6	Below Grade Waterproofing - Product Data / AE Review	10	0	21-Apr-21 A	28-Apr-21 A	
C-PRO-6	Site Utilities - Product Data / AE Review	5	0	23-Apr-21 A	21-May-21 A	
C-PRO-6	Below Grade Piping - Product Data & Shop Drawings / AE	5	0	23-Apr-21 A	21-May-21 A	
C-PRO-6	Concrete Mix Designs - Product Data / AE Review	10	0	23-Apr-21 A	26-Apr-21 A	
C-PRO-6	Below Grade Waterproofing - Procure & Deliver	10	0	28-Apr-21 A	14-May-21 A	
C-PRO-6	Basement Level OH Coordination - Shop Drawings / WSB	20	0	06-May-21 A	18-Jun-21 A	
C-PRO-6	Footings - Rebar Shop Drawings / AE Review	10	0	10-May-21 A	29-Jun-21 A	
C-PRO-6	Level 1 OH Coordination - Shop Drawings / WSB Review	25	0	13-May-21 A	16-Jul-21 A	
C-PRO-6	Concrete Mix Designs - Ready to Procure	0	0		14-May-21 A	
C-PRO-6	Below Grade Walls - Forms Shop Drawings / WSB Review	20	0	17-May-21 A	31-Aug-21 A	
C-PRO-6	Geothermal Systems - Product Data/Shops / WSB Review	10	0	17-May-21 A	01-Jun-21 A	
C-PRO-6	Below Grade Walls - Rebar Shop Drawings / AE Review	10	0	17-May-21 A	21-Jul-21 A	
C-PRO-6	Site Utilities - Material Procurement	5	0	19-May-21 A	28-May-21 A	
C-PRO-6	Below Grade Piping - Material Procurement	5	0	19-May-21 A	28-May-21 A	
C-PRO-6	Geothermal Systems - Product Data/Shops / AE Review	10	0	25-May-21 A	01-Jun-21 A	
C-PRO-6	Level 2 OH Coordination - Shop Drawings / WSB Review	25	0	01-Jun-21 A	05-Aug-21 A	

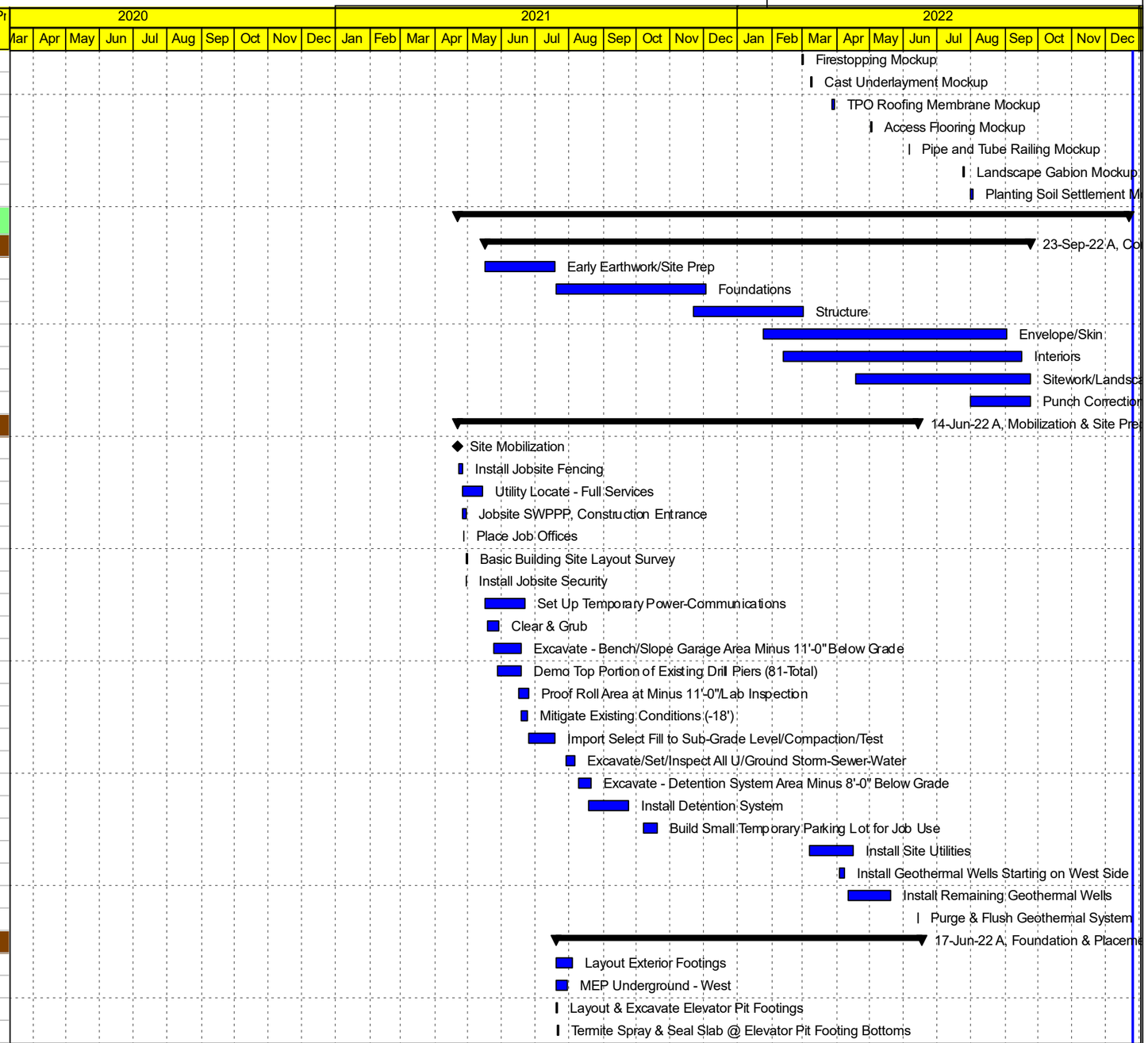


Critical Remaining Work
Summary
Remaining Work
Actual Work
Milestone

Houston Endowment Headquarters Building
Bellows Construction

26-Dec-22 Data Date
03-Jan-23 Print Date

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish
C-PRO61	Firestopping Mockup	2	0	28-Feb-22 A	01-Mar-22 A
C-PRO60	Cast Underlayment Mockup	2	0	08-Mar-22 A	09-Mar-22 A
C-PRO61	TPO Roofing Membrane Mockup	2	0	28-Mar-22 A	29-Mar-22 A
C-PRO61	Access Flooring Mockup	2	0	02-May-22 A	02-May-22 A
C-PRO61	Pipe and Tube Railing Mockup	2	0	06-Jun-22 A	06-Jun-22 A
C-PRO61	Landscape Gabion Mockup	2	0	25-Jul-22 A	26-Jul-22 A
C-PRO62	Planting Soil Settlement Mockup	2	0	01-Aug-22 A	02-Aug-22 A
Construction		417	0	21-Apr-21 A	23-Dec-22 A
Construction Summary		348	0	17-May-21 A	23-Sep-22 A
C-SUM-1	Early Earthwork/Site Prep	33	0	17-May-21 A	19-Jul-21 A
C-SUM-1	Foundations	78	0	20-Jul-21 A	03-Dec-21 A
C-SUM-1	Structure	54	0	22-Nov-21 A	01-Mar-22 A
C-SUM-1	Envelope/Skin	62	0	24-Jan-22 A	02-Sep-22 A
C-SUM-1	Interiors	93	0	11-Feb-22 A	16-Sep-22 A
C-SUM-1	Sitework/Landscaping	79	0	18-Apr-22 A	23-Sep-22 A
C-SUM-1	Punch Corrections	38	0	01-Aug-22 A	23-Sep-22 A
Mobilization & Site Preparation		288	0	21-Apr-21 A	14-Jun-22 A
C-MOB-1	Site Mobilization	0	0	21-Apr-21 A	
C-MOB-1	Install Jobsite Fencing	2	0	23-Apr-21 A	26-Apr-21 A
C-MOB-1	Utility Locate - Full Services	3	0	26-Apr-21 A	14-May-21 A
C-MOB-1	Jobsite SWPPP, Construction Entrance	3	0	26-Apr-21 A	29-Apr-21 A
C-MOB-1	Place Job Offices	1	0	27-Apr-21 A	27-Apr-21 A
C-MOB-1	Basic Building Site Layout Survey	3	0	29-Apr-21 A	30-Apr-21 A
C-MOB-1	Install Jobsite Security	1	0	29-Apr-21 A	29-Apr-21 A
C-MOB-1	Set Up Temporary Power-Communications	4	0	17-May-21 A	21-Jun-21 A
C-MOB-1	Clear & Grub	2	0	19-May-21 A	28-May-21 A
C-MOB-1	Excavate - Bench/Slope Garage Area Minus 11'-0" Below	15	0	24-May-21 A	18-Jun-21 A
C-MOB-1	Demo Top Portion of Existing Drill Piers (81-Total)	5	0	28-May-21 A	18-Jun-21 A
C-MOB-1	Proof Roll Area at Minus 11'-0"/Lab Inspection	3	0	16-Jun-21 A	25-Jun-21 A
C-MOB-1	Mitigate Existing Conditions (-18')	5	0	18-Jun-21 A	24-Jun-21 A
C-MOB-1	Import Select Fill to Sub-Grade Level/Compaction/Test	8	0	25-Jun-21 A	19-Jul-21 A
C-MOB-1	Excavate/Set/Inspect All U/Ground Storm-Sewer-Water	10	0	29-Jul-21 A	06-Aug-21 A
C-MOB-1	Excavate - Detention System Area Minus 8'-0" Below Gra	4	0	09-Aug-21 A	21-Aug-21 A
C-MOB-1	Install Detention System	10	0	19-Aug-21 A	24-Sep-21 A
C-MOB-1	Build Small Temporary Parking Lot for Job Use	3	0	08-Oct-21 A	20-Oct-21 A
C-MOB-1	Install Site Utilities	10	0	07-Mar-22 A	15-Apr-22 A
C-MOB-1	Install Geothermal Wells Starting on West Side	5	0	04-Apr-22 A	08-Apr-22 A
C-MOB-1	Install Remaining Geothermal Wells	15	0	11-Apr-22 A	19-May-22 A
C-MOB-1	Purge & Flush Geothermal System	5	0	14-Jun-22 A	14-Jun-22 A
Foundation & Placement Concrete		225	0	20-Jul-21 A	17-Jun-22 A
A1000	Layout Exterior Footings	12	0	20-Jul-21 A	03-Aug-21 A
A1010	MEP Underground - West	5	0	20-Jul-21 A	30-Jul-21 A
A1020	Layout & Excavate Elevator Pit Footings	2	0	20-Jul-21 A	21-Jul-21 A
A1030	Termite Spray & Seal Slab @ Elevator Pit Footing Bottom	2	0	21-Jul-21 A	22-Jul-21 A

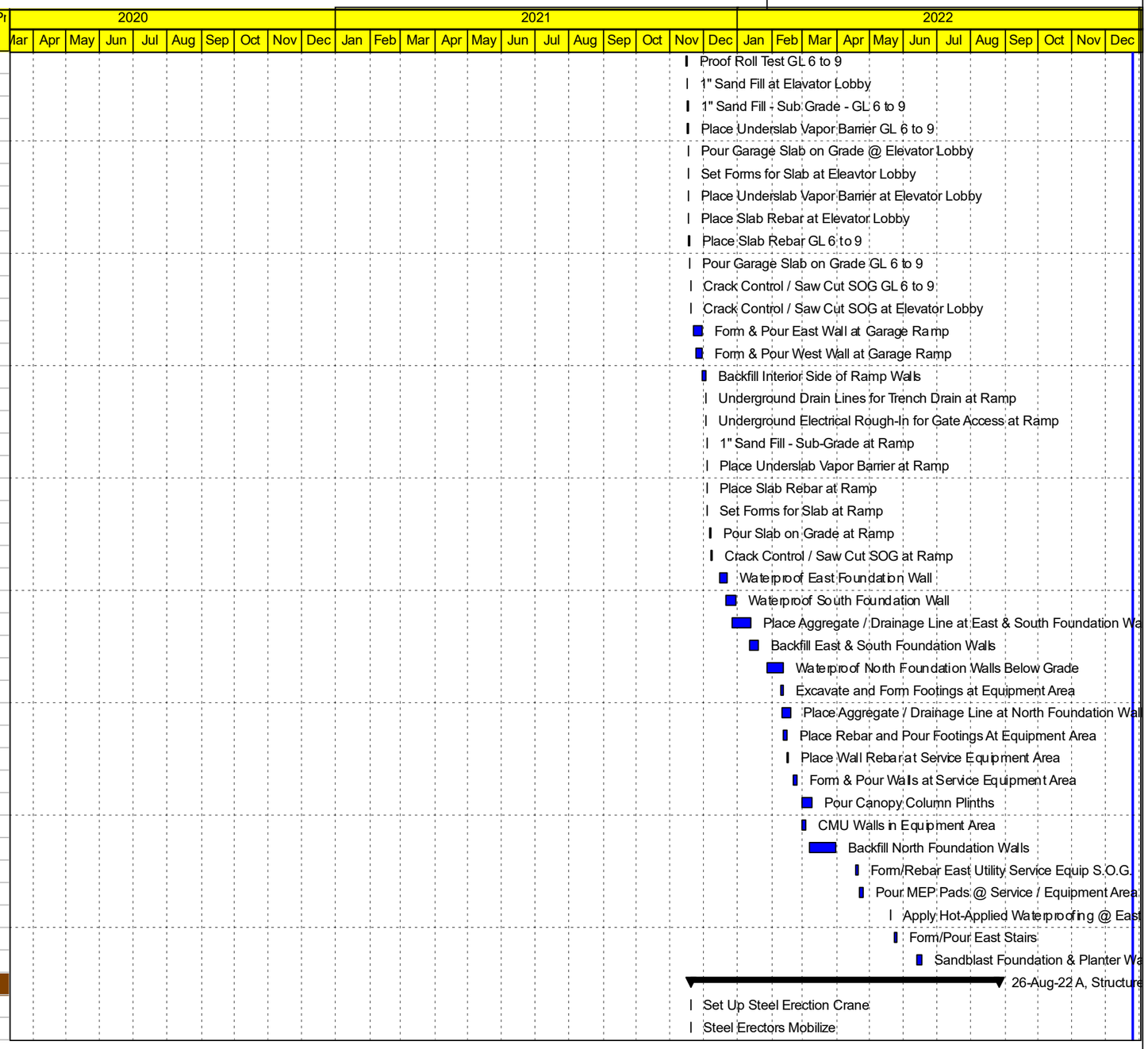


Critical Remaining Work
Summary
Remaining Work
Actual Work
Milestone

Houston Endowment Headquarters Building
Bellows Construction

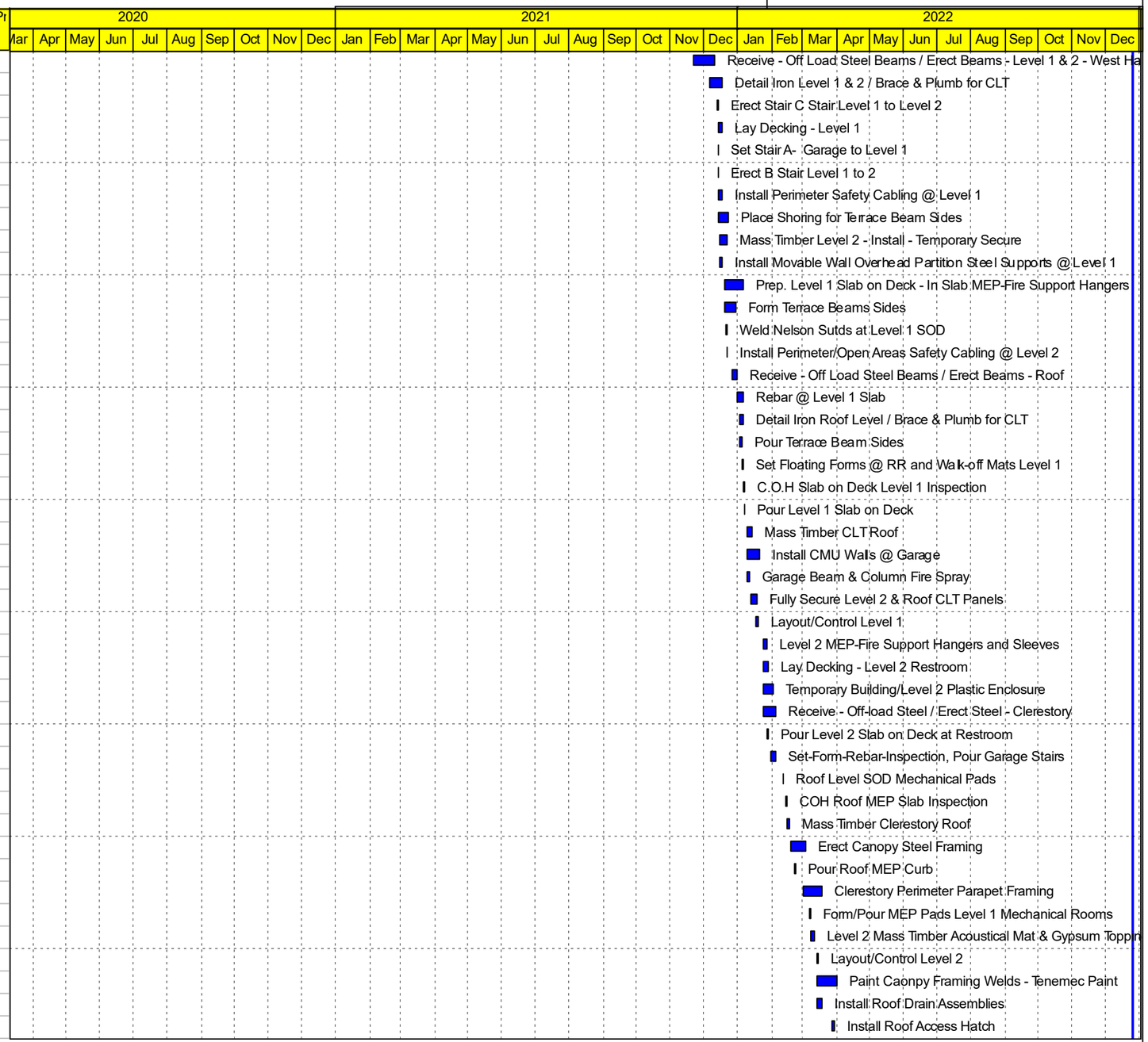
26-Dec-22 Data Date
03-Jan-23 Print Date

