

JOB ORDER PRICE QUOTE**Omnia Contract # R241607****DATE:** 12/8/2025**JOB ORDER NAME:** Grant Harris Concrete Replacement**PRICE QUOTE OF:** Vaughn Construction
1400 Universal City Blvd.
Universal City, TX 78148**TO: The City of San Marcos**

Having carefully examined the dimensioned planned drawings, proposal request narrative, as well as the premises and all conditions affecting the Work, the undersigned promises to furnish all labor, all equipment, all materials, all supervision and all other services required to complete the entire work in complete accordance with the Pricing Documents and according to the contracted Pricing Schedule for the following price:

I. JOB ORDER SUM:

One Hundred and Nine Thousand, Six Hundred and Eighty-Eight Dollars & 00/100	Dollars	\$109,688.00
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II. JOB ORDER SUM – ALTERNATE OPTION:

Ninety-Eight Thousand, Five Hundred and Seven Dollars & 00/100	Dollars	\$98,507.00
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Note: Amounts shall be shown in both written form and figure form. In the event of a discrepancy between the written amount and the figure amount, the written amount shall govern.

Total value of pre-priced work based on the Unit Price Guide and Coefficient:	\$109,688.00
Total value of non-pre-priced work:	\$0.00
Total value of extraordinary items:	\$0.00
Bond:	\$0.00

Qualifications and Clarifications:

Please see attached.

Please feel free to contact me with any questions or concerns. Thank you.

Very Truly Yours,



Jonathan Icmat
Vaughn Construction

Grant Harris Concrete Replacement Project Proposal Bid Form

Item No.	Description	Unit	Estimated Quantity	Bid Unit Price	Bid Amount
104S-A	REMOVING CONC (CURB AND GUTTER)	LF	48	\$ 63.38	\$ 3,042.05
104S-C	REMOVING CONC (SIDEWALKS)	SY	76	\$ 63.38	\$ 4,816.57
	Remove Bike Rack	1	EA	\$ 688.36	\$ 688.36
	Temp Striping	1	EA	\$ 1,449.62	\$ 1,449.62
	Restrive after asphalt repair	1	EA	\$ 4,455.87	\$ 4,455.87
111S-B	EXCAVATION	CY	54	\$ 250.80	\$ 13,543.18
192	MULCH	CY	8	\$ 200.64	\$ 1,605.12
340S-A	D-GR HMA(SQ) TY-C PG64-22	TON	2	\$ 3,009.59	\$ 6,019.19
430S-A	CONCRETE CURB & GUTTER	LF	36	\$ 49.14	\$ 1,769.18
432S-6	CONCRETE SIDEWALKS (6")	SY	70	\$ 214.72	\$ 15,030.25
432S-BR	SIDEWALK BRIDGE FOR ROOF DRAINS	EA	2	\$ 3,034.69	\$ 3,630.02
435S	CONCRETE STEPS	LF	150	\$ 37.52	\$ 5,627.99
450-6047	RAIL (HANDRAIL)(TYP A)	LF	20	\$ 250.80	\$ 5,015.99
529-6015	CONCRETE CURB (TY C1)	LF	53	\$ 20.57	\$ 1,089.97
531-6010	CURB RAMPS (TY 7)	EA	2	\$ 2,178.44	\$ 4,356.89
551	HDPE PIPE UNDERDRAIN (4")	LF	36	\$ 230.62	\$ 4,965.48
602S	SODDING	SY	175	\$ 28.81	\$ 5,041.74
610S	TREE PROTECTION FENCE	EA	1	\$ 1,725.00	\$ 1,725.00
628S-B	FILTER DIKE	LF	8	\$ 167.20	\$ 1,337.60
628S-D	CURB INLET PROTECTION	LF	10	\$ 117.04	\$ 1,170.40
642S	SILT FENCE	LF	122	\$ 55.13	\$ 6,725.61
700S	MOBILIZATION	LS	1	\$ 7,267.25	\$ 7,267.25
703O	FENCING FOR EXCAVATION	LF	300	\$ 20.57	\$ 6,169.67
720	SPALLING REPAIR (HYDRAULIC CEMENT)	CF	1	N/A	N/A
RIVROCK	2"-4" RIVER ROCK (W/ FILTER FABRIC & LANDSCAPE EDGING)	SY	17	\$ 309.32	\$ 3,145.00
TOTAL BASE PROPOSAL AMOUNT:					\$ 109,688.00

Phase: Preconstruction Documents

Date: December 11th, 2025

General Qualifications

1. Proposal is based on Contract Drawings titled "Grant Harris Concrete Replacement" issued by HDR Engineering on March 6, 2025.
2. Assumes work during normal work hours Monday through Friday, 7 AM to 3:30 PM, and intermittent weekend work as required.
3. Assumes contract documents are inclusive of ADA and TAS compliance. Excludes additional measures to modify if required.
4. Contingent upon the Owner and/or its lender providing satisfactory evidence to us and our bonding company that sufficient funds are available and have been set aside specifically to pay the construction contract, before starting work.
5. Assumes submittals with long lead times will be prioritized and reviewed to comply with the construction schedule.
6. Excludes CoSM permitting fees and inspections as they are not required.
7. Includes a fully developed CPM schedule. Please note that schedule is predicated on lead times that have been communicated from respondents at the time of submission and does not account for unanticipated long lead items.
8. Includes holding pricing for 60 days.
9. Includes Builder's Risk insurance for the value of our proposal only and does not cover any existing building or contents coverage.
10. Excludes any asbestos abatement.
11. Excludes 3rd party environmental (i.e., asbestos, lead, mold, etc.) monitoring.
12. Excludes testing laboratory services, envelope testing, geotechnical services, material testing, environmental testing, site surveys, or sub-surface investigations.
13. Includes OMNIA proposal. Please note that line-item unit pricing is not a direct reflection of market cost and as such, removal of scope and unit pricing will not yield the exact cost reflected. Our estimate is meant to be evaluated as an aggregate to a collective total to capture the cost of the scope of work wholistically.
14. Includes alternate pricing to remove the following scopes of work noted in the Contract Drawings, as requested by the Owner through a site walk:
 - a. Installation of sidewalk bridge for roof drains. Includes adjusting bike pad location to mitigate for the sidewalk bridge.
 - b. HDPE pipe underdrain.
 - c. 2"-4" river rock with filter fabric & landscaping edge on the East side of the Grant Harris building. Concrete will be substituted in lieu of the river rock to slope away from the building.
15. Includes shop primed steel handrails in lieu of hot dipped galvanized handrails at CoSM's request.

CoSM Grant Harris Concrete Improvements

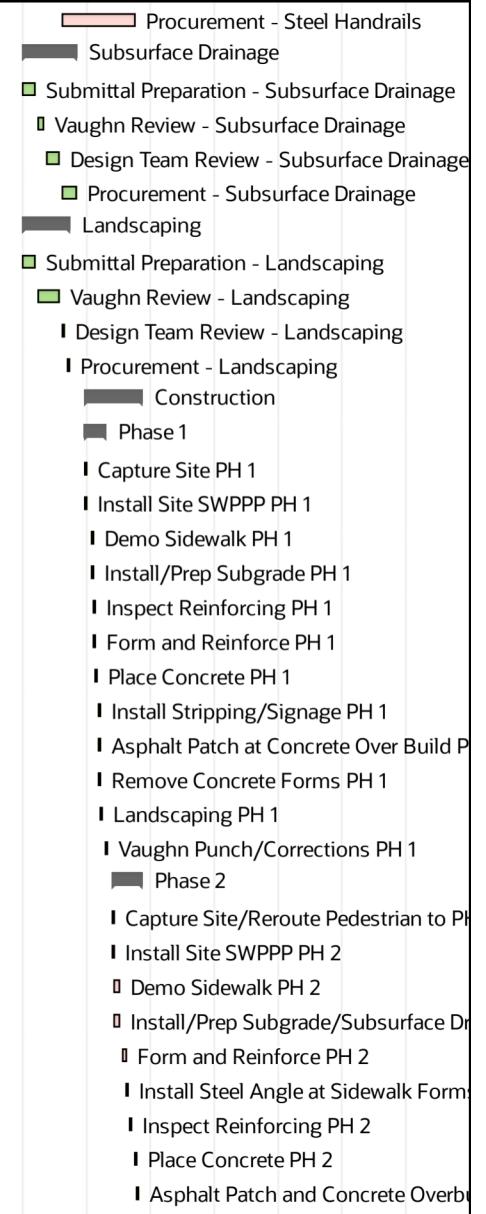
08-Dec-25 01:21 p.m.