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Pr
A1390	Proof Roll Test GL 6 to 9	1	0	15-Nov-21 A	16-Nov-21 A	
A1540	1" Sand Fill at Elavator Lobby	1	0	16-Nov-21 A	16-Nov-21 A	
A1430	1" Sand Fill - Sub Grade - GL 6 to 9	1	0	16-Nov-21 A	17-Nov-21 A	
A1440	Place Underslab Vapor Barrier GL 6 to 9	1	0	16-Nov-21 A	17-Nov-21 A	
A1546	Pour Garage Slab on Grade @ Elevator Lobby	1	0	17-Nov-21 A	17-Nov-21 A	
A1532	Set Forms for Slab at Eleavtor Lobby	1	0	17-Nov-21 A	17-Nov-21 A	
A1541	Place Underslab Vapor Barrier at Elevator Lobby	1	0	17-Nov-21 A	17-Nov-21 A	
A1542	Place Slab Rebar at Elevator Lobby	1	0	17-Nov-21 A	17-Nov-21 A	
A1450	Place Slab Rebar GL 6 to 9	1	0	17-Nov-21 A	18-Nov-21 A	
A1460	Pour Garage Slab on Grade GL 6 to 9	1	0	18-Nov-21 A	18-Nov-21 A	
A1470	Crack Control / Saw Cut SOG GL 6 to 9	1	0	19-Nov-21 A	19-Nov-21 A	
A1547	Crack Control / Saw Cut SOG at Elevator Lobby	1	0	19-Nov-21 A	19-Nov-21 A	
A1610	Form & Pour East Wall at Garage Ramp	4	0	22-Nov-21 A	29-Nov-21 A	
A1740	Form & Pour West Wall at Garage Ramp	3	0	24-Nov-21 A	29-Nov-21 A	
A1620	Backfill Interior Side of Ramp Walls	1	0	30-Nov-21 A	03-Dec-21 A	
A1630	Underground Drain Lines for Trench Drain at Ramp	2	0	03-Dec-21 A	03-Dec-21 A	
A1640	Underground Electrical Rough-In for Gate Access at Ram	2	0	03-Dec-21 A	03-Dec-21 A	
A1650	1" Sand Fill - Sub-Grade at Ramp	1	0	04-Dec-21 A	04-Dec-21 A	
A1660	Place Underslab Vapor Barrier at Ramp	1	0	04-Dec-21 A	04-Dec-21 A	
A1670	Place Slab Rebar at Ramp	1	0	04-Dec-21 A	04-Dec-21 A	
A1680	Set Forms for Slab at Ramp	1	0	04-Dec-21 A	04-Dec-21 A	
A1690	Pour Slab on Grade at Ramp	1	0	07-Dec-21 A	07-Dec-21 A	
A1700	Crack Control / Saw Cut SOG at Ramp	1	0	08-Dec-21 A	08-Dec-21 A	
A1710	Waterproof East Foundation Wall	2	0	16-Dec-21 A	22-Dec-21 A	
A1770	Waterproof South Foundation Wall	5	0	21-Dec-21 A	30-Dec-21 A	
A1720	Place Aggregate / Drainage Line at East & South Founda	2	0	27-Dec-21 A	13-Jan-22 A	
A1730	Backfill East & South Foundation Walls	2	0	12-Jan-22 A	19-Jan-22 A	
A1551	Waterproof North Foundation Walls Below Grade	10	0	28-Jan-22 A	11-Feb-22 A	
A1750	Excavate and Form Footings at Equipment Area	3	0	09-Feb-22 A	11-Feb-22 A	
A1561	Place Aggregate / Drainage Line at North Foundation Wa	5	0	10-Feb-22 A	18-Feb-22 A	
A1760	Place Rebar and Pour Footings At Equipment Area	2	0	11-Feb-22 A	14-Feb-22 A	
A1590	Place Wall Rebar at Service Equipment Area	2	0	15-Feb-22 A	16-Feb-22 A	
A1600	Form & Pour Walls at Service Equipment Area	5	0	21-Feb-22 A	24-Feb-22 A	
A1550	Pour Canopy Column Plinths	5	0	28-Feb-22 A	09-Mar-22 A	
A1780	CMU Walls in Equipment Area	5	0	28-Feb-22 A	03-Mar-22 A	
A1560	Backfill North Foundation Walls	10	0	07-Mar-22 A	31-Mar-22 A	
A1570	Form/Rebar East Utility Service Equip S.O.G.	3	0	18-Apr-22 A	20-Apr-22 A	
A1580	Pour MEP Pads @ Service / Equipment Area	2	0	22-Apr-22 A	25-Apr-22 A	
A1790	Apply Hot-Applied Waterproofing @ East Stair	2	0	20-May-22 A	20-May-22 A	
A1800	Form/Pour East Stairs	3	0	23-May-22 A	25-May-22 A	
A1810	Sandblast Foundation & Planter Walls	5	0	13-Jun-22 A	17-Jun-22 A	
Structure		106	0	19-Nov-21 A	26-Aug-22 A	
C-STR-20	Set Up Steel Erection Crane	2	0	19-Nov-21 A	19-Nov-21 A	
C-STR-20	Steel Erectors Mobilize	2	0	19-Nov-21 A	19-Nov-21 A	



Critical Remaining Work
Remaining Work
Actual Work
Milestone
Summary

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Pr
C-STR-2(	Receive - Off Load Steel Beams / Erect Beams - Level 1	8	0	22-Nov-21 A	11-Dec-21 A	
C-STR-2(	Detail Iron Level 1 & 2 / Brace & Plumb for CLT	4	0	06-Dec-21 A	17-Dec-21 A	
C-STR-2(	Erect Stair C Stair Level 1 to Level 2	5	0	13-Dec-21 A	14-Dec-21 A	
C-STR-2(	Lay Decking - Level 1	5	0	14-Dec-21 A	17-Dec-21 A	
C-STR-2(	Set Stair A- Garage to Level 1	1	0	14-Dec-21 A	14-Dec-21 A	
C-STR-2(	Erect B Stair Level 1 to 2	2	0	14-Dec-21 A	14-Dec-21 A	
C-STR-2(	Install Perimeter Safety Cabling @ Level 1	1	0	15-Dec-21 A	17-Dec-21 A	
C-STR-2(	Place Shoring for Terrace Beam Sides	2	0	15-Dec-21 A	23-Dec-21 A	
C-STR-2(	Mass Timber Level 2 - Install - Temporary Secure	5	0	16-Dec-21 A	22-Dec-21 A	
C-STR-2(	Install Movable Wall Overhead Partition Steel Supports @	3	0	16-Dec-21 A	17-Dec-21 A	
C-STR-2(	Prep. Level 1 Slab on Deck - In Slab MEP-Fire Support H	5	0	20-Dec-21 A	06-Jan-22 A	
C-STR-2(	Form Terrace Beams Sides	3	0	20-Dec-21 A	30-Dec-21 A	
C-STR-2(	Weld Nelson Sutds at Level 1 SOD	2	0	21-Dec-21 A	22-Dec-21 A	
C-STR-2(	Install Perimeter/Open Areas Safety Cabling @ Level 2	1	0	22-Dec-21 A	22-Dec-21 A	
C-STR-2(	Receive - Off Load Steel Beams / Erect Beams - Roof	5	0	27-Dec-21 A	31-Dec-21 A	
C-STR-2(	Rebar @ Level 1 Slab	3	0	31-Dec-21 A	06-Jan-22 A	
C-STR-2(	Detail Iron Roof Level / Brace & Plumb for CLT	5	0	03-Jan-22 A	06-Jan-22 A	
C-STR-2(	Pour Terrace Beam Sides	2	0	03-Jan-22 A	05-Jan-22 A	
C-STR-2(	Set Floating Forms @ RR and Walk-off Mats Level 1	2	0	05-Jan-22 A	06-Jan-22 A	
C-STR-2(	C.O.H Slab on Deck Level 1 Inspection	1	0	06-Jan-22 A	07-Jan-22 A	
C-STR-2(	Pour Level 1 Slab on Deck	1	0	07-Jan-22 A	07-Jan-22 A	
C-STR-2(	Mass Timber CLT Roof	5	0	10-Jan-22 A	14-Jan-22 A	
C-STR-2(	Install CMU Walls @ Garage	8	0	10-Jan-22 A	20-Jan-22 A	
C-STR-2(	Garage Beam & Column Fire Spray	3	0	10-Jan-22 A	12-Jan-22 A	
C-STR-2(	Fully Secure Level 2 & Roof CLT Panels	3	0	13-Jan-22 A	18-Jan-22 A	
C-STR-2(	Layout/Control Level 1	3	0	17-Jan-22 A	19-Jan-22 A	
C-STR-2(	Level 2 MEP-Fire Support Hangers and Sleeves	2	0	24-Jan-22 A	27-Jan-22 A	
C-STR-2(	Lay Decking - Level 2 Restroom	3	0	24-Jan-22 A	28-Jan-22 A	
C-STR-2(	Temporary Building/Level 2 Plastic Enclosure	5	0	24-Jan-22 A	02-Feb-22 A	
C-STR-2(	Receive - Off-load Steel / Erect Steel - Clerestory	8	0	24-Jan-22 A	04-Feb-22 A	
C-STR-2(	Pour Level 2 Slab on Deck at Restroom	1	0	28-Jan-22 A	28-Jan-22 A	
C-STR-2(	Set-Form-Rebar-Inspection, Pour Garage Stairs	5	0	31-Jan-22 A	04-Feb-22 A	
C-STR-2(	Roof Level SOD Mechanical Pads	4	0	11-Feb-22 A	11-Feb-22 A	
C-STR-2(	COH Roof MEP Slab Inspection	1	0	14-Feb-22 A	14-Feb-22 A	
C-STR-2(	Mass Timber Clerestory Roof	4	0	15-Feb-22 A	17-Feb-22 A	
C-STR-2(	Erect Canopy Steel Framing	8	0	18-Feb-22 A	03-Mar-22 A	
C-STR-2(	Pour Roof MEP Curb	1	0	22-Feb-22 A	22-Feb-22 A	
C-STR-2(	Clerestory Perimeter Parapet Framing	8	0	02-Mar-22 A	18-Mar-22 A	
C-STR-2(	Form/Pour MEP Pads Level 1 Mechanical Rooms	2	0	07-Mar-22 A	08-Mar-22 A	
C-STR-2(	Level 2 Mass Timber Acoustical Mat & Gypsum Topping	3	0	08-Mar-22 A	11-Mar-22 A	
C-STR-2(	Layout/Control Level 2	2	0	14-Mar-22 A	15-Mar-22 A	
C-STR-2(	Paint Caonpy Framing Welds - Tenemec Paint	12	0	14-Mar-22 A	01-Apr-22 A	
C-STR-2(	Install Roof Drain Assemblies	2	0	14-Mar-22 A	18-Mar-22 A	
C-STR-2(	Install Roof Access Hatch	3	0	28-Mar-22 A	29-Mar-22 A	

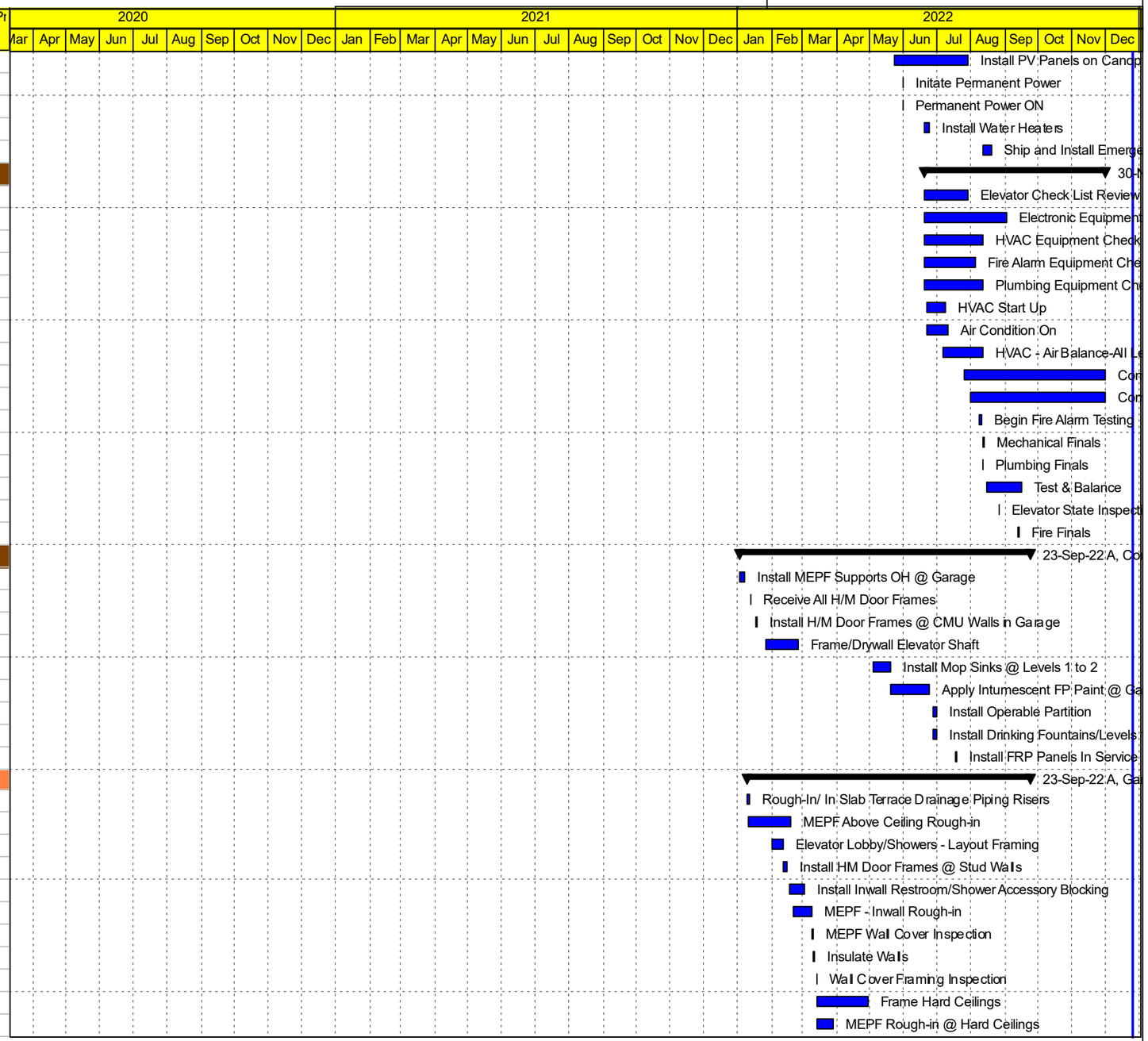


Critical Remaining Work
Summary
Remaining Work
Actual Work
Milestone

Houston Endowment Headquarters Building
Bellows Construction

26-Dec-22 Data Date
03-Jan-23 Print Date

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish	Pr
C-EQ-ME	Install PV Panels on Canopy	20	0	23-May-22 A	29-Jul-22 A	
C-EQ-ME	Initate Permanent Power	1	0	31-May-22 A	31-May-22 A	
C-EQ-ME	Permanent Power ON	1	0	31-May-22 A	31-May-22 A	
C-EQ-ME	Install Water Heaters	2	0	20-Jun-22 A	24-Jun-22 A	
C-EQ-ME	Ship and Install Emergency Generator	10	0	12-Aug-22 A	19-Aug-22 A	
Commissioning & Testing		54	0	20-Jun-22 A	30-Nov-22 A	
C-CX-10(	Elevator Check List Review	15	0	20-Jun-22 A	29-Jul-22 A	
C-CX-10	Electronic Equipment Check List Review	15	0	20-Jun-22 A	02-Sep-22 A	
C-CX-10	HVAC Equipment Check List Review	15	0	20-Jun-22 A	12-Aug-22 A	
C-CX-10	Fire Alarm Equipment Check List Review	15	0	20-Jun-22 A	05-Aug-22 A	
C-CX-10	Plumbing Equipment Check List Review	15	0	20-Jun-22 A	12-Aug-22 A	
C-CX-10	HVAC Start Up	3	0	22-Jun-22 A	08-Jul-22 A	
C-CX-10(	Air Condition On	1	0	22-Jun-22 A	11-Jul-22 A	
C-CX-10	HVAC - Air Balance-All Levels	10	0	06-Jul-22 A	12-Aug-22 A	
C-CX-11	Commissioning Review / Final Reports	10	0	26-Jul-22 A	30-Nov-22 A	
C-CX-10	Commissioning Review for MEPF / Fire	5	0	01-Aug-22 A	30-Nov-22 A	
C-CX-11(	Begin Fire Alarm Testing	5	0	08-Aug-22 A	10-Aug-22 A	
C-CX-11	Mechanical Finals	1	0	12-Aug-22 A	13-Aug-22 A	
C-CX-11	Plumbing Finals	1	0	12-Aug-22 A	12-Aug-22 A	
C-CX-111	Test & Balance	5	0	15-Aug-22 A	16-Sep-22 A	
C-CX-11	Elevator State Inspection	1	0	26-Aug-22 A	26-Aug-22 A	
C-CX-10	Fire Finals	1	0	13-Sep-22 A	13-Sep-22 A	
Core Build-Out		176	0	03-Jan-22 A	23-Sep-22 A	
C-COR-1	Install MEPF Supports OH @ Garage	2	0	03-Jan-22 A	07-Jan-22 A	
C-COR-1	Receive All H/M Door Frames	1	0	13-Jan-22 A	13-Jan-22 A	
C-COR-1	Install H/M Door Frames @ CMU Walls in Garage	2	0	17-Jan-22 A	18-Jan-22 A	
C-COR-1	Frame/Drywall Elevator Shaft	5	0	27-Jan-22 A	25-Feb-22 A	
C-COR-1	Install Mop Sinks @ Levels 1 to 2	2	0	04-May-22 A	20-May-22 A	
C-COR-1	Apply Intumescent FP Paint @ Garage Colums	8	0	20-May-22 A	24-Jun-22 A	
C-COR-1	Install Operable Partition	5	0	27-Jun-22 A	01-Jul-22 A	
C-COR-1	Install Drinking Fountains/Levels 1 to 2	4	0	27-Jun-22 A	01-Jul-22 A	
C-COR-1	Install FRP Panels In Service Closets/Level 1	2	0	18-Jul-22 A	19-Jul-22 A	
Garage		167	0	10-Jan-22 A	23-Sep-22 A	
C-GAR-:	Rough-In/ In Slab Terrace Drainage Piping Risers	3	0	10-Jan-22 A	12-Jan-22 A	
C-GAR-:	MEPF Above Ceiling Rough-in	10	0	11-Jan-22 A	18-Feb-22 A	
C-GAR-:	Elevator Lobby/Showers - Layout Framing	3	0	01-Feb-22 A	11-Feb-22 A	
C-GAR-:	Install HM Door Frames @ Stud Walls	1	0	11-Feb-22 A	15-Feb-22 A	
C-GAR-:	Install Inwall Restroom/Shower Accessory Blocking	2	0	17-Feb-22 A	02-Mar-22 A	
C-GAR-:	MEPF - Inwall Rough-in	10	0	21-Feb-22 A	09-Mar-22 A	
C-GAR-:	MEPF Wall Cover Inspection	1	0	10-Mar-22 A	10-Mar-22 A	
C-GAR-:	Insulate Walls	1	0	11-Mar-22 A	11-Mar-22 A	
C-GAR-:	Wall Cover Framing Inspection	1	0	14-Mar-22 A	14-Mar-22 A	
C-GAR-:	Frame Hard Ceilings	2	0	14-Mar-22 A	29-Apr-22 A	
C-GAR-:	MEPF Rough-in @ Hard Ceilings	2	0	14-Mar-22 A	28-Mar-22 A	