ID	Name	Remaining Duration	Start	Finish	2025		2026						
					Q4	Q1	Q2	Q3					
					Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
CoSM Grant Harr...	CoSM Grant Harris Concrete Improvements	82d	08-Dec-25 A	03-Apr-26									
Preconstruction	Preconstruction	56d	08-Dec-25 A	26-Feb-26									
A1000	Vaughn Submits Proposal	1d	08-Dec-25 A	08-Dec-25									
A1010	CoSM Reviews/Accepts Proposal	27d	09-Dec-25	19-Jan-26									
A2130	COSM City Council Approves in City Council Meeting	1d	20-Jan-26	20-Jan-26									
A1020	CoSM Issues NTP	5d	21-Jan-26	27-Jan-26									
A2140	COSM Issues Owner Agreement	5d	28-Jan-26	03-Feb-26									
A2150	Vaughn Issues NTP to Subcontractors	2d	28-Jan-26	29-Jan-26									
A2160	Owner Agreement is Fully Executed	12d	04-Feb-26	19-Feb-26									
A1030	Vaughn Issues Subcontracts and Insurance	5d	20-Feb-26	26-Feb-26									
Procurement	Procurement	37d	30-Jan-26	23-Mar-26									
Subgrade	Subgrade	15d	30-Jan-26	19-Feb-26									
A2220	Submittal Preparation - Subgrade	5d	30-Jan-26	05-Feb-26									
A2240	Vaughn Review - Subgrade	3d	06-Feb-26	10-Feb-26									
A2230	Design Team Review - Subgrade	5d	11-Feb-26	17-Feb-26									
A2250	Procurement - Subgrade	2d	18-Feb-26	19-Feb-26									
Asphalt	Asphalt	14d	30-Jan-26	18-Feb-26									
A2340	Submittal Preparation - Asphalt	5d	30-Jan-26	05-Feb-26									
A2350	Vaughn Review - Asphalt	2d	06-Feb-26	09-Feb-26									
A2360	Design Team Review - Asphalt	5d	10-Feb-26	16-Feb-26									
A2370	Procurement - Asphalt	2d	17-Feb-26	18-Feb-26									
Concrete	Concrete	14d	30-Jan-26	18-Feb-26									
A2300	Submittal Preparation - Concrete	5d	30-Jan-26	05-Feb-26									
A2310	Vaughn Review - Concrete	2d	06-Feb-26	09-Feb-26									
A2320	Design Team Review - Concrete	5d	10-Feb-26	16-Feb-26									
A2330	Procurement - Concrete	2d	17-Feb-26	18-Feb-26									
Steel Fabricati...	Steel Fabrications	22d	30-Jan-26	02-Mar-26									
A2380	Submittal Preparations - Steel Fabrications	7d	30-Jan-26	09-Feb-26									
A2390	Vaughn Review - Steel Fabrications	2d	10-Feb-26	11-Feb-26									
A2400	Design Team Review - Steel Fabrications	3d	12-Feb-26	16-Feb-26									
A2410	Procurement - Steel Fabrications	10d	17-Feb-26	02-Mar-26									
Steel Handrails	Steel Handrails	37d	30-Jan-26	23-Mar-26									
A2540	Submittal Preparation - Steel Handrails	7d	30-Jan-26	09-Feb-26									
A2550	Vaughn Review - Steel Handrails	2d	10-Feb-26	11-Feb-26									
A2560	Design Team Review - Steel Handrails	3d	12-Feb-26	16-Feb-26									

CoSM Grant Harris Concrete Improvements

08-Dec-25 01:21 p.m.