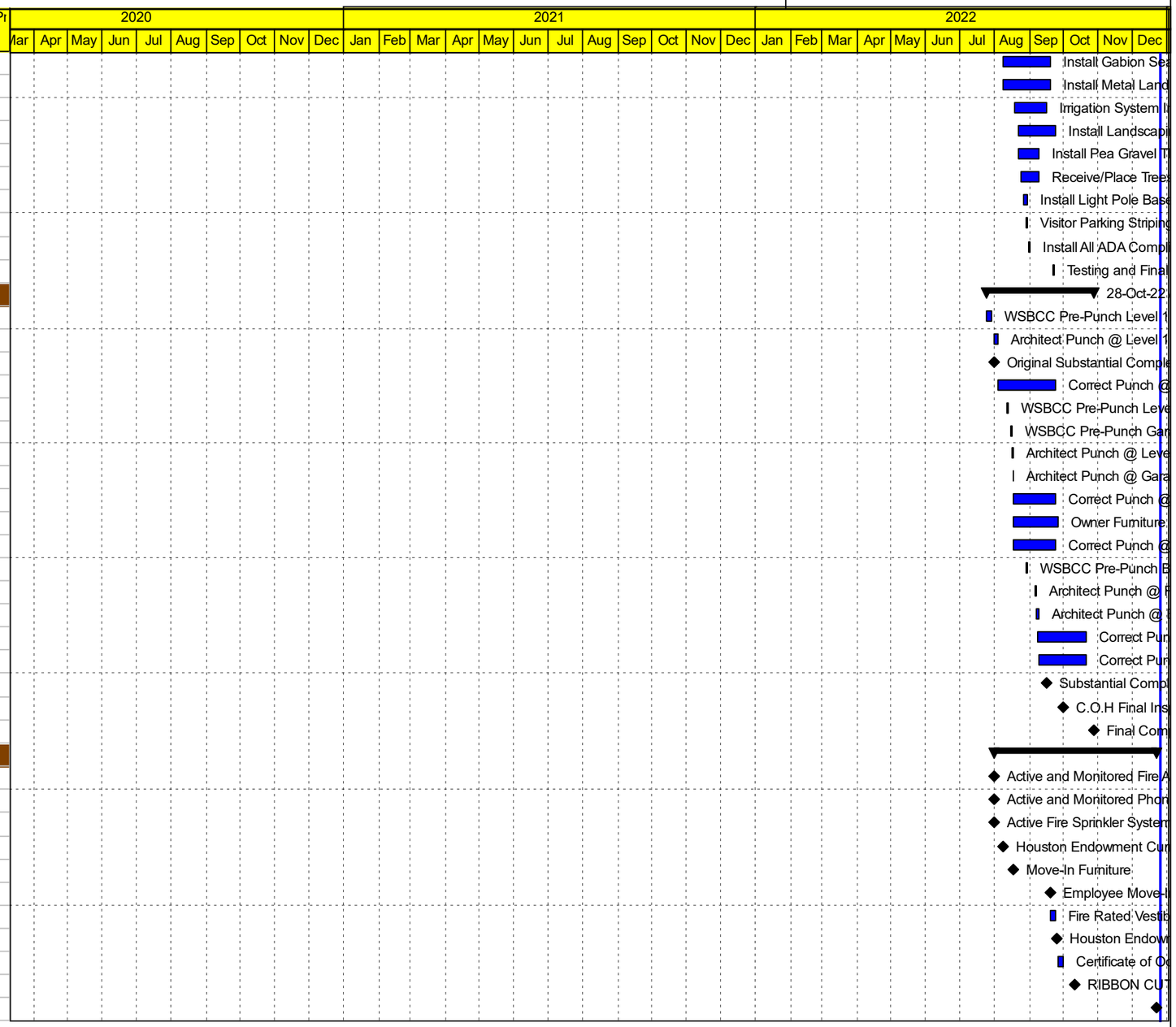


Critical Remaining Work
Summary
Remaining Work
Actual Work
Milestone

Houston Endowment Headquarters Building
Bellows Construction

26-Dec-22 Data Date
03-Jan-23 Print Date

Activity ID	Activity Name	Original Duration	Remaining Duration	Start	Finish
C-SIT-13(	Install Gabion Seating at South Areas	9	0	08-Aug-22 A	19-Sep-22 A
C-SIT-13-	Install Metal Landscaping Edge Band Throughout	5	0	08-Aug-22 A	19-Sep-22 A
C-SIT-13(	Irrigation System In Operation	2	0	19-Aug-22 A	16-Sep-22 A
C-SIT-13-	Install Landscaping	8	0	22-Aug-22 A	23-Sep-22 A
C-SIT-13-	Install Pea Gravel Throughout	3	0	22-Aug-22 A	09-Sep-22 A
C-SIT-12-	Receive/Place Trees	8	0	24-Aug-22 A	09-Sep-22 A
C-SIT-11(	Install Light Pole Base-Visitors Parking Area	4	0	27-Aug-22 A	30-Aug-22 A
C-SIT-13-	Visitor Parking Striping	2	0	29-Aug-22 A	30-Aug-22 A
C-SIT-13-	Install All ADA Compliant Signage @ Exterior	2	0	31-Aug-22 A	01-Sep-22 A
C-SIT-13(	Testing and Final Completion of Sitework	2	0	22-Sep-22 A	22-Sep-22 A
Project Close-Out		44	0	25-Jul-22 A	28-Oct-22 A
C-CL-10-	WSBCC Pre-Punch Level 1	10	0	25-Jul-22 A	29-Jul-22 A
C-CL-10-	Architect Punch @ Level 1	3	0	01-Aug-22 A	03-Aug-22 A
C-CL-10(	Original Substantial Completion 410 Calendar days	0	0		01-Aug-22 A
C-CL-10-	Correct Punch @ Level 1	10	0	04-Aug-22 A	23-Sep-22 A
C-CL-10-	WSBCC Pre-Punch Level 2	1	0	12-Aug-22 A	13-Aug-22 A
C-CL-101	WSBCC Pre-Punch Garage	5	0	15-Aug-22 A	16-Aug-22 A
C-CL-10(	Architect Punch @ Level 2	3	0	16-Aug-22 A	17-Aug-22 A
C-CL-10-	Architect Punch @ Garage	2	0	17-Aug-22 A	17-Aug-22 A
C-CL-10-	Correct Punch @ Level 2	10	0	17-Aug-22 A	23-Sep-22 A
C-CL-111	Owner Furniture and Move-in	15	0	18-Aug-22 A	26-Sep-22 A
C-CL-10-	Correct Punch @ Garage	8	0	18-Aug-22 A	23-Sep-22 A
C-CL-10-	WSBCC Pre-Punch Building Exterior	2	0	29-Aug-22 A	30-Aug-22 A
C-CL-10-	Architect Punch @ Roof & Canopy	2	0	06-Sep-22 A	07-Sep-22 A
C-CL-10(	Architect Punch @ Building Exterior	3	0	07-Sep-22 A	09-Sep-22 A
C-CL-11(	Correct Punch @ Roof & Canopy	7	0	08-Sep-22 A	21-Oct-22 A
C-CL-107	Correct Punch @ Building Exterior	10	0	09-Sep-22 A	21-Oct-22 A
C-CL-10-	Substantial Completion	0	0		16-Sep-22 A
C-CL-107	C.O.H Final Inspection	0	0		30-Sep-22 A
C-CL-11(	Final Completion	0	0		28-Oct-22 A
Critical Dates		101	0	01-Aug-22 A	23-Dec-22 A
C-CD-10-	Active and Monitored Fire Alarm	0	0		01-Aug-22 A
C-CD-10-	Active and Monitored Phone Lines	0	0		01-Aug-22 A
C-CD-10-	Active Fire Sprinkler System	0	0		01-Aug-22 A
C-CD-10-	Houston Endowment Current Office Move-Out	0	0		08-Aug-22 A
C-CD-10-	Move-In Furniture	0	0	18-Aug-22 A	
C-CD-10(	Employee Move-In Date	0	0	19-Sep-22 A	
C-CD-10-	Fire Rated Vestibule Door 133.1 Install	1	0	19-Sep-22 A	24-Sep-22 A
C-CD-10-	Houston Endowment Celebration	0	0		25-Sep-22 A
C-CD-10-	Certificate of Occupancy	5	0	26-Sep-22 A	30-Sep-22 A
C-CD-10-	RIBBON CUTTING	0	0		11-Oct-22 A
C-CD-10(	Complete ALL Design Changes	0	0		23-Dec-22 A



Critical Remaining Work
Summary
Remaining Work
Actual Work
Milestone

Houston Endowment Headquarters Building
Bellows Construction

26-Dec-22 Data Date
03-Jan-23 Print Date

Criterion 5:
QC & Commissioning

Criterion Five: Quality Control and Commissioning

3.5.1 Identify the quality control and CMX team, their duties and objectives.

Our project manager and superintendent are responsible for executing the Bellows QA/QC Plan. Our commissioning agent, Chuck Pennington, will lead the commissioning efforts.

3.5.2 Describe how your quality control team will measure the quality of construction and commissioning performed by MEP subcontractors as required by Owner specifications on this Project, and how you will address non-conforming work.

Bellows Construction's Quality Control Plan (QCP) is an integral part of our continued efforts to fully comply with your requirements. The QCP plan provides the procedures for all monitoring activities that affect the quality imposed by the contract documents, applicable regulations, Bellows standards, and will be incorporated as Exhibits with all subcontracts issued. Our quality control program begins with the selection of team members who have the necessary experience and resources to successfully complete a designated scope of work. This begins with the subcontractor/supplier pre-qualification process, progresses into the buyout stage, and then to the coordination/verification of submittals by our project management staff before they are submitted to the design team for approval.

Our project manager and superintendent will be responsible for conducting, scheduling, logging, and tracking all required inspections, laboratory testing, contractor-employed testing, and pre-commissioning of all equipment and systems. They are also responsible for scheduling and conducting pre-installation meetings for key trades prior to Owner inspections. The project manager will assist the superintendent with rough-in and overhead pre-inspections. All pre-inspection deficiencies will be logged by the project manager as a non-conformance report and will then be distributed and tracked utilizing Procore, our project management system. All non-conforming work will be corrected promptly and reinspected at the responsible party's expense. Weekly meetings will be held to track the following:

- Work requiring Owner inspections
- Pre-inspection schedules
- Pre-inspection checklists
- Track outstanding list until completion
- Document and submit completed lists to Owner's commissioning agent prior to acceptance and close out

3.5.3 Describe your implementation of a quality control process during DD through completion of DD.

A comprehensive quality control plan generates CDs that accurately reflect the approved design intent. Bellows will implement the following:

- Define clear quality standards and Criterion for the design documents: These standards should align with project requirements, building codes, industry best practices, and client expectations.
- Implement a document control system to manage design documentation effectively. This includes version control, document tracking, and ensuring that all stakeholders have access to the latest design documents. We typically use Procore but are happy to use any system required by BRW or the City of La Porte.
- Implement QA checks at various stages of the various stages of design noted above. This involves code compliance checks and ensuring that design elements meet performance Criterion.
- Hold regular coordination meetings with all design disciplines involved in the project. These meetings facilitate communication, collaboration, and coordination among team members, ensuring that design elements are integrated seamlessly.
- Conduct constructability reviews to evaluate the feasibility of the design from a construction standpoint at key milestones during the 30% CD, 60% CD. And 90% CD stages. Identify any potential conflicts, constraints, or challenges that may arise during construction and develop solutions to address them.
- Explore value engineering opportunities to optimize the design for cost-effectiveness without compromising quality or functionality.
- Before finalizing the construction documents, conduct a comprehensive review to ensure accuracy, completeness, and compliance with all project requirements. Verify that all drawings, specifications, and other project documentation are ready for construction.

By implementing these quality control measures, we can ensure that from design development the design progresses smoothly and results in high-quality construction documents that meets all project objectives and the City of La Porte's expectations.

Criterion Five: Quality Control and Commissioning

3.5.4 QC teams measure of construction quality and commissioning by subcontractors and how non-conforming work is addressed.
Please see 3.5.2 response.

3.5.5 Describe your quality control program. Explain the methods used during construction. Provide examples from three projects in Criterion 1.
During our initial kick-off meeting we will review the Procurement, Construction, and Close-out phases of the project. During the procurement phase of the project we will provide a procurement log to track the submittal, approval, and the fabrication of the long-lead materials, including approval dates for each activity in order to meet the proposed scheduled installation dates. This process will also ensure that only the specified materials are being provided. Due to the unprecedented long-lead times for some standard construction materials, it may be necessary for us to submit on "or equal" material substitutions to avoid potential delivery and therefore construction delays. Critical decisions and activities will be given priority status. During the weekly construction meetings throughout the project we will prepare a constructability report to track questions, decisions, changes, and establish an inspection schedule to review the various phases of work by the Owner and its inspection team. Field observation reports will be issued by the Owner's team and the response to these reports will be tracked by log and updates will be provide at the weekly construction meetings. Once we near the completion of the project we will begin to discuss the close out activities in the schedule.

QAQC Example 1: Museum of Fine Arts Houston, Center for Conservation
In order to ensure the wood for the unique Dowel Laminated Timber (DLT) system met the project standards and City of Houston standards, the Bellows project manager and architects (Lake | Flato) traveled to Canada and Austria to QAQC check the product. It was imperative these were fabricated correctly because they are not only a decorative element, they are structural, too.

QAQC Example 2: Houston Endowment
Our program was successfully utilized for the exterior envelope elements of our facade mock-up. We included the framing, waterproofing, flashing, glass, metal panels, and caulking. A pre-work/ pre-installation meeting was held after all required plans, documents and materials had been approved, accepted and just prior to work beginning on each installation. We visited manufacturing facilities and utilized samples of specified materials to ensure the product being installed met the desired requirements. We scheduled initial inspections as each trade of work started, discussed quality expectations, confirmed the level of quality, and documented results of inspections. Quality assurance was supported by an Owner-hired testing laboratory and/or consultants.

QAQC Example 3: Glenwood Welcome and Administrative Center
The front facade of The Center at Glenwood is a duke white granite split face that was substantially thicker than typical stone veneer. Bellows performed daily inspections of the stone installation and provided reports to ensure the framing and the clips angles supporting the stone carried the load correctly. Bellows coordinated multiple reviews with the City of Houston to ensure code adherence. These reviews were scheduled prior to installation, during installation, and post. The stone was a major driver of the schedule but the QA process eliminated any stone rework or schedule impacts.

Criterion Five: Quality Control and Commissioning

4.7.2 Describe your procedures for implementing industry's "best practices":

- **Establishing and tracking project objectives**

  Working with the Owner, Architect, and the rest of the Project Team, we want to define the deliverables early on so there will be a clear vision of the Owner's goals, the primary purpose of the project, what the project should include, and how to successfully complete the project. To do this, we want to start with the breakdown of the individual tasks required to meet the project objectives. This is where we establish the Early Release Package for the mechanical equipment and south dock platform.

  Deliverables need to be established with the process for acceptance defined, so delays, costs, or other factors do not arise. To plan for each package, we will create a Gantt chart schedule with detailed breakdowns to achieve the project objectives. In addition, we provide backup to the schedule in the form of a spreadsheet to help in defining the scheduled deliverables. This format helps to ensure deadlines are being met. The project team will meet weekly until project completion to coordinate, update, and track critical path activities.

- **Scope Definition via Constructability Reviews**

  We use this process on projects to better define scope and to get all of our project team members on the same page. We will perform constructability reviews and gather input from trade partners and vendors on materials, availability, installation sequencing, and pricing. We will identify long-lead and any early equipment buyout items. We will also make material selection recommendations to the architect and owner if it makes sense for the project based on higher costs and availability issues created by the current state of the economy. We will also review the specifications to ensure that quality standards are clearly identified.

  During our planning sessions we will identify potential risk factors and installation sequencing, allowing the team to respond to these risks immediately and lower the impact they may present to the project. Studies have shown that the process significantly decreases project cost and reduces overall delivery time. It is most effective when implemented early in the design phase and is based on the premise that corrections are less expensive to make earlier rather than later.

- **Partnering**

  On all new projects, early and constant relationship-building is a key ingredient to success. This is achieved through a series of partnering work sessions whose purpose is to foster a sense of camaraderie and build trust with the Owner and A/E team. The Construction Industry Institute has identified a myriad of benefits that a partnering relationship creates. These benefits include reduction in project costs, project schedule durations, scheduled changes, and rework. The key to a successful partnership is clear and concise communication among all parties. We believe that our complete immersion strategy brings the entire team together to develop measurable metrics, determine benchmarks and expectations, and identify success and failure factors.

- **Cost Tracking**

  One of the most important requirements for any project is maintaining the budget. We are accustomed to preparing estimates in formats designed specifically for clients with special breakout needs. Our estimates can be broken down and segregated to reflect standard CSI format, building or area locations or construction categories (e.g., building structure, exterior skin, etc.) and can allow for comparisons of multiple estimates.

  Our ability to control and to project costs before the subcontractor bills them is an essential element for a successful project. Being fair with the subcontractors while keeping the owner's best interests in mind is the balance that we keep in order to produce the highest quality building for the best value. Tracking the subcontractor's progress, while making sure the scope is in line with the contract, ensures that costly change orders are avoided. We also implement a forecasting system which provides checks and balances on all of our projects. We have an independent forecasting manager who will ensure our forecasting is accurate and complete.

- **Change (order) management systems**

  We will log all changes and track their progress for review at the weekly Owner's meeting. Change is inevitable and must be managed to ensure there is no negative impact. Managing this process along with constant communication among team members is the key to minimizing other impacts. We have found success in the following process.

If Owner generated: Owner issues a written/verbal request, we:
- determine the scope of change / impact, if any.
- discuss with the design team if drawings or specs need to be re-issued to capture the changes.
- internally prepare a prelim budget to determine cost changes.
- send, receive, and evaluate the subcontractor pricing.
- review scope and negotiate with subcontractors.
- review the costs with the A/E team. If approved, we move to the next stage; if rejected, we discuss alternate cost savings options with the A/E team and subcontractors, adjust the price, and present this information to the Owner.
- review pricing with the Owner prior to the issuance of a change proposal; this allows the Owner to quickly review a change and determine its merit.

A change proposal is issued to Owner, we:
- obtain Owner's signed approval.
- issue a change order to the subcontractors.
- document/log all change orders and proposal requests.
- implement the changes and review work for compliance.

- **Total quality management for each phase, including coordinating with the owner's project inspectors, testing, commissioning, training, closeout, and warranty service.**

Bellows superintendents and project managers will conduct all pre-inspections to ensure readiness prior to scheduling Owner inspections. Bellows will work with the architect to review and document the expected quality and readiness standards required by the Construction Documents prior to the commencement of pre-inspections.

Our project managers will assist the superintendents with rough-in and overhead pre-inspections. All pre-inspection deficiencies will be logged by the project managers and corrected by the responsible party prior to the Owner's inspection. Weekly meetings will be held to track the following:
- Work requiring Owner inspections
- Pre-inspection schedules
- Pre-inspection checklists
- Outstanding items lists until completion
- Document and submit completed lists to Owner's commissioning agent prior to acceptance and close-out.

To guarantee a fully tested, adjusted, balanced, and commissioned project prior to substantial completion, we will begin with a completely coordinated BIM model. The model ensures devices are successfully installed in the allotted space, are accessible, and are labeled for easy access during the functional performance testing. Final tests must be performed when all equipment is installed and the surrounding work area is substantially complete. We work with the Owner's commissioning agent and our MEP FS trades to establish a Commissioning Plan, Pre-functional Checklist, and an Equipment Matrix for all devices, systems, and equipment supplied. These efforts will be coordinated weekly, or as necessary, with the MEP FS trades, the major equipment suppliers, the commissioning authority, and the designers and CM. We will coordinate and adhere to the Functional Performance Test Procedures and the Integrated System Test Procedures as required by the commissioning authority. We will follow the specified test procedures until all outstanding items have been completed, signed off, and submitted to the Owner, commissioning authority, and engineer of record. The completed log will become part of the close-out documents. Our strategy of populating the testing logs as soon as we have approved equipment submittals and accurate equipment labels has yielded successful results for our large-scale institutional and healthcare projects.

Bellows will be your primary point-of-contact for warranty services during the general warranty period. When a defect is discovered, we request you contact our project executive or project manager. They will promptly meet your team at the site with any necessary subcontractors to evaluate the problem and provide the Owner's project manager (OPM) with a written estimated time line for corrective action. We will prepare a Warranty Log and track each warranty item through completion. Near the end of the warranty period, we will participate in an end-of-warranty project review with the Owner and ensure that any defects are noted and quickly corrected.

4.7.3 Provide examples of a successful constructability program used to maintain project budgets without sacrificing quality.

During preconstruction we will lead constructability team meetings, review documents, and develop constructability recommendations. This will include general coordination, advising the Owner/AE team on material selection, availability, site usage, procurement of long-lead items, and labor availability. We will prepare a constructability report and update it monthly. We are the constructability partner who participates in all design and planning meetings and is will deliver a successful project for the City of La Porte.

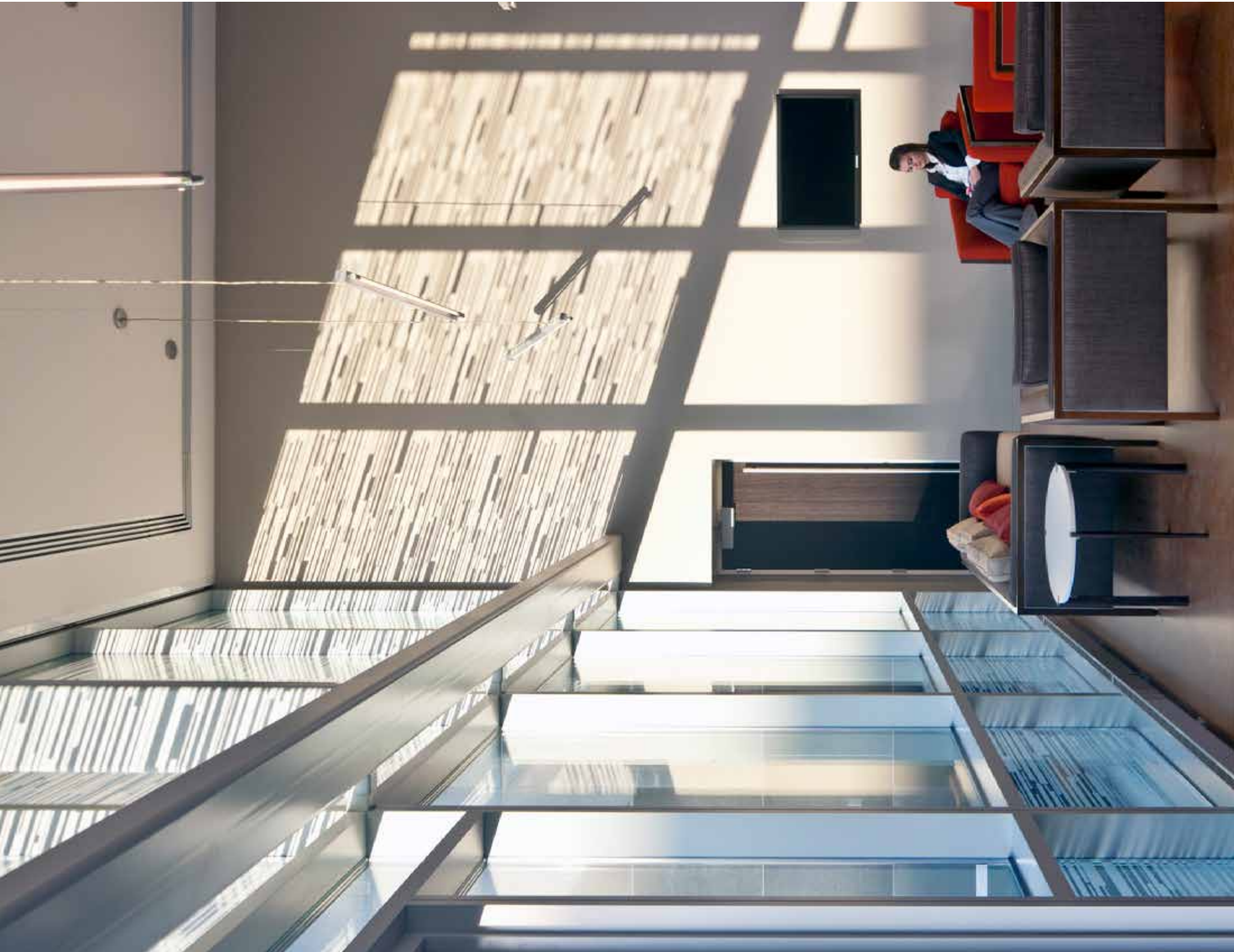
Houston Endowment Headquarters

Due to material shortages during and after the pandemic shutdown, material lead-time durations were extended 3 - 4 times pre-pandemic durations. During the core and shell phase of building this project we were informed by our roofing subcontractor that the roofing material delivery was delayed for six months by the manufacturer.

Since the delivery would be several months after the scheduled roof install which would then delay all interior buildout, we worked with the design team and consultants to develop a solution. Another equal-value roofing material was available sooner than the original material, and as a team, we decided to move forward with the replacement material. All parties involved showed great teamwork by making an expeditious decision without impacting the interior buildout or quality of product.

CONSTRUCTABILITY IN ACTION

HOUSTON ENDOWMENT HEADQUARTERS



Criterion Six: Understanding of Agreement

3.6.1 Describe your interpretation of the Agreement with respect to the Owner's responsibility for payment of the GMP line items and costs within those line items.

- After an approved Application for Payment has been submitted, the City of La Porte will pay within thirty (30) days
- Bellows shall submit with pay application with a Schedule of Values and AIA Documents 0702 and for 0703
- Pay application shall show percentage of work completed, or if approved by owner stored material
- Construction manger's fee shall be paid with each monthly pay application
- Retainage shall be held by owner at 5% per pay application

3.6.2 Describe your fiduciary responsibility to the Owner (as a public entity) for tracking all construction costs and contingencies on this Project.

Our fiduciary responsibility to the City of La Porte is to earn your trust and confidence. We accept responsibility to be financially prudent by successfully delivering a facility that is of the greatest value for every dollar spent and meets the desired operational intent without claims, notices, or any negative publicity. Furthermore, it is our responsibility to complete the project within the scheduled time and under the construction cost limitation. Part of our fiduciary responsibility is to be respectful and responsible with your budget by offering the greatest value possible. We have processes in place to provide thorough documentation and accurate accounting for the expenditure of public funds. We take this responsibility very seriously. Our reputation is at stake, and we always want to be hired again.

Another aspect of our fiduciary responsibility will be to eliminate areas where there is work overlap in the design team and construction. During the design phase, we will provide input in constructability methods and material availability that can help guide the design decisions to lower costs and expedite the schedule. At Bellows, we pride ourselves in being not just construction managers, but builders. The team members we are proposing on this job are well-versed in all divisions of construction, while some general contractors might just have a person who does certain divisions. Simply put, our team covers the entire gamut with fewer people. This allows us to reduce our general overhead and be fiscally responsible. Our Contingency Log tracks each project contingently separately and is reviewed at each OAC meeting. Before work starts or a NTP is given to a subcontractor, any costs earmarked for contingency funds will be reviewed and approved by the AE Team and the City of La Porte. It is our responsibility to ensure that all funds are being used appropriately and that we are financially responsible with the usage of any project contingencies.

3.6.3 Describe your philosophy for maximizing Project scope for the Owner during Preconstruction Services, minimizing risk to yourself, and identifying when savings can be returned to the Owner during construction.

A foundational step in maximizing project scope is receiving several accurate pricing estimates from each subcontractor division in the 30% CD phase. We will cross-check pricing with our historical database to ensure accuracy. This is critical for the City of La Porte for the following reasons:

1. Instills confidence that our pricing covers the project scope
2. Offers real market data costs and pricing, and accounts for market changes
3. Minimizes risk for both the City of La Porte and Bellows, at it eliminates scope creep or cost increases
4. Yields lead times and constructability information early in the design process, allowing us to pivot (if needed) to maintain cost or schedule

Savings can be returned to the owner as scopes of work are completed or when we progress to another phase. For example, if we have savings in foundations, we can return that money once we have moved to the above-grade phase of construction. We believe it is critical that the owner is aware of any early savings because this allows for any design changes, if necessary. The project won't receive any benefits of early savings if a GC holds them until completion.

3.6.4 Identify any terms of the Agreement that you will ask to change before signing the City's Standard Form of Agreement Between Owner and Construction Manager-at-Risk.

Changes to the A133:

In section 6.1.6 change "$3,000.00" to "$500.00".

Changes to the A201:

- In Section 3.1.3 delete the last sentence "The Contractor waives any rights, claims, or causes of action against Owner as a result of activities or duties of the Architect in the Architect's administration of the Contract of representations made by the Architect in the Instruments of Service."
- In the first sentence of Section 3.2.6 delete "or which could reasonably have been discovered by the review required by Sections 3.2.1 through 3.2.5,".
- Replace everything in Section 8.3.3 with "Notwithstanding anything to the contrary in this Agreement, if the Contractor is delayed by actions or inactions of Owner, Separate Contractor, Architect or any employee or agent of same, the Contractor shall be entitled to an equitable adjustment in the Contract Time."

Replace everything in Section 15.1.7 with the following:

The Contractor and Owner waive Claims against each other for consequential damages arising out of or relating to this Contract. This mutual waiver includes:

1. damages incurred by the Owner for rental expenses, for losses of use, income, profit, diminution in value, financing, business and reputation, and for loss of management or employee productivity or of the services of such persons; and
2. damages incurred by the Contractor for principal office expenses including the compensation of personnel stationed there, for losses of financing, business and reputation, and for loss of profit, except anticipated profit arising directly from the Work.

This mutual waiver is applicable, without limitation, to all consequential damages due to either party's termination in accordance with Article 14. Nothing contained in this Section 15.1.7 shall be deemed to preclude assessment of liquidated damages, when applicable, in accordance with the requirements of the Contract Documents.

Changes to the Construction Insurance Requirements:

Add the following: The Owner shall purchase and maintain, from an insurance company or insurance companies lawfully authorized to issue insurance in the jurisdiction where the Project is located, property insurance written on a builder's risk "all-risks" completed value or equivalent policy form and sufficient to cover the total value of the entire Project on a replacement cost basis. The Owner's property insurance coverage shall be no less than the amount of the initial Contract Sum, plus the value of subsequent Modifications and labor performed and materials or equipment supplied by others. The property insurance shall be maintained until Substantial Completion and the Owner shall continue the insurance, or if necessary, replace the insurance policy with property insurance written for the total value of the Project that shall remain in effect until expiration of the period for correction of the Work, unless otherwise provided in the Contract Documents or otherwise agreed in writing by the parties to this Agreement. This insurance shall include the interests of the Owner, Contractor, Subcontractors, and Sub-subcontractors in the Project as insureds.

3.6.5 Methods for advertising, receiving proposals/bids, evaluating and selecting, awarding subcontracts for trades and subs.

- As part of our Procurement Package Strategy (PPS), we will develop a project-specific bidders list consisting of qualified and experienced subcontractors and suppliers from the subcontractor base that we have nurtured over the past 110 years. This includes firms that we have traditionally done business with and includes members of local trade associations such as the Associated Builders and Contractors, American Subcontractors Association, Associated General Contractors of America, Construction Career Collaborative, Regional Hispanic Contractors Association, Women's Business Enterprise Alliance, as well as National Association of Minority Contractors. We will consult with the AE Team and City of La Porte, as well as our industry peers, to ensure that we include subcontractors and suppliers who have successfully completed work for the City of La Porte.
- Our PPS will include the Additional Provisions, anticipated selection Criterion and questions, proposed bid dates, proposed pre-submittal meetings and job site walkthroughs, proposed receipt review and award dates, and anticipated notice to proceed dates. We will publicly advertise the work on our bid solicitation software, Building Connected. We will include previously mentioned items as well as the drawings, specifications, site logistics plans, schedules, and sequencing/phasing plans.
- We will then review, verify, and assemble the bids in an offer tabulation matrix. This will include our recommendation for each scope of work by the subcontractor/supplier that we determine will provide best value to the project and how each proposal correlates with the schedule of values submitted with the GMP proposal for that bid package.

3.7.1 Describe your job site safety program for this Project and specific safety policies with which employees must be in compliance.

In conjunction with our award-winning safety program, Bellows Construction tailors our safety procedures for each project incorporating the Owner's requirements as well. The site-specific safety plan includes, but is not limited, to the following:

a. Risk Assessment for each task by Subcontractors
b. PPE requirements
c. MD Anderson Requirements
d. Bellows Safety Rules
e. Emergency Procedures
f. Bellows Safety Orientation
g. Entrance and Exits in and out of jobsite
h. Daily Job Safety Analysis
i. Stop Work Authority

1. Procedures for demo and replacement of concrete SOG:
   a. Risk assessment
   b. PPE
   c. Silica task assessment
   d. Noise control
2. Accredited C3 Contractor
   a. Monthly safety topic will be discussed
   b. Monthly hours will be reported
3. Bellows will be controlling contractor
   a. All subcontractors will be required to follow all rules
   b. Bellows will be responsible for all employees on jobsite

3.7.2 Describe your approach for anticipating, recognizing and controlling safety risks.

To implement a culture of safety, company leaders must be resolute in their commitment to ***ZeroZone***. The Bellows ownership and management team assure our safety culture is a top priority via the following:

- The Bellows culture of safety is ingrained through our ZeroZone philosophy which teaches each worker that every action must be performed so that no one is harmed.
- Bellows Safety Team includes EMT safety personnel and bilingual safety field personnel who ensure all workers fully understand our safety program.
- Through client requirements and our own standard of safety, our employees and workers have adopted new, innovative practices including risk assessment, root-cause analysis, record-keeping for all subcontractors, tie-off processes on scaffold ladders, and refinery safety rules.
- Bilingual workers have "I'm Bilingual" hard hat stickers to lessen the language barrier.
- In 2001, we helped OSHA develop a partner agreement and became the first partnering general contractor in the Southwest.
- Bellows is the only Champion General Contractor member of the Construction Career Collaborative (C3). C3 is a 501(c)(3) nonprofit, labor-neutral alliance of Owners, Contractors, Specialty Contractors, design professionals and industry associations with a focus on construction safety, skills training linked to construction career paths and competitive talent management practices.

Criterion Seven: Safety and Warranty Program

*The only **Champion GC member** of the C3 craft training program.*

Bellows helped OSHA develop a partner agreement and was the first general contractor partner in the Southwest.

- Management team reviews each incident report, and all reports go to the Chief Operating Officer for review. After review, management recommends company-wide adjustments, if necessary.
- Laura Bellows, CEO and Chairman; Jack Bellows, President; and our management team visit our jobsites regularly. Tommy Lee, Vice President of Safety, visits each jobsite a minimum of twice weekly.
- Safety team holds weekly meetings to openly discuss questions and encourage feedback regarding safety issues and procedures on our jobsites.
- Safety team holds a collaborative supervisor safety meeting every other month so our superintendents and management team can have an open discussion of any incident that occurred on our jobs or on the jobs of other companies. Preventive measures relative to those incidents are discussed in these meetings.
- A hands-on safety training meeting is held on alternate months for all employees that covers recent safety news, special safety topics, and ongoing competency training. We often feature an expert guest speaker to cover topics such as crane and scaffolding safety.
- Each trade foreman conducts a daily jobsite safety analysis meeting to go over the safety plan for that day. Subcontractors are also required to conduct daily jobsite safety analysis meetings.
- Superintendents hold weekly jobsite safety meetings to review inspection walk-through. Jobsite incidents and any safety observations are discussed.
- Safety program visuals are displayed throughout every jobsite.

Safety Training

- All management, superintendents, supervisors, and foremen, including subcontractors, are required to be OSHA 30 certified.
- All workers, including subcontractors, are required to be OSHA 10 certified, plus additional training.
- Each year, every field employee goes through a complete refresher safety course. The course covers general safety items from the Bellows Safety Manual, e.g., PPE, HazCom, ladders, fall protection, scaffolding, lifts, silica, and an updated message from our CEO, Laura Bellows, and President, Jack Bellows.
- New Bellows employees and subcontractors complete a job-specific safety orientation and training program which includes:
  - An overview of the program, including communication that performance reviews will include working safely
  - Ladder safety program
  - Scaffolding safety program
  - Fall protection program that covers safety nets and handrails
  - Hazmat program
  - Silica training
  - Personal protective equipment training

Criterion Seven: Safety and Warranty Program

3.7.3 Level of importance for enforcement and support in performance evaluations. Detail the criteria used in evaluations.

Safety is one of the most important elements of a project since it affects quality and successful completion. The Safety Director is part of the weekly Bellows Management Team meetings where each project's safety status is discussed. Bi-monthly meetings are held with the management team, superintendents, and foremen for continued training and information coordination. The importance of safety is at the top of the list during evaluations of a superintendent and project manager. Some of the criteria used for evaluations are incident rates and the results of jobsite audits. We also organize safety celebrations to recognize the workers' commitment to safety excellence and to promote the importance of safety.

All management, superintendents, supervisors, and foremen are OSHA 30 certified, and all other workers are required to be OSHA 10 certified, plus have additional training. The field office manager goes over the Bellows Safety Manual and issues safety equipment to the new hire, or a worker starting a different type of work. All new workers go through orientation training, scaffold training, and fall protection training. The Bellows superintendent is ultimately charged with the day-to-day responsibility of safety on the jobsite. The superintendent will contact each new worker within one week of employment to confirm that the employee understands our safety program. Our Safety Director also contacts the new hire within two weeks of employment to see if they have any questions or concerns. Once a year all field personnel are required to take a safety program refresher course.

3.7.4 Describe the Safety and Insurances/Claims History information and weighting that you include in the solicitation and award process for "best value" Subcontractors.

- We routinely monitor subcontractors' safety practices and utilize their EMR and OSHA 300 and 300A as a means in developing the subcontractor bid list.
- Proposals/bids from subcontractors with an EMR over 1.0 and an OSHA recordable total of 2.0 are generally rejected as noncompliant.
- We review the subcontractors' reasons for a high EMR, and whether the cause was outside their control.
- We interview the subcontractor to review what incidents they have on their OSHA 300 and 300A.

3.7.5 Identify the project safety team.

Please see resume at the end of this section.

3.7.6 For all projects that you have managed (or co-managed) in the past five (5) years:

- **Any occupational illness or injury that resulted in death or total and permanent disability**
  None
- **Any occupational illnesses or injuries that resulted in hospital admittances**
  None
- **Explosion, fire or water damage that claimed 5% of the project's construction value or caused injury to any person, personal property, or real property.**
  None
- **Failure, collapse, or overturning of a scaffold, excavation, crane or motorized mobile equipment when workers were present at the project**
  None

Criterion Seven: Safety and Warranty Program

Experience Modifier Rates

2019: .57

2020: .61

2021: .70

2022: .75

2023: .81

3.7.7 Identify any deaths that have occurred on your projects or any subcontractor.

Bellows Construction has had ZERO deaths on our projects, including subcontractors.

3.7.8 Experience Modification Rate (EMR) for the three (3) years.

2020 - .61 2021 - .70 2022 - .75 2023 - .81

3.7.9 Annual OSHA RIR for all work performed in the last 3 years.

2020 - .00 2021 - .00 2022 - .00

3.7.10 Annual OSHA LWCIR during the past 3 years.

2020 - .00 2021 - .00 2022 - .00

3.7.11 Describe your warranty service support philosophy and warranty service implementation plan for this Project.

Bellows will actively manage the post-construction warranty program for the project. Since we are located in Houston and have an office in the Texas Medical Center, we are equipped to respond promptly to the immediate needs of our clients. Additionally, the key MEP trade subcontractors who will be selected for this project will have 24-hour service departments that have extensive experience working in occupied licensed healthcare facilities in the Texas Medical Center.

Bellows will provide the Owner and their Facilities Operations team with a 24-hour call list of individuals to be called in the following order:

1. Project Superintendent, Tim Bice
2. Project Manager, Keegan Myers
3. Project Executive, Brent Miller
4. Bellows' Chief Operating Officer, Tony Mansoorian

For ALL warranty repairs discovered by the Owner, a Bellows representative will promptly (within 24 hours) investigate and determine the party responsible for making the necessary repair. With due diligence, we will complete the repair as soon as possible or provide a timeline for the completion of the repair to Owner. If the repair cannot be completed within ten (10) days following notification by the Owner, Bellows will work with the Owner to determine a reasonable timeline for the completion of the repair and seek written approval.