ID	Name	Remaining Duration	Start	Finish	2025		2026						
					Q4	Q1	Q2	Q3	Dec	Jan	Feb	Mar	Apr
					Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug
A2570	Procurement - Steel Handrails	25d	17-Feb-26	23-Mar-26									
Subsurface Dr...	Subsurface Drainage	17d	30-Jan-26	23-Feb-26									
A2460	Submittal Preparation - Subsurface Drainage	5d	30-Jan-26	05-Feb-26									
A2470	Vaughn Review - Subsurface Drainage	2d	06-Feb-26	09-Feb-26									
A2480	Design Team Review - Subsurface Drainage	5d	10-Feb-26	16-Feb-26									
A2490	Procurement - Subsurface Drainage	5d	17-Feb-26	23-Feb-26									
Landscaping	Landscaping	16d	30-Jan-26	20-Feb-26									
A2580	Submittal Preparation - Landscaping	5d	30-Jan-26	05-Feb-26									
A2590	Vaughn Review - Landscaping	7d	06-Feb-26	16-Feb-26									
A2600	Design Team Review - Landscaping	2d	17-Feb-26	18-Feb-26									
A2610	Procurement - Landscaping	2d	19-Feb-26	20-Feb-26									
Construction	Construction	21d	27-Feb-26	27-Mar-26									
Phase 1	Phase 1	7d	27-Feb-26	09-Mar-26									
A1200	Capture Site PH 1	1d	27-Feb-26	27-Feb-26									
A1210	Install Site SWPPP PH 1	1d	27-Feb-26	27-Feb-26									
A1220	Demo Sidewalk PH 1	1d	02-Mar-26	02-Mar-26									
A1230	Install/Prep Subgrade PH 1	1d	02-Mar-26	03-Mar-26									
A1250	Inspect Reinforcing PH 1	1d	03-Mar-26	03-Mar-26									
A1240	Form and Reinforce PH 1	1d	03-Mar-26	03-Mar-26									
A1260	Place Concrete PH 1	1d	04-Mar-26	04-Mar-26									
A1280	Install Stripping/Signage PH 1	1d	05-Mar-26	05-Mar-26									
A1940	Asphalt Patch at Concrete Over Build PH 1	1d	05-Mar-26	05-Mar-26									
A1270	Remove Concrete Forms PH 1	1d	05-Mar-26	05-Mar-26									
A2640	Landscaping PH 1	1d	06-Mar-26	06-Mar-26									
A1290	Vaughn Punch/Corrections PH 1	1d	09-Mar-26	09-Mar-26									
Phase 2	Phase 2	12d	12-Mar-26	27-Mar-26									
A1820	Capture Site/Reroute Pedestrian to PH 1 entry PH 2	1d	12-Mar-26	12-Mar-26									
A1830	Install Site SWPPP PH 2	1d	12-Mar-26	12-Mar-26									
A1840	Demo Sidewalk PH 2	2d	13-Mar-26	16-Mar-26									
A1850	Install/Prep Subgrade/Subsurface Drain PH 2	2d	13-Mar-26	16-Mar-26									
A1860	Form and Reinforce PH 2	3d	17-Mar-26	19-Mar-26									
A1920	Install Steel Angle at Sidewalk Forms PH 2	1d	19-Mar-26	19-Mar-26									
A1870	Inspect Reinforcing PH 2	1d	20-Mar-26	20-Mar-26									
A1880	Place Concrete PH 2	1d	23-Mar-26	23-Mar-26									
A1950	Asphalt Patch and Concrete Overbuild PH 2	2d	24-Mar-26	25-Mar-26									



CoSM Grant Harris Concrete Improvements

08-Dec-25 01:21 p.m.