For MEP repairs, Bellows will immediately notify the service department of the subcontractor responsible for the repair and have them dispatch a team to meet a Bellows representative at the site to assess the extent of the necessary repair and begin the repair immediately or within 24 hours. If the warranty repair cannot be completed within 48 hours of being notified by the Owner, Bellows will work with the Owner to determine a reasonable timeline (not to exceed 10 days following the date of notification by the Owner) for the completion of the repair and seek written approval.

All warranty repair activity will be documented in the Project Warranty log and made available for review by project team members on the Procore platform. An 11-month Warranty Inspection will be completed with the project team. Any necessary repairs noted as a result of the inspection will be completed in accordance with the process outlined above and in accordance with the Construction Agreement.

3.7.12 Provide reference letters from three (3) owners that describe your response to, and performance on, warranty services AFTER substantial completion.

Bellows Construction did not experience any warranty issues on the representative projects we've provided in this RFP. However, as our warranty program states, we will always respond to any issues within 24 hours and will complete the repairs as soon as possible. Keeping a stellar reputation for client service is important to us and we will go the extra mile to ensure our clients are satisfied. In support of this statement, we have provided Owner reference letters at the end of this section.

ERICK PADILLA

Safety Director

Education / Certifications

- CHST, Board of Certified Safety Professionals
- Bilingual English/Spanish
- Construction Health and Safety Technician
- OSHA 510, University of Texas at Arlington
- United Academy MEWP Equipment Trainer
- Naloxone/Narcan in Construction Training
- OSHA 30
- OSHA 500
- First Aid/CPR/AED
- OSCR Fire Watch
- Competent Person, Scaffolding Training Inst.
- Confined Space Training
- Fall Protection Training
- Excavation and Trenching Training
- Cranes Training
- Electrical / LOTO Training
- Accident Investigation Training

Experience

Joined Bellows in 2017
Safety by Design, Safety and Health Consultant 2014-2017
York Construction, Carpenter 2009-2013

Project Experience

- Trinity School of Midland, Midland
  - New Lower School
- St. Faustina Catholic Church, Archdiocese of Houston/Galveston, Fulshear
  - New Church
- Texas Children's Hospital, Houston
  - Pavilion II Levels 1 - 15 Renovations and Bridge Addition
- Jones Hall, Houston
  - Campus Renovation and Upgrades
- St. Luke's United Methodist Church Gethsemane Campus, Houston
  - New Community Center
- Glenwood Cemetery, Houston
  - Welcome and Administrative Center
- St. Agnes Academy, Houston
  - Administrative Wing Renovation
- River Oaks Baptist School, Houston
  - Mosing Middle School and Renovations
- International Union of Operating Engineers, Crosby
  - Training and Conference Center
- Occidental Petroleum, Houston
  - Campus Renovation (Phase I)
  - Child Care Center (Phase I)
- Shell Woodcreek Complex, Houston*
- Methodist Hospital, Houston*
  - North Tower
- BHP Billiton, Houston*
  - Renovation Project

**Experience with other firms*

3.7.12

Reference Letters

Texas Children's Hospital
www.texaschildrens.org

Facilities Planning
and Development

1919 S. Braeswood, Suite 3211
Houston, Texas 77030-2306
Tel: 832-824-2498
Fax: 832-825-2197

March 18, 2024

Cherell Daeumer
City of La Porte
604 West Fairmont Parkway
La Porte, TX 77571

Re: Letter of Reference for Warranty Program

Dear Ms. Daeumer-

I offer this letter in support of Bellows Construction as a candidate for the construction manager of the City of La Porte's City Hall project.

Texas Children's and Bellows Construction have had a longstanding partnership since 1989. Bellows has been the contractor on many large expansion and small renovation projects with Texas Children's, including the construction and buildout of the recent Lester and Sue Smith Legacy Tower, completed in 2018.

In our tenure together, Texas Children's has experienced little to no warranty work on our projects, both large and small, with Bellows. I attribute this to our continued engagement throughout the project and the strong communication and collaboration that Bellows Construction brings to the team. From preconstruction through completion, the Bellows team is customer focused, responsive, and solution-oriented. They stand by their work and do the right thing.

On behalf of Texas Children's, I am happy to support Bellows Construction for your significant project.

Sincerely,

Jill S.M. Pearsall, RA, NCARB
Senior Vice President
Texas Children's Hospital

GLENWOOD
Cemetery SINCE 1871

March 18, 2024

Cherell Daeumer
City of La Porte
604 West Fairmont Parkway
La Porte, TX 77571

Re: Letter of Reference for Warranty Services Provided After Completion

Dear Cherell,

I would like to offer this letter to support the selection of Bellows Construction as your construction manager for the City of La Porte City Hall project.

Even though Glenwood Cemetery has been a fixture in the Houston community for more than 150 years, our recent Welcome and Administrative Center is the first ground-up project we've experienced since the construction of our original cottage in 1888. For this special and unique project, we were looking for a contractor we could trust, who would provide sound and knowledgeable advice, who fostered collaborative relationships among multiple stakeholders, and who could transform our expectations into a beautiful building that will serve Houston for years to come. Bellows Construction is that contractor and met the challenge with commitment and passion.

After substantial completion, we unfortunately had some damage to the walls and floors caused by the furniture installer. Even though the installer was not associated with Bellows, their team helped facilitate timely repairs with the original subcontractors by scheduling onsite meetings and ensuring work was completed in an appropriate timeframe. There were minor warranty items, such as a crack in the floor caulking, that were repaired quickly. Furthermore, the Bellows team has been available to answer emails, calls, and texts as we continue settling into our new building. Through their performance on The Center at Glenwood, Bellows Construction has proven to be honest and reliable and exemplifies what it means to work with integrity.

On behalf of Glenwood Cemetery, I enthusiastically endorse and recommend Bellows Construction.

Sincerely,

Carmen H. Alliston

Carmen H. Alliston
Executive Director
Glenwood Cemetery, Inc.

Houston Endowment.

3683 Willia Street
Houston, Tx – 77007

P +1 713 238 8100
F +1 713 238 8101

March 20, 2024

Cherell Daeumer
City of La Porte
604 West Fairmont Parkway
La Porte, TX 77571

Re: Letter of Reference for Warranty Services Provided After Completion

Dear Cherell,

I would like to offer this letter to support the selection of Bellows Construction as your construction manager for the City of La Porte City Hall project.

Houston Endowment hired Bellows Construction as our construction manager during the conceptual design phase of our new headquarters building. From the beginning, we knew we were in great hands with Bellows. They served as a trusted and valued partner for our entire team as we worked through the different design options and pricing scenarios. Their ability to listen to and understand our needs combined with their demonstrated excellence gave everyone confidence that this building will achieve our initial vision while coming in on time and on budget.

Due to their team's clear lines of communication, quick response time, and quality subcontractors, the items that were identified in our two-year warranty period have all been well-executed, addressed quickly, and resolved in a professional manner.

In my experience, Bellows Construction listens to their client's needs, is solution oriented, and will go the extra mile to ensure everything has met or exceeded expectations. They stand by their work and always do the right thing.

On behalf of Houston Endowment, I am happy to endorse and recommend Bellows Construction. Please feel free to contact me if it is helpful to talk further or If you have any questions.

Sincerely,

Katie Niemann

Katie Niemann
Director, IT and Building Operations
Houston Endowment
Cell: 832-814-0945
kniemann@houstonendowment.org

Criterion Eight: Preconstruction Phase and Project Execution Plan

3.8.1 Describe your construction management and execution plan for providing preconstruction services.

We provide fair and transparent pricing and will work with you in order to stay within the construction budget. Bellows' cost estimation and budgeting processes are rooted in our long-standing cost estimation database and professional experience developed over decades of successful projects. Our estimating process is a dynamic exercise that can be adapted for individual projects.

As soon as we are awarded the project, we will do a full estimate on the 30% CDs (per the pre-submittal mtg) to ensure we are within our $22 MM cost limitation.

We pride ourselves on being skilled builders. Our estimating team have all worked in the field and have a clear understanding of what it takes to build a job. That is the approach we take in estimating. We like to call this ***Target Value Estimating.*** We will create a thorough estimate that includes a list of all assumptions, qualifications, and exclusions. This becomes a document for the design team's use.

To ensure a complete and accurate estimate, our estimating department will do quantity take-offs on the entire project. We will get to know your project down to basic quantities. Quantities are determined using various estimating software such as Cost-OS, On Screen Take Off, Bluebeam, Autodesk Revit, and Bid Screen Takeoffs. For example, with Cost-OS, we can take 2D prints and create 3D isometric views and take-offs or directly import BIM models for quantity take-offs. This will allow us to review the project scope with the design team and subcontractors for accuracy.

We will utilize the CostOS platform to create our estimating reports. CostOS allows us to scope the project down to each individual line item, allowing us to create full detail reports for owner review and approval.

30% Construction Documents: At the start of this phase, our estimating team will create scope sheets per the specifications that outline what we are expecting from each subcontractor and defining their scope of work. This is critical as it becomes a working document that is updated as the design and document drawings are developed. As these scopes are defined and completed, they are compiled and become the overall project scope. We will perform quantity take-offs on every single subcontracting opportunity for this project. We will also expand our schedule showing more activities and details that reflect the latest design documents more accurately.

We also involve our dedicated network of subcontractors at the beginning of this phase. We work with these subcontractors and suppliers, without committing them to the job, to help provide realistic manpower and cost estimates to better inform our budget and schedule. As we produce the budget for this phase, we will provide value engineering (VE) options. VE options are not limited to only cost but schedule improvements as well. If we determine a piece of equipment will cost more, but can arrive sooner and within schedule, we will present that to the team for review.

We will also provide a full estimate at this stage for the AE team and City of La Porte to review. Our estimate will consider all portions of the project and any assumptions we feel are necessary. Every detail will be listed with an assigned cost. It is important that we price every aspect of the project to avoid 'scope creep'. Projects that experience cost escalations due to 'scope creep' is a result of subpar or insufficient levels of estimating.

60% and 90% Construction Documents: We will be going into an FGMP or GMP contract with City of La Porte. The first step will be to leverage our established subcontractor base as well as notifying multiple trade organizations like the AGC, C3, NAMC, WBEA, and RHCA for outreach purposes. Our preconstruction team will do take-offs of the entire building components and create bid leveling sheets for bid comparisons. We will issue full scope sheets that describe the scope of work and job responsibilities. Project walks to review existing site conditions and meetings with all bidders to answer any questions or concerns will be coordinated by Bellows.

Every project requires a tailored set of subcontractors so price will be just one aspect of the selection Criterion. Experience, qualifications, quality, current workload, and safety will also be considered. Critical subcontractors will be interviewed before selection to give the project team an opportunity to meet them.

Once bids are received, all subcontractor and vendor quotations will be reviewed by our preconstruction team and then by the entire team for completeness and accuracy. The bids will be "leveled" to ensure we are comparing bids across the board. The bids will be exported to an offer tabulation matrix that includes our recommendation for each scope of work that we have determined as best value. The completed matrix will then be presented to the AE team and City of La Porte for review/approval.

Lastly, we will create a final Cost OS report that includes a final project schedule, site logistics plan, project narrative (qualifications, exclusions, and assumptions), and any other items that may be required for a complete GMP.

Criterion Eight: Preconstruction Phase and Project Execution Plan

3.8.2 Describe what you view as the critical Pre-Construction Phase issues for this Project.

A greenfield project with very little site utilities running through it is rare in the construction industry and is an ideal situation for any GC. Regardless of a project's location, we know being proactive in preconstruction lays a strong foundation for project execution.

The following is our approach to the preconstruction issues and our plan to address them:

- **Cost Control:** By implementing our Target Value Estimating approach, we can thoroughly produce a comprehensive and holistic project budget and maintaining it through the drawing iterations.
- **Design Coordination:** By implementing our constructability reviews, we can review the design for cost, code, and schedule compliance. This allows us to mitigate any challenges ahead of time and provide the best solutions to help the project move forward.
- **Lack of coordination between design disciplines:** We will BIM the entire project to ensure that we can review all differences between the design in a 3D environment and have a fully integrated and clash free model by the time we arrive at 90% construction documents.
- **Schedule adherence:** We will create a schedule for construction ***AND*** preconstruction. This helps the design team maintain the design milestones, and well as provide the City of La Porte with a schedule item approval.
- **Solution:** Utilize critical path method (CPM) scheduling techniques to identify key project milestones, activities, and their interdependencies. Involve experienced schedulers who can develop a detailed project schedule and incorporate buffer time for potential delays. Regularly monitor and update the schedule throughout the preconstruction phase to mitigate schedule risks.
- **Procurement and Supply Chain Management:** During preconstruction we will review the project requirements and determine if any portions of the project must be procured prior to 90% construction documents.

3.8.3 Describe your procedures, objectives and personnel responsible for reviewing design and construction documents and for providing feedback regarding cost, schedule and constructability to the Architect/Engineer and Owner on this Project.

- We believe that by fully integrating all members of the team from day one we are able to achieve the best designs and construction planning through collaborative efforts. A partnership on a project enhances creativity, resulting in the creation of facilities that are functional and assist in fulfilling City of La Porte's goals.
- Our preconstruction team consists of estimators, project controls manager, project scheduler, safety manager and coordinator, superintendent, project managers, and project engineers. Most of the same team will also participate in the construction of the project. This allows the experience and knowledge to transition smoothly from preconstruction to construction, eliminating learning curve.
- In addition, the ultimate success of a project resides in the abilities, experience, and commitment of the members of a project team to work together. Our team is based on proven experience and is able to provide seamless architectural and construction services. This collaborative approach is the hallmark of a partnership with our clients and is one of the ways we measure our success.
- We include a select group of MEP subconsultants in the preconstruction process and throughout all phases of the project to strengthen the content of our input. The consultant team members participate in the Owner's partnering program with Bellows and client representatives. This is a valuable input in the development of the project concepts.
- Our technological capabilities and tools allow the team to download the consultant's ideas and input in every meeting. We plan to utilize the latest project communications technology including video conference, WebEx, and project-specific FTP sites for meetings and document exchanges. Our team can interconnect through a comprehensive project website platform. The platform is secure and easy to navigate which increases utilization by our consultants and clients.
- The steps we take to successfully manage the design team are as follows:
  - Receive good initial scope/program client
  - Create a cohesive team
  - Establish the specific range of responsibilities for each team member
  - Prepare schedule with design milestones
  - Plan weekly update meetings
  - Continually monitor pricing of systems to maintain overall budget
  - Recommend material selections
  - Preconstruction team visiting the site and inspecting the facilities, systems, and conditions to help provide feedback
  - Advise on costs, constructability, phasing schedule, and savings opportunities so design can coincide with this plan
  - Advise on cost, life cycle costs, and lead times for engineers to select most economical equipment
  - Establish a constructability report to track the progress throughout the development of the design documents
  - Simultaneously track the project schedule and budget throughout preconstruction to maintain alignment with the project goals

Criterion Eight: Preconstruction Phase and Project Execution Plan

3.8.4 Describe your understanding of the administrative challenges and opportunities associated with providing Pre-Construction services, and your strategy for resolving these issues.

We have identified project funding, approvals on design stages, budget confirmation at design stages, and schedule impacts due to long-lead items as possible administrative challenges. Our approach to propblem solving is what makes us uniqulty qualified to work with the City of La Porte on this monumental project:

- **Funding.** If funding is coming from different sources, we wiill provide budget pricing at each stage, in any format required such as Masterformat, Uniformat, bid packages, or scopes.
- **Approvals on design stages.** We will review the design at each stage and provide constructibility reviews, cost reviews, schedule reviews, and site logistics to ensure that the project can be built for the costs and time frame noted.
- **Budget confirmation.** We will provide Value Engineering options at each pricing stage to ensure that we meet our cost limitation without impacting project performance and quality.
- **Identify long lead items.** We will identify any long lead items as soon at 30% CDs and review their impact on the project schedule. Any item that negatively affects the project schedule will be communicated to the AE Team and the City of La Porte. We would suggest either creating early release packages or procuring that scope of work early so that it does not impact our project.

3.8.5 Describe your bid/proposal package strategy for the completion of CDs and procuring cost of work from subs, vendors, suppliers.

The first step will be to leverage our established subcontractor base as well as notifying multiple trade organizations like the AGC, C3, NAMC, WBEA, and RHCA for outreach purposes. Our preconstruction team will do take-offs of the entire building components and create bid leveling sheets for bid comparisons. We will issue full scope sheets that describe the scope of work and job responsibilities. Project walks to review existing site conditions and meetings with all bidders to answer any questions or concerns will be coordinated by Bellows.

Every project requires a tailored set of subcontractors so price will be just one aspect of the selection Criterion. Experience, qualifications, quality, current workload, and safety will also be considered. Critical subcontractors will be interviewed before selection to give the project team an opportunity to meet them.

Once bids are received, all subcontractor and vendor quotations will be reviewed by our preconstruction team and then by the entire team for completeness and accuracy. The bids will be "leveled" to ensure we are comparing bids across the board. The bids will be exported to an offer tabulation matrix that includes our recommendation for each scope of work that we have determined as best value. The completed matrix will then be presented to the AE team and City of La Porte for review/approval.

Lastly, we will create a final Cost OS report that includes a final project schedule, site logistics plan, project narrative (qualifications, exclusions, and assumptions), and any other items that may be required for a complete GMP.

3.8.6 Provide examples of records, reports, monitoring systems, and info mgmt systems used during preconstruction.

Our estimating department develops accurate and detailed pricing with the use of On-Screen Take Off, Bluebeam, Bid Screen, Autodesk Revit (for information extraction), and the cloud-based estimating software, CostOS. ***CostOS allows our estimating department to develop a project cost from design development all the way through construction documents, and any iteration in between.*** The CostOS platform allows for collaborative efforts among the estimating team from any location. CostOS also serves as our internal project database that allows the Bellows Estimating Department to extract historical and bid data from previous projects to get the most accurate pricing.

Sample reports are provided on the following pages.