ID	Name	Remaining Duration	Start	Finish	2025		2026					
					Q4	Q1		Q2			Q3	
					Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
A1890	Remove Concrete Forms PH 2	1d	24-Mar-26	24-Mar-26								I Remove Concrete Forms PH 2
	Install Stripping/Signage PH 2	1d	24-Mar-26	24-Mar-26								I Install Stripping/Signage PH 2
	Install Drain Cover Steel Plate at Angles PH 2	2d	24-Mar-26	25-Mar-26								I Install Drain Cover Steel Plate at An
	Install Steel Handrails PH 2	2d	24-Mar-26	25-Mar-26								I Install Steel Handrails PH 2
	Landscaping PH 2	1d	25-Mar-26	25-Mar-26								I Landscaping PH 2
	Vaughn Punch/Corrections PH 2	2d	26-Mar-26	27-Mar-26								I Vaughn Punch/Corrections PH 2
	Closeout	19d	10-Mar-26	03-Apr-26								Closeout
	Partial Substantial Completion PH 1	1d	10-Mar-26	10-Mar-26								I Partial Substantial Completion PH 1
	COSM/HDR Punch PH 1	1d	10-Mar-26	10-Mar-26								I COSM/HDR Punch PH 1
	Open for Use PH 1	1d	11-Mar-26	11-Mar-26								I Open for Use PH 1
	COSM/HDR Punch List Corrections PH 1	1d	12-Mar-26	12-Mar-26								I COSM/HDR Punch List Corrections P
	COSM/HDR Punch PH 2	1d	30-Mar-26	30-Mar-26								I COSM/HDR Punch PH 2
	Substantial Completion PH 2	1d	30-Mar-26	30-Mar-26								I Substantial Completion PH 2
	Open for Use PH 2	1d	31-Mar-26	31-Mar-26								I Open for Use PH 2
	COSM/HDR Punch List Corrections PH 2	2d	01-Apr-26	02-Apr-26								I COSM/HDR Punch List Corrections
	Final Completion	1d	03-Apr-26	03-Apr-26								I Final Completion

Price Proposal - OMNIA Contract #R200107 - Job Order Contracting

This proposal was prepared exclusively for OMNIA Customer

Job Number: 3232
 Job Name: Grant Harris Concrete Replacement
 Contractor: Vaughn Construction
 Date Created: 08/12/2025
 Last Update: 12/8/2025
 Proposal Value: \$109,688.00

Construction Procurement Catalog: 2025 Annual - SAN ANTONIO, TX

Summary By Division

Division	Line Total
01 General Requirements	\$2,261.25
02 Existing Conditions	\$15,903.00
03 Concrete	\$4,441.50
03 Concrete	\$7,290.00
04 Masonry	\$2,208.47
05 Metals	\$7,453.62
22 Plumbing	\$6,756.41
31 Earthwork	\$15,699.96
32 Exterior Improvements	\$39,196.33
33 Utilities	\$7,303.50

Non-Prepriced Items

Item Name	Division	QTY	Unit Price	Factor	Line Total
Concrete Pump	03 Concrete	1.000000	\$5,400.00	1.3500	\$7,290.00

Detailed Price Proposal

Sr.#	Division	Line Item #	Mod	UOM	Description		Line Total	
1	General Requirements	015626500600	L.F.		Temporary fencing, plastic safety fence, 4' high, light duty, posts at 10' Plastic safety fence, light duty, 4' high, posts at 10'		\$1,647.00	
					QTY	Unit Price	Factor	Total

				400.000000	\$3.05	1.3500	\$1,647.00
2	014523500300	Ea.	Asphalt testing, penetration Penetration				\$614.25
				QTY	Unit Price	Factor	Total
				5.000000	\$91.00	1.3500	\$614.25
3	Existing Conditions	024113175050	S.Y.	Demolish, remove pavement & curb, remove bituminous pavement, 4" to 6" thick, excludes hauling and disposal fees 4"-6" thick			\$7,533.00
				QTY	Unit Price	Factor	Total
				600.000000	\$9.30	1.3500	\$7,533.00
4	024119190840	Week	Selective demolition, rubbish handling, dumpster, 40 C.Y., 10 ton capacity, weekly rental, includes one dump per week, cost to be added to demolition cost 40 C.Y. capacity (10 tons)				\$8,370.00
			QTY	Unit Price	Factor	Total	
			8.000000	\$775.00	1.3500		\$8,370.00
5	Concrete	035416502620	S.F.	Cement topping, portland cement based, self-leveling, pumped, 6100 psi, 1/2" thick 1/2" thick			\$4,441.50
			QTY	Unit Price	Factor	Total	
			700.000000	\$4.70	1.3500		\$4,441.50
6	Concrete	Non-Prepriced	EA	Concrete Pump			\$7,290.00
			QTY	Unit Price	Factor	Total	
			1.000000	\$5,400.00	1.3500		\$7,290.00
7	Masonry	047220100350	S.F.	Cultured stone veneer, random shaped river rock, field stones, on concrete or CMU substrate, includes mortar, excludes scaffolding Field stones			\$2,208.47
			QTY	Unit Price	Factor	Total	
			70.000000	\$23.37	1.3500		\$2,208.47
8	Metals	055213502050	L.F.	2-line pipe rail with pickets and attached handrail, steel, primed, 1-1/2" pipe, 1/2" pickets @ 4-1/2" OC, 42" high, shop fabricated, straight & level 42" high steel, primed, straight & level			\$7,453.62
			QTY	Unit Price	Factor	Total	
			30.000000	\$184.04	1.3500		\$7,453.62
9	Plumbing	221363106060	Ea.	Greywater recovery systems, components, sediment trap filter - 2" Sediment trap filter - 2"			\$6,756.41
			QTY	Unit Price	Factor	Total	
			25.000000	\$200.19	1.3500		\$6,756.41
10	Earthwork	312316130100	B.C.Y.	Excavating, trench or continuous footing, common earth, 5/8 C.Y. excavator, 4' to 6' deep, excludes sheeting or dewatering 5/8 C.Y. excavator			\$10,515.96
			QTY	Unit Price	Factor	Total	
			Price Proposal Report				

				1070.000000	\$7.28	1.3500	\$10,515.96
11	312514160705	L.F.	Compost or Mulch Filter Sock, 9" diam Sediment Log, Filter Sock, 9"				\$5,184.00
				QTY	Unit Price	Factor	Total
				1000.000000	\$3.84	1.3500	\$5,184.00
12	Exterior Improvements	321723330100	L.F.	Thermoplastic pavement markings, with glass beads, road pavement, 4" wide, 6 lbs beads per 100 S.F. Thermoplastic striping, 6 lb. beads per 100 S.F., white or yellow, 4" wide			\$2,136.62
				QTY	Unit Price	Factor	Total
				1199.000000	\$1.32	1.3500	\$2,136.62
13	321613130404	L.F.	Cast-in place concrete curbs & gutters, concrete, wood forms, straight, 6" x 18", includes concrete Concrete, wood forms, 6" x 18", straight & concrete				\$31,468.50
				QTY	Unit Price	Factor	Total
				1500.000000	\$15.54	1.3500	\$31,468.50
14	329113263100	S.Y.	Planting beds preparation, pile sod, by hand By hand				\$2,224.80
				QTY	Unit Price	Factor	Total
				800.000000	\$2.06	1.3500	\$2,224.80
15	329343102000	Ea.	Planting, stake out tree and shrub locations Stake out tree and shrub locations				\$504.90
				QTY	Unit Price	Factor	Total
				100.000000	\$3.74	1.3500	\$504.90
16	320130107200	Ea.	Site maintenance, tree maintenance, fertilize, tablets, slow release, 30 gram/tree Fertilize, tablets, slow release, 30 gram/tree				\$1,405.35
				QTY	Unit Price	Factor	Total
				150.000000	\$6.94	1.3500	\$1,405.35
17	321216140500	S.F.	Asphaltic concrete paving, parking lots & driveways, binder course, 3" thick, no asphalt hauling included 3" thick				\$2,662.16
				QTY	Unit Price	Factor	Total
				1001.000000	\$1.97	1.3500	\$2,662.16
18	Utilities	334116302100	L.F.	Subdrainage piping, plastic, perforated PVC, pipe, 4" diameter, excludes excavation and backfill Perforated PVC, 4" diameter			\$7,303.50
				QTY	Unit Price	Factor	Total
				500.000000	\$10.82	1.3500	\$7,303.50

Site Logistics Plan

VAUGHN
CONSTRUCTION