3.8.6

Sample Preconstruction Reports

E-2333 PACU/PEDS and ARD Renovation

Prepared by: Jose Garcia

Project Lead: Nick Mathews

Project Location: Houston, Texas

23: HVAC

Generated August 21, 2023

Leveled Bid

Base Bid

Estimated Cost

	WSB Jose Garcia				Way Engineering				Gowan				C-Air-S			
	$1,145,339				**$1,475,639**				**$1,504,090**				**$1,140,863**			
	Date Bid Received		25-Aug-23		Date Bid Received		25-Aug-23		Date Bid Received		25-Aug-23		Date Bid Received		25-Aug-23	
LINE ITEMS	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost	Unit	Qty	Unit Cost	Total Cost
				$0				**$1,438,589**				**$1,450,000**				**$1,103,813**
PACU/PEDS and ARD Renovation	LS	1	$ -	$0	LS	1	$ 1,438,589	$1,438,589	LS	1	$ 1,450,000	$1,450,000	LS	1	$ 1,103,813	$1,103,813
Payment and Performance Bond	%	$0	0.0%	$0	%	$1,438,589	0.0%	$0	%	$1,450,000	0.0%	$0	%	$1,103,813	0.0%	$0
				$1,145,339				**$37,050**				**$54,090**				**$37,050**
Check List Items / Subcontractor Plug Numbers																
HVAC Subcontracted	SF	17502	$ 62	$1,091,250	SF	17502	Included	$0	SF	17502	Included	$0	SF	17502	Included	$0
Demolish HVAC	LS	1	$ -	$0	LS	1	Included	$0	LS	1	Included	$0	LS	1	Included	$0
Cap Ductwork & Repair Insulation	LS	1	$ -	$0	LS	1	Included	$0	LS	1	Included	$0	LS	1	Included	$0
Dual Duct Terminal Units	EA	1	$ -	$0	EA	1	Included	$0	EA	1	Included	$0	EA	1	Included	$0
Exhaust Fans	EA	1	$ -	$0	EA	1	Included	$0	EA	1	Included	$0	EA	1	Included	$0
Single Duct VAV Box	EA	1	$ -	$0	EA	1	Included	$0	EA	1	Included	$0	EA	1	Included	$0
Fan Coil Unit	EA	1	$ -	$0	EA	1	Included	$0	EA	1	Included	$0	EA	1	Included	$0
Fire Damper / 2-HR Damper	LS	1	$ -	$0	LS	1	Included	$0	LS	1	Included	$0	LS	1	Included	$0
Ductwork Insulation	EA	1	$ -	$0	EA	1	Included	$0	EA	1	Included	$0	EA	1	Included	$0
Flush Med Gas System	LS	1	$ -	$0	LS	1	w. Div. 22	$0	LS	1	w. Div. 22	$0	LS	1	w. Div. 22	$0
BAS Controls	LS	1	$ -	$0	LS	1	Included	$0	LS	1	Included	$0	LS	1	Included	$0
T&B	LS	1	$ -	$0	LS	1	Included	$0	LS	1	Included	$0	LS	1	Included	$0
Shutdown for CW Piping	EA	1	$ 750	$750	EA	1	$ 750	$750	EA	1	$ 750	$750	EA	1	$ 750	$750
Open Wall for FSD or Ductwork	SF	30	$ 60	$1,800	SF	30	$ 60	$1,800	SF	30	$ 60	$1,800	SF	30	$ 60	$1,800
X-Ray Floor Penetrations	DAY	2	$ 1,350	$2,700	DAY	2	$ 1,350	$2,700	DAY	2	$ 1,350	$2,700	DAY	2	$ 1,350	$2,700
Floor Penetrations Ductwork	LF	96	$ 178	$17,040	LF	96	Included	$0	LF	96	$ 178	$17,040	LF	96	Included	$0
Louver	EA	1	$ 2,845	$2,845	EA	1	$ 2,845	$2,845	EA	1	$ 2,845	$2,845	EA	1	$ 2,845	$2,845
Swing Stage	LS	1	$ 7,500	$7,500	LS	1	$ 7,500	$7,500	LS	1	$ 7,500	$7,500	LS	1	$ 7,500	$7,500
HVAC Laborer	MH	568	$ 38	$21,455	MH	568	$ 38	$21,455	MH	568	$ 38	$21,455	MH	568	$ 38	$21,455
				$ -				$ -				$ -				$ -
ADDITIONAL ITEMS (WSB)																
Leveled Bid Total				**$1,145,339**				**$1,475,639**				**$1,504,090**				**$1,140,863**
Cross Check - Should be "0"				$0				$0				$0				$0
Reason for Selection																
MBE, WBE, or HUB																

Project No. 1850

Project Name: Glenwood Visitor's Center - GMP AS-BID

Date: 13-Sep-21

Location: Houston, Texas

Time: 9.02 AM

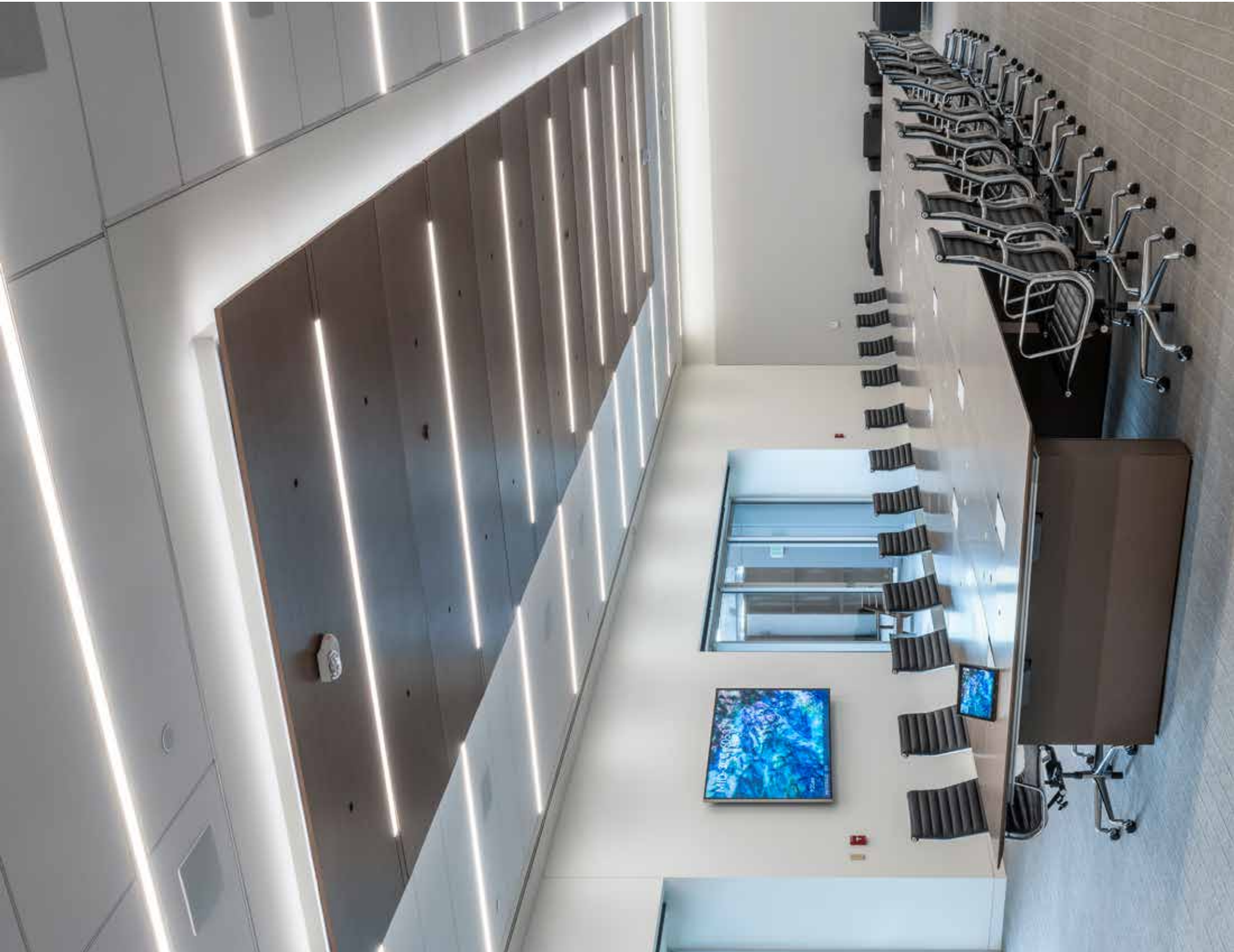
Estimate Title: GMP

GSF: 12,662

Documents Dated: July 30, 2021

	Description	Quantity	Unit Cost Labor	Mat'l	Equip	Consum	Sub	Total Costs Labor	Mat'l	Equip	Consum	Sub	$/SF	Total Item Total	Notes
Div. 01	General Requirements							**700,767**	**8,815**	**96,277**	**95,113**	**343,774**	**$ 98.63**	**$ 1,244,745.49**	
01.05	General Quantity Information							0	0	0	0	0	$ 0.00	$ 0.00	
01	Built Structure (Floor Surface)	13,427.42 SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
03	Built Structure (w/ Crawl Space)	23,620.91 SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
05	Conditioned Air GSF	11,442.02 SF	0.00	0.00	0.00	0.00	0.00	0	0	0	0	0	$ 0.00	0.00	
01.10	Project Management Personnel							417,678	0	24,117	13,440	122,963	$ 45.68	$ 578,198.14	
01	Superintendent	15.00 MONTH	13839.00	0.00	1378.28	0.00	2113.07	226,953	0	22,380	7,303	31,696	$ 22.78	288,331.65	
02	Project Manager	14.00 MONTH	9685.67	0.00	6.98	0.00	2113.07	148,251	0	106	4,771	29,583	$ 14.43	182,710.18	
03	Field Office Administrator (Half Time)	30.00 WEEK	1295.00	0.00	50.22	0.00	487.63	42,475	0	1,631	1,367	14,629	$ 4.75	60,101.42	
06	Corporate Cost Forecasting (8 hrs per month)	14.00 MONTH	0.00	0.00	0.00	0.00	649.42	0	0	0	0	9,092	$ 0.72	9,091.88	
10	Extended Schedule Preliminary Work (From PMA)	1.00 LS	0.00	0.00	0.00	0.00	37963.00	0	0	0	0	37,963	$ 3.00	37,963.00	
01.32	Construction Progress Documentation							0	0	0	0	5,390	$ 0.43	$ 5,390.00	
01.32.3	Photographic Documentation												***$ 0.43***	***$ 5,390.00***	
01	Progress Photos	14.00 MONTH	0.00	0.00	0.00	0.00	385.00	0	0	0	0	5,390	$ 0.43	5,390.00	
01.35	Special Procedures							87,625	0	17,562	10,938	72,856	$ 14.96	$ 188,981.37	
01.35.1	Jobsite Safety												***$ 11.94***	***$ 151,037.62***	
01	Safety Film and Set Up - Complete	14.00 MONTH	0.00	0.00	41.37	0.00	0.00	0	0	627	0	0	$ 0.05	626.96	
04	Safety Director (1 trip per week @ 2 hrs)	60.62 WEEK	0.00	0.00	0.00	0.00	222.22	0	0	0	0	13,471	$ 1.07	13,470.98	
05	Site Safety Administrator (Full Time)	60.62 WEEK	1322.12	0.00	258.08	0.00	487.63	87,625	0	16,935	2,820	29,560	$ 10.82	136,939.68	
01.35.2	Owner Safety Requirements												***$ 0.90***	***$ 11,275.00***	
01	Drug Tests	15.00 EACH	0.00	0.00	0.00	0.00	85.00	0	0	0	0	1,275	$ 0.11	1,275.00	
02	Groundbreaking/Safety Celebrations/Topping Out	1.00 EACH	0.00	0.00	0.00	0.00	10000.00	0	0	0	0	10,000	$ 0.79	10,000.00	
01.35.2	Governmental Safety Requirements												***$ 0.65***	***$ 8,118.75***	
01	Personal Protective Equipment	1.00 LS	0.00	0.00	0.00	7500.00	0.00	0	0	0	8,119	0	$ 0.65	8,118.75	
01.35.5	Security Procedures												***$ 1.47***	***$ 18,550.00***	
01	Video Monitoring and Surveillance	14.00 MONTH	0.00	0.00	0.00	0.00	1325.00	0	0	0	0	18,550	$ 1.47	18,550.00	
01.43	Quality Assurance							0	3,579	0	3,323	0	$ 0.57	$ 6,902.28	
01.43.1	Printing and Reprographics												***$ 0.57***	***$ 6,902.28***	
01	Contract Document Reproduction	4.00 EACH	0.00	0.00	0.00	120.00	0.00	0	0	0	520	0	$ 0.05	519.60	
02	Main Office Reproductions/Printing	14.00 MONTH	0.00	0.00	0.00	85.00	0.00	0	0	0	1,288	0	$ 0.11	1,288.18	
03	Miscellaneous Printing	14.00 MONTH	0.00	0.00	0.00	100.00	0.00	0	0	0	1,516	0	$ 0.12	1,515.50	
10	Previous Printing (From PMA)	1.00 LS	0.00	3579.00	0.00	0.00	0.00	0	3,579	0	0	0	$ 0.29	3,579.00	
01.51	Temporary Utilities							0	0	4,806	0	17,050	$ 1.75	$ 21,855.52	
01.51.0	Temporary Domestic Water												***$ 0.00***	***$ 0.00***	

Cost of Work Subtotal:								1,211,360	678,901	215,317	152,572	12,632,939	$	$ 14,891,089.24	
Insurance, Permits, & Fees															
Builders Risk Insurance	16,338,157	CP											0.16 %	$ 26,957.96	
General, Pollution, & Excess Liability	16,338,157	CP											0.99 %	$ 161,747.76	
Previous Permit (From PMA)	1	LS											1,438,900.0	$ 14,389.00	
Building Permit (From Summary)	16,338,157	CP											0.28 %	$ 45,994.00	
Misc. Permits	1	LS											$ 1,000.00	$ 1,000.00	
Permit Expediting Service	1	LS											$ 1,000.00	$ 1,000.00	
AGC Fee - Max $33,250.	16,338,157	CP											0.11 %	$ 17,971.97	
Total Insurance, Permits, and Fees													**$ 1,197.30**	**$ 15,160,150**	
Contingencies and Allowances															
Contractor's Const. Contingency	15,160,150	CP											0.99 %	$ 150,000.00	
Drawing Development Allowance	15,160,150	CP											1.65 %	$ 250,000.00	
Total Contingencies and Allowances													**$ 1,228.89**	**$ 15,560,150**	
Cost of Work, with Insurances, Fees, Contingencies and Allowances Subtotal:														**$ 15,560,150**	
Contractor's Margin															
General Contractor's Margin	15,560,150	%											5.00 %	$ 778,007.50	
Total Construction Cost													**$**	**$ 16,338,157**	



Criterion Nine: Construction Phase and Project Execution Plan

3.9.1 Describe your construction management and execution plan for providing construction services.

1. Pre-Construction Phase

- **Initial Planning.** Collaborate with client to understand project goals, budget, and timelines.
- **Feasibility Study**. Assess the project's viability, potential challenges, and risk factors.
- **Budgeting and Estimation.** Develop a detailed budget and cost estimates based on the project scope.

2. DD Drawings, CD Drawings, and IFP/P (Issue for Perming/Pricing)

- **Collaboration.** Work with architect, consultants, and City of La Porte designers to refine the project's design while considering cost implications (described as Target Value Estimating in our preconstruction services).
- **Estimating**. Provide accurate cost estimates for the project.
- **Constructability Reviews.** Identify potential issues and offer solutions.
- **Value Engineering.** Identify opportunities to optimize cost without compromising quality/functionality. We will consider equipment that not only reduces costs but also lead time, if it's a concern.

3. Procurement

- **Subcontractor Selection.** Engage with reliable subcontractors through a competitive bidding process or prequalification to ensure the highest level of workmanship.
- **Material Procurement.** Source materials and equipment required for construction early based on our procurement schedule ensuring timely delivery and adherence to quality standards.

4. Construction Phase

- **On-Site Management.** Oversee day-to-day operations ensuring adherence to timelines, safety protocols, and quality standards.
- **Regular Reporting.** Weekly or bi-weekly meetings for project status updates attended by the AE Team, City of La Porte, Bellows, and all project stakeholders. Major subcontractors may attend if there are specific items to be discussed involving certain trades. In our meetings we will provide progress reports to the client, highlighting milestones achieved, any challenges encountered, and proposed solutions.
- **Risk Management.** Continuously assess and mitigate potential risks that may impact the project's schedule or budget.
- **Schedule.** The schedules that we will prepare will be an overall master schedule for all the areas, including preconstruction, procurement, construction, commissioning, and closeout. Separate detailed schedules will be developed for the individual areas of the work so the building and sitework can be tracked individually.
- **Project Management.** Procore is a cloud-based software we use for our day-to-day construction management operations. Procore stores the following:
  - Request for Information (RFIs). Track lifecycle of an RFI. We can generate, issue, approve, and close out RFI's.
  - Submittals. Generates submittals for approval from the AE team and provides access for any project stakeholder. Allows us to dictate when a response is needed ensuring submittals are being approved in line with the construction schedule.
  - Drawings/Specifications. We will manage and update the drawings/specifications and any new versions or sheets that are added. Those become the current set so subcontractors are viewing and working from the most updated package.
  - Closeout.

5. Quality Control and Assurance

- **QA/QC.** Conduct regular inspections and quality tests to ensure compliance with specifications and standards.
- **Issue Resolution.** Address any deviations or issues promptly, implement corrective measures to maintain project quality.

6. Project Closeout

- **Final Inspections.** Ensure all aspects of the project meet the client's expectations and contractual obligations.
- **Closeout.** Compile all documentation (warranties, permits, manuals) and facilitate a comprehensive project hand off to the client.

Effective communication, collaboration, and a proactive approach to problem-solving are integral to the CMAR process. Our goal is to keep the City of La Porte involved and informed as we expertly manage the new City Hall building's cost, quality, and schedule. Our CMAR services are designed to provide a collaborative approach to construction projects. The Bellows team is the building partner who will delivery a successful project while mitigating risk along the way.

Criterion Nine: Construction Phase and Project Execution Plan

3.9.2 Describe what you view as the critical Construction Phase issues for this Project and how you will address them, including the essential information that you will need from Owner and Project A/E.

Based on the drawings provided and our site visits, the critical construction phase issues for this project we believe will be the following:

- **Schedule.** Based on the noted approval of the GMP by August of 2024, and a construction start of September 2024, we will need to release early procurement items during the 60% CD or 90% CD estimates, so that we can meet our schedule.
- **Cost Control.** Controlling costs and staying within the budget is crucial, especially if we create early release packages. Bellows must ensure that we account for all costs at 60% CD or 90% CD estimates, so that when the GMP is completed, we maintain our CCL.
- **Safety:** Ensuring the safety of workers and site visitors is paramount on any construction project, but especially one that is going to be adjacent to City Hall and surrounded by apartments, clinics, water treatment plants, and housing. This involves implementing and enforcing safety protocols, providing appropriate training, and conducting regular safety inspections.
- **Job site access.** To minimize disruptions to the entities noted above, we will establish a comprehensive site logistics plan. Which will outline our fencing, site access, muster points, delivery schedules, safety personnel, etc. Everything to ensure we maintain safe access to our site for our workers and visitors. This site logistics plan will be communicated to all stakeholders and serve as a roadmap for the project.
- **Regular Progress Monitoring:** We will track the schedule weekly against the baseline schedule to ensure that we maintain the project schedule.

Project specific programs will be developed such as a Quality Assurance Program and Site-specific Safety Plan

For all the items noted above, we will need to ensure that we have effective communication via weekly meetings between Bellows, the City of La Porte, and the AE team. So that we can resolve issues, make decisions, and ensure that everyone is aligned with the project goals.

3.9.3 Describe your understanding of the administrative challenges and opportunities associated with providing Construction services, and your strategy for resolving these issues.

What we see as some of the administrative challenges during construction are:

- **Pay Applications:** We will provide ensure that pay applications are submitted on time, and we will review with the City of La Porte Project Manager to ensure accuracy before submitting a bill.
- **Change Orders:** We will review any potential change orders to for the project at each OAC meeting, and provide feedback on any schedule impact that they may have, so that the City of La Porte can make informed decisions.
- **Schedule:** We will track our schedule weekly to ensure compliance. Any deviation from our construction schedule will be noted, and measure to get back on schedule will be provided.
- **Work Noise:** We will work with the City of La Porte in schedule very loud noise at times that we wont affect the surroinding neighbors. That includes concrete pours, steel erection, excavations, or when the existing City Hall is to be demolished.

3.9.4 Provide examples of records, reports, monitoring systems, and info mgmt systems used during construction.

Building Information Modeling (BIM)

Bellows has successfully integrated BIM technologies on all of our complicated medical center projects. Our preconstruction team will communicate cost, schedule, and constructability issues to the A/E team, its consultants, and the Owner-managed subcontractors to help develop a coordinated building model. Better documents lead to better pricing. We will require the major subcontractors to prepare their shop drawings and coordination drawings utilizing BIM. We will provide the A/E team with updates to the BEP, the building model, and the equipment matrix.

We have additional software capabilities including Bluebeam, Revit, Navisworks, and Multivista which includes 360 Progression, MEP Viewer, and Webcam Viewer. We will hold weekly, or as required, BIM coordination meetings with all stakeholders, including the A/E team, their consultants, and the Owner to track and review the design progress through preconstruction.

Schedule Reports

Working closely with the Project Executive, the Superintendent and the Project Manager will be responsible for creating and maintaining the project schedule throughout the course of the project. They will work closely with the project team to update the Project Schedule for weekly Owner/Architect/Contractor meetings, weekly foreman meetings, and for the monthly reports. They will update the schedule progress to help maintain and manage the forecasted job cost.

They will provide the following reports for the Project Team on a monthly basis, or as required by the Owner:

- Monthly Narrative Report
- Monthly Schedule Status Report
- Monthly Schedule Score Card
- Monthly Earned Value Management Report
- Schedule Analysis Report
- Executive Summary Report
- Schedule Log Report
- Full Schedule Report
- General Progress Report
- Critical Path Report
- Near Critical Path Report
- Open Activity Schedule Report
- 2-Week-Look-Ahead Schedule
- 1-Month-Look-Ahead Schedule
- 3-Month-Look-Ahead Schedule
- 6-Month-Look-Ahead Schedule

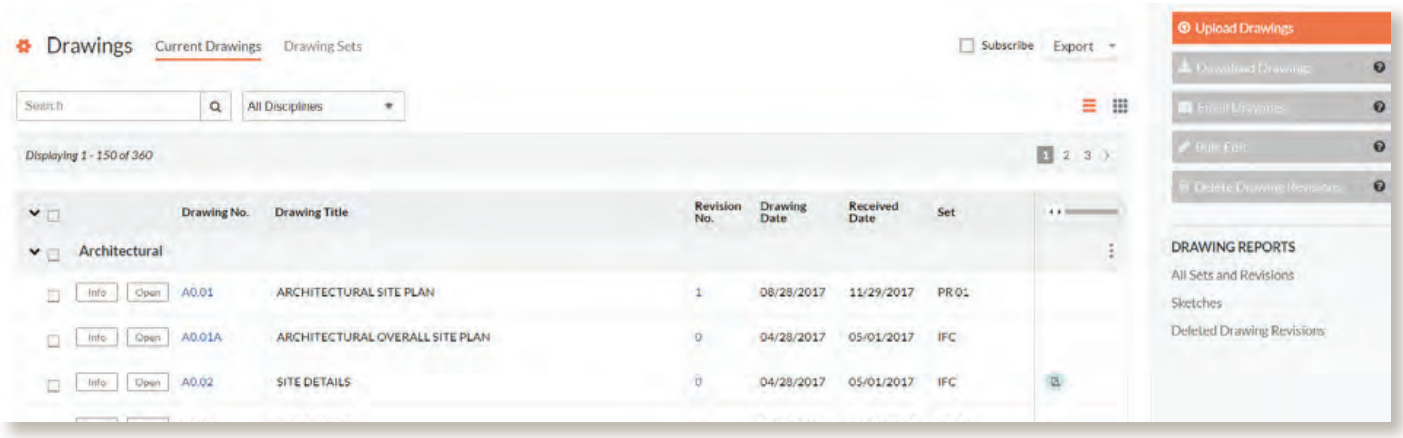
Procore

We are happy to use the Owner's or Architect's Project File Management System. Bellows currently uses Procore as our project management software. It is a web-based platform that provides access to project information for all team members from any desktop, tablet, or smartphone for a single project fee.

Please note that the use of this technology is only a means for systematically cataloging and routing documents for necessary review/approval by multiple parties. The Bellows team will review each item submitted by subcontractors and suppliers for compliance with the requirements of the project and coordinate submittals by others before sending it to other team members for necessary review/approval. Key documentation stored and managed in Procore:

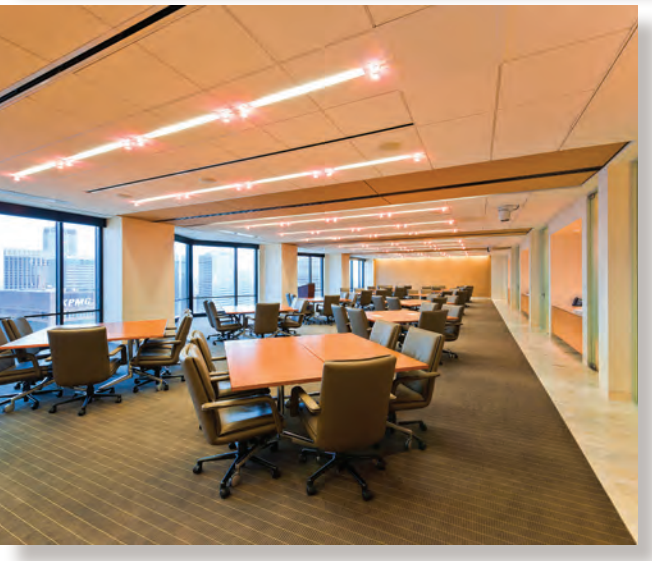
- Drawings
- Bid Solicitation and Management
- RFIs
- Submittals
- Safety Reports
- Daily Construction Reports
- QA/QC Inspection Reports
- Observation Reports
- Punch List Inspection Reports
- Meeting Minutes
- Schedule (Procore integrates with P6)
- Monthly Progress Reports
- Potential Change Order (PCO) Log
- Construction Change Directive Log
- Monthly Construction Progress Report
- Subcontracts, Material Purchase Orders, and Change Orders
- Payment Applications (including all supporting documentation)
- Closeout Log
- Warranty Management

Procore Example



Criterion 10:
Financial Statements

Criterion Ten: Financial Information



3.10.1 Provide annual revenue totals and percent change per year.

2018	18	$110,527,000	- 37%
2019	35	$271,435,000	+ 146%
2020	16	$80,238,000	- 70%
2021	11	$65,805,000	- 18 %
2022	8	$50,610,000	- 23 %

3.10.2 Provide available bonding capacity and current backlog.

Available Bonding Capacity: $500,000,000

Current Backlog: $77,000,000

3.10.3 Provide most recent audited financial statements.

We have provided FY 2023 - FY 2022 financial reports on the following pages.

3.10.3

Recent Audited Financial Report

BELLOWS

Since 1914

W. S. BELLOWS CONSTRUCTION CORPORATION

FINANCIAL STATEMENTS

FOR THE

YEARS ENDED MARCH 31, 2023 AND 2022

AND

INDEPENDENT AUDITOR'S REPORT

M&M MELTON & MELTON, L.L.P.
CERTIFIED PUBLIC ACCOUNTANTS

W. S. BELLOWS CONSTRUCTION CORPORATION

TABLE OF CONTENTS

MELTON & MELTON, L.L.P.
CERTIFIED PUBLIC ACCOUNTANTS

INDEPENDENT AUDITOR'S REPORT

To the Board of Directors of
W. S. Bellows Construction Corporation

Opinion

We have audited the financial statements of W. S. Bellows Construction Corporation (a Texas corporation) (the "Company"), which comprise the balance sheets as of March 31, 2023 and 2022, and the related statements of operations, changes in stockholders' equity, and cash flows for the years then ended, and the related notes to the financial statements.

In our opinion, the accompanying financial statements present fairly, in all material respects, the financial position of the Company as of March 31, 2023 and 2022, and the results of its operations and its cash flows for the years then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinion

We conducted our audits in accordance with auditing standards generally accepted in the United States of America (GAAS). Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the Company and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audits. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for one year after the date that the financial statements are available to be issued.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinion. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the Company's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

Mahr Mah, LLP

Houston, Texas
September 6, 2023

W. S. BELLOWS CONSTRUCTION CORPORATION
BALANCE SHEETS
March 31, 2023 and 2022

	2023	2022
ASSETS		
Current Assets:		
Cash and cash equivalents	$ 7,784,079	$ 8,696,682
Investments	5,374,121	5,639,872
Accounts receivable:		
Contracts	16,152,253	12,531,538
Contracts - retainage	9,285,141	4,356,096
Other	14,429	996,941
Federal income taxes receivable	42,159	1,252,844
Costs and estimated earnings in excess of billings on uncompleted contracts	857,555	405,744
Prepaid expenses and deposits	105,421	115,332
Total current assets	39,615,158	33,995,049
Property and Equipment, at cost:		
Land	439,654	439,654
Buildings and improvements	2,118,395	2,118,395
Construction equipment	1,182,740	1,182,740
Transportation equipment	874,955	874,955
Data processing equipment	746,208	746,148
Office furniture and equipment	551,547	551,547
	5,913,499	5,913,439
Less: Accumulated depreciation	(5,394,829)	(5,313,572)
	518,670	599,867
Deferred Income Tax Assets	2,047,189	1,278,983
	$ 42,181,017	**$ 35,873,899**

	2023	2022
LIABILITIES AND STOCKHOLDERS' EQUITY		
Current Liabilities:		
Accounts payable:		
Trade	$ 15,437,335	$ 9,375,625
Retainage	7,564,706	4,208,485
Accrued liabilities	876,594	966,603
State income taxes payable	16,992	17,790
Billings in excess of costs and estimated earnings on uncompleted contracts	158,551	125,211
Total current liabilities	24,054,178	14,693,714
Long-Term Liabilities:		
State income taxes payable	42,328	25,341
Stockholders' Equity:		
Class A Common stock - voting, no par value, 10,000 shares authorized, 1,424 shares issued, and 1,242 shares outstanding in 2023 and 2022	142,400	142,400
Class B Common stock - nonvoting, no par value, 9,990,000 shares authorized, 1,240,758 shares issued and outstanding in 2023 and 2022	-	-
Retained earnings	19,622,572	22,692,905
	19,764,972	22,835,305
Less: Treasury stock, 182 shares in 2023 and 2022, at cost	(1,680,461)	(1,680,461)
Total stockholders' equity	18,084,511	21,154,844
	$ 42,181,017	**$ 35,873,899**

(See Notes to Financial Statements)

W. S. BELLOWS CONSTRUCTION CORPORATION
STATEMENTS OF OPERATIONS
For the Years Ended March 31, 2023 and 2022

	2023	2022
Contract Revenues	$ 117,832,761	$ 66,993,927
Cost of Contract Revenues	112,796,160	64,279,577
Gross margin	5,036,601	2,714,350
Other Operating Income	607,082	664,405
Loss from Yard Operations	(229,992)	(166,341)
General and Administrative Expenses	(8,993,451)	(9,968,351)
Loss from operations	(3,579,760)	(6,755,937)
Other Income (Expense):		
Paycheck Protection Program loan forgiveness	-	2,000,000
Employee retention credit	-	1,715,236
Interest income	142,006	4,777
Interest expense	(9,726)	(27,382)
Dividend income	112,911	44,433
Realized gains on investments	-	12,605
Unrealized losses on investments	(458,536)	(231,833)
Miscellaneous, net	(11,455)	(10,292)
	(224,800)	3,507,544
Loss before income tax provision	(3,804,560)	(3,248,393)
Income Tax Provision	(734,227)	(989,679)
Net loss	**$ (3,070,333)**	**$ (2,258,714)**

(See Notes to Financial Statements)

W. S. BELLOWS CONSTRUCTION CORPORATION
STATEMENTS OF CHANGES IN STOCKHOLDERS' EQUITY
For the Years Ended March 31, 2023 and 2022

	Common Stock				
	Class A Voting	Class B Nonvoting	Retained Earnings	Treasury Stock	Total
Balance, March 31, 2021	$ 142,400	$ -	$ 24,951,619	$ (1,680,461)	$ 23,413,558
Net loss	-	-	(2,258,714)	-	(2,258,714)
Balance, March 31, 2022	142,400	-	22,692,905	(1,680,461)	21,154,844
Net loss	-	-	(3,070,333)	-	(3,070,333)
Balance, March 31, 2023	**$ 142,400**	**$ -**	**$ 19,622,572**	**$ (1,680,461)**	**$ 18,084,511**

(See Notes to Financial Statements)

W. S. BELLOWS CONSTRUCTION CORPORATION
STATEMENTS OF CASH FLOWS
For the Years Ended March 31, 2023 and 2022

	2023	2022
Cash Flows from Operating Activities:		
Net loss	$ (3,070,333)	$ (2,258,714)
Adjustments to reconcile net loss to net cash used in operating activities:		
Depreciation	81,257	80,923
Realized gain on sale of investments	-	(12,605)
Net unrealized loss on investments	458,536	231,833
Paycheck Protection Program loan forgiveness	-	(2,000,000)
Deferred income taxes	(768,206)	(1,058,034)
Changes in operating assets and liabilities:		
Accounts receivable	(7,567,248)	(8,249,947)
Federal income taxes receivable	1,210,685	80,956
Costs and estimated earnings in excess of billings on uncompleted contracts	(451,811)	(255,474)
Prepaid expenses and deposits	9,911	(28,143)
Accounts payable	9,417,931	5,863,992
Accrued liabilities	(90,009)	(1,017,477)
State income taxes payable	16,189	(71,044)
Billings in excess of costs and estimated earnings on uncompleted contracts	33,340	(219,786)
Total adjustments	2,350,575	(6,654,806)
Net cash used in operating activities	(719,758)	(8,913,520)
Cash Flows from Investing Activities:		
Purchase of property and equipment	(60)	(37,021)
Purchase of investments	(192,785)	(5,988,778)
Proceeds from sale of investments	-	129,678
Net cash used in investing activities	(192,845)	(5,896,121)
Net change in cash and cash equivalents	(912,603)	(14,809,641)
Cash and Cash Equivalents, beginning of year	8,696,682	23,506,323
Cash and Cash Equivalents, end of year	**$ 7,784,079**	**$ 8,696,682**

(See Notes to Financial Statements)

W. S. BELLOWS CONSTRUCTION CORPORATION
STATEMENTS OF CASH FLOWS (CONTINUED)
For the Years Ended March 31, 2023 and 2022

	2023	2022
Supplemental Cash Flows Information:		
Income taxes paid	**$ 17,790**	**$ 85,574**
Cash paid for interest	**$ 9,726**	**$ 27,382**

(See Notes to Financial Statements)

W. S. BELLOWS CONSTRUCTION CORPORATION
NOTES TO FINANCIAL STATEMENTS
March 31, 2023 and 2022

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Nature of Operations

W. S. Bellows Construction Corporation (the "Company") constructs large commercial and industrial buildings principally in Houston, Texas. The lengths of the Company's contracts vary but are typically between one and two years. In accordance with normal practice in the construction industry, the Company includes asset and liability accounts relating to construction contracts in current assets and liabilities even when such amounts are realizable or payable over a period in excess of one year.

Revenue Recognition

The Company recognizes revenue in accordance with the provisions of Accounting Standards Codification 606 (ASC 606), *Revenue from Contracts with Customers*. Under ASC 606, a contract with a customer is an agreement which both parties have approved, that creates enforceable rights and obligations, has commercial substance, and where payment terms are identified and collectability is probable. Once the Company has entered into a contract, the contract is evaluated to identify performance obligations. For each performance obligation, revenue is recognized as control of promised goods or services transfers to the customer in an amount that reflects the consideration the Company expects to receive in exchange for those goods or services. The amount of revenue recognized takes into account variable consideration, including claims, award fee incentives, and liquidating damages. Contract revenues exclude sales tax.

The Company's services are performed under fixed-price, cost-plus fee with a guaranteed maximum price, and time-and-material contracts. Customer payments on contracts are typically due within 30 days of billing, depending on the contract. Under fixed-price contracts, customers pay an agreed fixed-amount negotiated in advance for a specified scope of work. Under cost-plus fee with a guaranteed maximum price contracts, the Company is reimbursed for allowed or otherwise defined costs incurred plus a negotiated fee. Contract amounts are not to exceed a specified maximum price. Under time-and-material contracts, the Company charges its customers based on the actual time spent on a project. In addition, customers reimburse the Company for actual out-of-pocket costs for materials and other direct incidental expenditures incurred in connection with performance under each contract. Contracts may include incentive for various performance criteria, including timeliness, safety, and cost-effectiveness. In addition, costs on contracts that are cost-plus fee with a guaranteed maximum price are generally subject to review by customers, and such reviews could result in costs being disputed as non-reimbursable under the terms of each contract.

Contract Evaluation

The Company evaluates whether multiple contracts should be combined and accounted for as a single contract and whether the combined or single contract should be accounted for as having more than one performance obligation. The decision to combine a group of contracts or separate a combined or single contract into multiple performance obligations may impact the amount of revenue recorded in a given period. Contracts are considered to have a single performance obligation if the promises are not separately identifiable from other promises in the contracts.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Performance Obligations

A performance obligation is a promise in a contract to transfer a distinct good or service, or a bundle of goods or services, to the customer, and is the unit of accounting under ASC 606. At contract inception, the Company assesses the goods or services promised in a contract and identifies, as a separate performance obligation, each distinct promise to transfer goods or services to the customer. In order to properly identify separate performance obligations, management will apply judgment in determining whether each good or service provided is: (a) capable of being distinct, whereby the customer can benefit from the good or service either on its own or together with other resources that are readily available to the customer, and (b) distinct within the context of the contract, whereby the transfer of the good or service to the customer is separately identifiable from other promises in the contract.

Contracts are often modified to account for changes in contract specifications and requirements. The Company considers contract modifications to exist when the modification either creates new or changes the existing enforceable rights and obligations. Most of the Company's contract modifications are for goods or services that are not distinct from existing contracts due to the significant integration provided or significant interdependencies in the context of the contract and are accounted for as if they were part of the original contract. The effect of a contract modification on the transaction price and the measure of progress for the performance obligation to which it relates, is recognized as an adjustment to revenue (either as an increase in or a reduction of revenue) on a cumulative catch-up basis.

The Company accounts for contract modifications as a separate contract when the modification results in the promise to deliver additional goods or services that are distinct and the increase in price of the contract is for the same amount as the stand-alone selling price of the additional goods or services included in the modification.

The transaction price represents the amount of consideration to which the Company expects to be entitled in exchange for transferring promised goods or services to a customer. The consideration promised within a contract may include fixed amounts, variable amounts, or both. The nature of contracts gives rise to several types of variable consideration, including claims, award fee incentives, and liquidated damages. The Company recognizes revenue for variable consideration when it is probable that a significant reversal in the amount of cumulative revenue recognized for the contract will not occur. The Company estimates the amount of revenue to be recognized on variable consideration using either the expected value or the most likely amount method, whichever is expected to better predict the amount of consideration to be received.

Claims are amounts in excess of agreed contract prices that the Company seeks to collect from customers or other third parties for delays, errors in specifications and designs, contract terminations, change orders in dispute or unapproved as to both scope and price, or other causes of unanticipated additional costs. Revenue on claims is recognized only to the extent that contract costs related to the claims have been incurred and when it is probable that any significant revenue recognized related to the claim will not be reversed. This can lead to a situation in which costs are recognized in one period and revenue is recognized in a subsequent period when a client agreement is obtained, or a claims resolution occurs.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

In some cases, contract retentions are withheld by customers until certain conditions are met or the project is completed, which may be several months or years. In these cases, the Company has not identified a significant financing component under ASC 606 as the timing difference in payment compared to delivery of obligations under the contract is not for purposes of financing.

For contracts with multiple performance obligations, the Company allocates the transaction price to each performance obligation using a best estimate of the standalone selling price of each distinct good or service in the contract. The standalone selling price is typically determined using the estimated cost of the contract plus a margin approach. For contracts containing variable consideration, the Company allocates the variability to a specific performance obligation within the contract if such variability relates specifically to efforts to satisfy the performance obligation or transfer the distinct good or service, and the allocation depicts the amount of consideration to which the Company expects to be entitled.

The Company recognizes revenue over time as the related performance obligation is satisfied by transferring control of a promised good or service to a customer. Progress toward complete satisfaction of the performance obligation is primarily measured using a cost-to-cost measure of progress method. The cost input is based primarily on contract cost incurred to date compared to total estimated contract cost. This measure includes forecasts based on the best information available and reflects judgment to faithfully depict the value of the services transferred to the customer.

Critical Accounting Estimates

Estimates are used to determine the amount of variable consideration in contracts, the standalone selling price among separate performance obligations, and the measure of progress for contracts where revenue is recognized over time. Due to uncertainties inherent in the estimation process, it is possible that estimates of costs to complete a performance obligation will be revised in the near-term. For those performance obligations for which revenue is recognized using a cost-to-cost measure of progress method, changes in total estimated costs and related progress towards complete satisfaction of the performance obligation are recognized on a cumulative catch-up basis in the period in which the revisions to the estimates are made. When the current estimate of total costs for a performance obligation indicates a loss, a provision for the entire estimated loss on the unsatisfied performance obligation is made in the period in which the loss becomes evident.

Contract Assets and Liabilities

Contracts typically provide for a schedule of billings or invoices to the customer based on the Company's job to date percentage of completion of specific tasks inherent in the fulfillment of the performance obligation(s). The schedules for such billings usually do not precisely match the timing of when costs are incurred. As a result, contract revenues recognized in the statements of operations can differ from amounts that can be billed or invoiced to the customer at any point during the contract. Amounts by which cumulative contract revenue recognized on a contract as of a given date exceed

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

cumulative billings to the customer under the contract are classified as a contract asset and reflected as a current asset in the balance sheets under the caption "costs and estimated earnings in excess of billings on uncompleted contracts." Amounts by which cumulative billings to the customer under a contract as of a given date exceed cumulative contract revenue recognized on the contract are classified as a contract liability and reflected as a current liability in the balance sheets under the caption "billings in excess of costs and estimated earnings on uncompleted contracts."

Contract assets and liabilities on contracts in progress consist of the following at March 31, 2023 and 2022:

	2023	2022
Costs incurred on uncompleted contracts	$109,183,650	$ 57,908,448
Estimated earnings to date	4,778,667	2,178,170
	113,962,317	60,086,618
Less: Billings to date	(113,263,313)	(59,806,085)
	$ 699,004	$ 280,533
Included in the accompanying balance sheets under the following captions:		
Costs and estimated earnings in excess of billings on uncompleted contracts	$ 857,555	$ 405,744
Billings in excess of costs and estimated earnings on uncompleted contracts	(158,551)	(125,211)
	$ 699,004	$ 280,533

Cost and estimated earnings in excess of billings on uncompleted contracts amounted to $150,270 at March 31, 2021. Billings in excess of costs and estimated earnings on uncompleted contracts amounted to $344,997 at March 31, 2021.

Contract retainage associated with completed contract work that has been billed but not paid by its customers until the contracts are substantially complete, pursuant to contract retainage provisions under the contract, are also considered contract assets and are included in accounts receivable: contracts - retainage.

Warranties

The Company provides limited warranties to customers for work performed under contracts that typically extend for a limited duration following substantial completion of the work performed on a contract. Such warranties are not sold separately and do not provide customers with a service in addition to assurance of compliance with agreed-upon specifications. Accordingly, these types of warranties are not considered to be separate performance obligations. Historically, warranty claims have not resulted in material costs incurred.

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash and Cash Equivalents

The Company considers cash and cash equivalents to include cash and time deposits, certificates of deposit, and all highly liquid investments with original maturities of three months or less.

Investments

The Company's investments are stated at fair value with any realized and unrealized gains or losses included in earnings. Fair value is determined from quoted market prices. For purposes of determining the gain or loss on a sale, the cost of investments sold is based upon the specific identification method. Purchases and sales of investments are recorded on a trade-date basis. Dividends are recorded on the ex-dividend date. The Company had $458,536 in unrealized losses during 2023 relating to investments held as of March 31, 2023, which are included in other income (expense). The Company had $231,833 in unrealized losses during 2022 relating to investments held as of March 31, 2022.

Accounts Receivable

Accounts receivable from performing construction are based on contracted prices. Contracts receivable are recorded when invoices are issued and are presented in the balance sheets net of the allowance for doubtful accounts. All accounts receivable are written off when they are determined to be uncollectible. The allowance for doubtful accounts is estimated based on the Company's historical losses, the existing economic conditions in the construction industry, and the financial stability of its customers. The Company did not have any credit losses in 2023 or 2022. Management believes that no allowance for doubtful accounts is necessary at March 31, 2023 or 2022.

Total accounts receivable at March 31, 2021 were $9,634,628.

Property and Equipment

Property and equipment are stated at cost. Improvements or betterments of a permanent nature are capitalized. Expenditures for maintenance and repairs are charged to expense as incurred. The cost of assets retired or otherwise disposed of and the related accumulated depreciation are eliminated from the accounts in the year of the disposal. Gains or losses resulting from disposals are credited or charged to operations currently.

Depreciation expense is recorded using the straight-line method over the following estimated useful lives:

	Years
Buildings and improvements	5 - 31.5
Construction equipment	3 - 7
Transportation equipment	4
Data processing equipment	3 - 5
Office furniture and equipment	5

NOTE 1 - SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Advertising

The Company expenses advertising costs as they are incurred. Advertising expenses for the years ended March 31, 2023 and 2022 amounted to approximately $239,000 and $166,000, respectively.

Income Taxes

The Company calculates income taxes using the asset and liability method. Under this method, deferred income tax assets and liabilities are recognized based on the difference between their carrying amounts for financial reporting purposes and income tax reporting purposes. Deferred income tax assets and liabilities are measured using the tax rates in effect in the years when those temporary differences are expected to reverse. Inherent in the measurement of deferred income taxes are certain judgments and interpretations of existing tax law and other published guidance as applied to the Company's operations.

The Company is required to pay state income taxes. The provision for these taxes is included in the accompanying financial statements.

Tax-related interest and penalties are recorded in general and administrative expenses in the statements of operations. The Company incurred no significant tax-related interest or penalties in 2023 or 2022.

Management has evaluated the Company's tax positions and concluded that the Company has taken no uncertain tax positions that require adjustment to the financial statements. With few exceptions, the Company is no longer subject to income tax examinations by U.S. federal or state tax authorities for years before 2020.

Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America (U.S. GAAP) requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities and disclosure of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the reporting period. Actual results could differ from those estimates. Management believes that these estimates and assumptions provide a reasonable basis for the fair presentation of the financial statements.

NOTE 2 - LINE OF CREDIT

As of March 31, 2023 and 2022, the Company has an $8,000,000 credit facility with a bank at prime rate (8.0% at March 31, 2023 and 3.5% at March 31, 2022), less .25%. The credit facility expires in September 2024 and is secured by substantially all of the assets of the Company. As of March 31, 2023 and 2022, there were no borrowings on the line of credit.

NOTE 3 - INCOME TAXES

The income tax provision consists of the following for the years ended March 31, 2023 and 2022:

	2023	2022
Current:		
Federal	$ -	$53,825
State	33,979	14,530
	33,979	68,355
Deferred:		
Federal	(768,206)	(1,058,034)
	$ (734,227)	$(989,679)

The income tax provision for the years ended March 31, 2023 and 2022 differs from an amount computed at the statutory rates as follows:

	2023	2022
Federal income expense at statutory rates	$(798,958)	$ (682,163)
State income taxes, net of federal income tax effect	26,843	11,479
Paycheck Protection Program loan forgiveness	-	(420,000)
Change in valuation allowance for charitable contributions	19,160	28,282
Tax effect of permanent differences and other	18,728	72,723
	$(734,227)	$(989,679)

Significant components of deferred income tax assets and liabilities at March 31, 2023 and 2022 are as follows:

	2023	2022
Long-term deferred income tax assets (liabilities):		
Depreciable assets	$ (70,710)	$ (78,553)
Net operating loss carryforward	1,938,459	1,227,624
Accruals not deductible for tax purposes	35,525	82,240
Charitable contributions	71,533	52,373
Valuation allowance for charitable contributions	(71,533)	(52,373)
Additional contract revenue recognized for tax purposes	1,803	917
Unrealized loss on investments	144,977	48,685
Deferred contract revenue for tax purposes	(2,865)	(1,930)
Net long-term deferred tax assets	$2,047,189	$1,278,983

NOTE 4 - GOVERNMENT FINANCIAL ASSISTANCE

Paycheck Protection Program

The Paycheck Protection Program (the "PPP") under Division A, Title I of the CARES Act, was enacted March 27, 2020. On December 27, 2020, the Consolidated Appropriations Act, 2021 was enacted and extended several provisions of the CARES Act including additional funding of the PPP. On January 26, 2021, the Company was granted a loan (the "Loan") in the amount of $2,000,000, pursuant to the PPP. The Loan, which was in the form of a note dated January 26, 2021 issued by Frost Bank, matures on January 26, 2026 and bears interest at a rate of 1% per annum. Under the terms of the PPP, certain amounts of the Loan may be forgiven if they are used for qualifying expenses as described in the CARES Act. Qualifying expenses include payroll costs, costs used to continue group health care benefits, mortgage payments, rent, utilities, and interest on other debt obligations incurred.

U.S. GAAP does not contain authoritative accounting standards for forgivable loans provided by governmental entities to a for-profit entity. Absent authoritative accounting standards, interpretative guidance issued and commonly applied by financial statement preparers allows for the selection of accounting policies amongst acceptable alternatives. Based on facts and circumstances outlined below, the Company determined it most appropriate to account for the PPP Loan proceeds as an in-substance government grant by analogy to International Accounting Standards 20 ("IAS 20"), *Accounting for Government Grants and Disclosure of Government Assistance*. Under the provisions of IAS 20, "a forgivable loan from government is treated as a government grant when there is reasonable assurance that the entity will meet the terms for forgiveness of the loan." IAS 20 does not define "reasonable assurance"; however, based on certain interpretations, it is analogous to "probable" as defined in FASB ASC 450-20-20 under U.S. GAAP, which is the definition the Company has applied to its expectations of PPP loan forgiveness. The Company received notice in December 2021 from Frost Bank that the full amount of the Loan was forgiven by the SBA.

Under IAS 20, government grants are recognized in earnings on a systematic basis over the periods in which the Company recognizes costs for which the grant is intended to compensate (i.e. qualified expenses). Further, IAS 20 permits for the recognition in earnings either separately under a general heading such as other income, or as a reduction of the related expenses. The Company has elected to recognize government grant income separately within other income to present a clearer distinction in its financial statements between its operating loss and the amount of net income (loss) resulting from the PPP loan forgiveness. The Company believes this presentation method promotes greater comparability amongst all periods presented. The Company recognized $2,000,000 in other income (expense) during the year ended March 31, 2022.

NOTE 4 - GOVERNMENT FINANCIAL ASSISTANCE (CONTINUED)

Employee Retention Credit

The CARES Act provides for an Employee Retention Credit, a fully refundable payroll tax credit for certain eligible employers and the ability for all eligible employers to defer payment of the employer share of payroll taxes owed on wages paid through December 31, 2020. The Taxpayer Certainty and Disaster Tax Relief Act of 2020, enacted December 27, 2020, extended the payroll tax credit period to June 30, 2021. The payroll tax credit period was further extended to September 30, 2021 by the Infrastructure Investment and Jobs Act passed November 15, 2021. The Company claimed credits of $1,715,236 for the year ended March 31, 2022 and has elected to present the credit income as a separate line item within other income (expense) to present a clearer distinction in its financial statements between its operating loss and promote greater comparability amongst all periods presented. Outstanding credits of $987,780 are included in accounts receivable - other at March 31, 2022.

NOTE 5 - COMMITMENTS AND CONTINGENCIES

Self-Insurance

The Company retains the risk for workers' compensation liability and general liability claims resulting from uninsured deductibles per accident or occurrence that are subject to annual aggregate limits. Losses up to the deductible amounts are accrued based upon the Company's known claims incurred and an estimate of claims incurred but not reported. The accruals are based upon known facts and historical trends and management believes such accruals to be adequate. The value of all self-insurance reserves recorded at March 31, 2023 and 2022 is $100,000 and $90,000, respectively, and is included in accrued liabilities in the accompanying balance sheets. The Company has a $516,000 letter of credit that expires in September 2024 to collateralize its self-insurance obligations.

Pension Fund Withdrawal Obligation

At December 31, 2016, the Company discontinued participation in the Laborers National Pension Fund. In connection with the Company's cessation of contributions to the plan, the Company was assessed a withdrawal liability of $1,544,165, which is being paid in quarterly installments of $75,030, including an interest rate of approximately 6.5% through January 1, 2023 with a final payment of $45,981 due on April 1, 2023. The balance due related to the pension fund withdrawal obligation at March 31, 2022 is $261,315, and is included in accrued liabilities in the accompanying balance sheets. The pension fund withdrawal obligation was paid off during the year ended March 31, 2023. Interest expense of approximately $10,000 and $27,000 was recognized during the years ended March 31, 2023 and 2022, respectively, related to the liability.

Employee Benefit Plan

The Company participates in a multiple-employer retirement plan through the Houston Chapter - Associated General Contractors of America, Inc. (the "Plan") under section 401(k) of the Internal Revenue Code. The Company may make discretionary matching contributions to the Plan as determined annually by its Board of Directors. For the years ended March 31, 2023 and 2022, the matching contributions totaled $288,640 and $235,229, respectively.

NOTE 5 - COMMITMENTS AND CONTINGENCIES (CONTINUED)

The Company contributes to several multi-employer defined contribution plans under the terms of collective-bargaining agreements that cover some of its union-represented employees. The plans pay the participant benefits upon retirement, death, permanent disability, or termination in accordance with the terms of the plans. For the years ended March 31, 2023 and 2022, the Company's contributions to these plans amounted to approximately $267,000 and $214,000, respectively. These contributions are included in cost of contract revenues in the statements of operations.

Multiemployer Pension Plan

The Company contributes to a multi-employer defined benefit pension plan under the terms of a collective-bargaining agreement that covers its union-represented employees. The risks of participating in this multi-employer plan are different from single-employer plans in the following aspects:

- Assets contributed to a multi-employer plan by one employer may be used to provide benefits to employees of other participating employers.
- If a participating employer stops contributing to a plan, the unfunded obligations of the plan may be shared by the remaining participating employers.
- If the Company chooses to stop participating in the multi-employer plan, the Company may be required to pay the plan an amount based on the underfunded status of the plan, referred to as a withdrawal liability.

The Company's participation in this plan for the years ended March 31, 2023 and 2022 is outlined in the table below. The "EIN / Pension Plan Number" column provides the Employer Identification Number (EIN) and the three-digit plan number. The most recent Pension Protection Act (PPA) zone status available in 2023 and 2022 is for the plan's most recent year-end available for each year presented.

The "Latest Plan Year-End Available" column includes the date of the most recent plan year-end available at March 31, 2023. The zone status is based on information that the Company received from the plan and is certified by the plan's actuary. Among other factors, plans in the red zone are generally less than 65% funded, plans in the yellow zone are less than 80% funded, and plans in the green zone are at least 80% funded.

The "FIP/RP Status Pending/Implemented" column indicates plans for which a financial improvement plan (FIP) or rehabilitation plan (RP) is either pending or has been implemented. The "Expiration Date of Collective Bargaining Agreement" column lists the expiration dates of the collective-bargaining agreement to which the plan is subject.

NOTE 5 - COMMITMENTS AND CONTINGENCIES (CONTINUED)

The Company was listed in Houston Cement Masons Pension Trust Fund's Form 5500 as providing more than 5% of the total contributions for the September 30, 2022 and 2021 plan years.

Pension Fund	EIN / Pension Plan Number	Pension Protection Act Zone Status 2023	Pension Protection Act Zone Status 2022	FIP/RP Status Pending/ Implemented	Company Contributions 2023	Company Contributions 2022	Surcharge Imposed	Expiration Date of Collective Bargaining Agreement	Latest Plan Year-End Available
Houston Cement Masons Pension Trust Fund	74-6091787/001	Red	Red	Yes	$11,687	$10,945	Yes	3/31/2024	9/30/2022
			Total Contributions		$11,687	$10,945			

Concentrations

The Company's business is primarily concentrated within the state of Texas. The Company grants credit to its customers for monthly construction services performed. Accounts receivable at any given time are concentrated in a relatively small number of customer accounts. To enforce collection of past-due balances, the Company will file mechanics' and materialmen's liens as necessary. Management believes that its contract acceptance and billing and collection policies are adequate to minimize potential credit risk.

The Company maintains its cash balances with high credit quality financial institutions. At times, these balances may be in excess of federally insured limits.

At March 31, 2023 and 2022, three customers made up 75% and 76%, respectively, of the Company's combined contracts and retainage accounts receivable.

During 2023 and 2022, two customers represented 56% and 51%, respectively, of the Company's contract revenues.

The Company is exposed to credit loss in the event of nonperformance by its subcontractors. At March 31, 2023, management was not aware of any potential nonperforming subcontractors that will have a material adverse effect on these financial statements.

The Company has 121 and 113 employees at March 31, 2023 and 2022, respectively, 36% and 33% of whom are covered by collective bargaining agreements at March 31, 2023 and 2022 respectively.

NOTE 6 - BACKLOG

The following is a reconciliation of backlog representing signed contracts in progress at March 31, 2023 and 2022:

	2023	2022
Backlog balance, beginning of year	$ 71,353,999	$ 50,090,287
New contracts and contract adjustments	123,095,200	88,257,639
	194,449,199	138,347,926
Less: Contract revenues earned during the period	(117,832,761)	(66,993,927)
Backlog balance, end of year	$ 76,616,438	$ 71,353,999

NOTE 7 - FAIR VALUE MEASUREMENTS

ASC 820, *Fair Value Measurement,* clarifies the definition of fair value for financial reporting, establishes a framework for measuring fair value, and requires additional disclosure about the use of fair value measurements in an effort to make the measurement of fair value more consistent and comparable. Various inputs are used in determining the fair value of financial instruments. Valuation techniques used to measure fair value must maximize the use of observable inputs and minimize the use of unobservable inputs. In addition, ASC 820 establishes a three-tier fair value hierarchy, which prioritizes the inputs used in measuring fair value. The asset or liability's fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the fair value measurement. The three levels of the fair value hierarchy, including the types of financial instruments that fall under each category and the valuation methodologies used to measure fair value, are described below:

Level 1 - Inputs to the valuation methodology are unadjusted quoted prices for identical assets or liabilities in active markets.

Exchange Traded Funds: Valued at net asset value ("NAV") of shares held by the Company at year-end. NAV is based on the value of the underlying assets owned by the fund, minus its liabilities, and then divided by the number of shares outstanding. The NAV is a quoted price in an active market.

Level 2 - Inputs to the valuation methodology are other than quoted market prices in active markets that are observable, either directly or indirectly, such as quoted prices for similar assets or liabilities; quoted prices that are in inactive markets; inputs other than quoted prices that are observable for the asset or liability; and inputs that are derived principally from or corroborated by observable market data by correlation or other means.

Level 3 - Inputs to the valuation methodology are unobservable inputs (i.e., projections, estimates, interpretations, etc.) that are supported by little or no market activity and that are significant to the fair value of the assets or liabilities.

NOTE 7 - FAIR VALUE MEASUREMENTS (CONTINUED)

The preceding methods described may produce a fair value calculation that may not be indicative of net realizable value or reflective of future fair values. Furthermore, although the Company believes its valuation methods are appropriate and consistent with other market participants, the use of different methodologies or assumptions to determine the fair value of certain financial instruments could result in a different fair value measurement at the reporting date. The inputs and methodology used for valuing financial instruments are not indicators of the risks associated with those instruments. There have been no changes in the methodologies used at March 31, 2023 or 2022.

The following summarizes the inputs used to value the Company's financial instruments measured at fair value as of March 31, 2023 and 2022.

	March 31, 2023			
Description	Level 1	Level 2	Level 3	Total
Investments:				
Exchange Traded Funds:				
Equity	$2,790,440			$2,790,440
Fixed Income	2,583,681			2,583,681
Total exchange traded funds	5,374,121			5,374,121
Total	$5,374,121			$5,374,121

	March 31, 2022			
Description	Level 1	Level 2	Level 3	Total
Investments:				
Exchange Traded Funds:				
Equity	$2,856,370			$2,856,370
Fixed Income	2,783,502			2,783,502
Total exchange traded funds	5,639,872			5,639,872
Total	$5,639,872			$5,639,872

NOTE 8 - SUBSEQUENT EVENTS

Management has evaluated subsequent events through September 6, 2023, the date the financial statements were available to be issued.

Bellows