

**AMENDMENT NO. 1**  
**TO AGREEMENT BETWEEN OWNER AND DESIGN-BUILDER**  
**FINAL GUARANTEED MAXIMUM PRICE**

This Amendment No. 1 to the Agreement between Owner and Design-Builder (the "Agreement"), is made and entered into, as of the later date set forth below, by and between the following parties, in connection with the Project identified below:

**OWNER:**

City of San Marcos, Texas  
630 East Hopkins Street  
San Marcos, Texas 78666

**DESIGN-BUILDER:**

Flintco, LLC  
317 Grace Lane, Suite 150  
Austin, TX 78746

**PROJECT: 219-074 San Marcos Fire Station No.2**

**AMENDMENT NO. 1:** In consideration of the mutual covenants and obligations contained herein, Owner and Design-Builder agree to further amend the Design-Build Agreement as set forth herein.

**1. Purpose.** The purpose of this Amendment No. 1 is to provide for the performance of all Work necessary for the completion of the Fire Station No.2, including an agreed upon Guaranteed Maximum Price for such services, inclusive of prior approved contract amounts. The Guaranteed Maximum Price and its basis are set forth herein.

**2. Basis of Amendment No. 1.** Based on the Owner's Design Criteria Manual, the scope of services set forth in Attachment F to the Request for Qualifications 219-074, the work product and information developed during the Preliminary Design Phase, the information developed during the performance of professional services, the information developed during the performance of portions of the Work, and any other documents upon which the parties have agreed, Design-Builder has submitted a proposal, a copy of which is attached as **Attachment A** and made part hereof, to Owner to form the basis of this Amendment No. 1. The proposal includes the following:

- .1 A proposed Guaranteed Maximum Price, which shall be the sum of:
  - i. General Conditions Costs as defined by Section 10.1.5.1 of the Agreement;
  - ii. Cost of the Work as defined by Section 10.1.5.2 of the Agreement;
  - iii. Design-Builder's Contingency and Owner's Construction Contingency as defined by Sections 10.1.2.3 and 10.1.5.4 respectively; and
  - iv. Design-Builder's Construction Phase Fee as defined by Section 10.1.4;
- .2 A list of the drawings and specifications, including all other information used as the basis for the final GMP Proposal;
- .3 A list of the assumptions and clarifications made by Design-Builder in the preparation of the final GMP Proposal, which list is intended to supplement the information contained in the drawings and specifications;
- .4 An updated Project Schedule with the Scheduled Substantial Completion Date upon which the proposed final GMP is based;
- .5 If applicable, a list of allowances and a statement of their basis;

- .6 If applicable, a schedule of Unit Prices;
- .7 If applicable, a statement of any proposed Additional Services; and
- .8 Any and all other information necessary for the parties to enter into Amendment No. 1 to this Agreement.

**3. Amendment No. 1 Guaranteed Maximum Price Breakdown**

General Conditions and Cost of the Work:	\$ 5,033,719
Proposed D/B Contingency:	\$ 0
Proposed Owner Contingency:	\$ 80,000
Construction Phase Fee (5.00%)	\$ 255,686
<b>Total Proposed Final GMP</b>	<b>\$5,369,405</b>

**Previously Approved Contract Amounts:**

Pre-Construction Phase Fee: \$ 359,357

**4. FINAL APPROVED CONTRACT PRICE: \$5,728,762**

**5. Delivery Schedule.** Exhibit E.1 'Design Builder's Summary Schedule' is amended to reflect that Substantial Completion will be no later than October 6, 2020, and the final completion will occur on or before October 21, 2020, as specified in the GMP Proposal.

**6. Effect of Amendment No. 1.** The parties agree that Amendment No. 1 amends the Agreement as set forth herein and that, otherwise, the Agreement, as amended, is hereby ratified approved and confirmed.

**7. Execution and Authorized Signatures.** In executing this Amendment, Owner and Design-Builder each individually represents that it has the necessary financial resources to fulfill its obligations under this Agreement, and each has the necessary corporate approvals to execute this Agreement, and perform the services described herein.

**DESIGN-BUILDER: Flintco, LLC**

**OWNER: City of San Marcos, TX**

By: 

(Signature)

By: \_\_\_\_\_

(Signature)

Kevin Moyes

(Printed Name)

\_\_\_\_\_  
(Printed Name)

President, South Central Region


(Title)

\_\_\_\_\_  
(Title)

Date: October 4, 2019

Date: \_\_\_\_\_

Attachment A

City of San Marcos			
Fire Station #2			
San Marcos, Texas			
October 3, 2019			
Guaranteed Maximum Price			
LINE	BID PACKAGE DESCRIPTION	FS #2 3-BAY WOOD FRAME 65% CD GMP	
		TOTAL	\$ / GSFT
AREA TOTAL(S):		12,437	
01A	SITE ACCESS & MAINTENANCE	\$41,313	\$3.32
01C	EROSION CONTROL	\$12,464	\$1.00
03A	CONCRETE STRUCTURAL	\$181,727	\$14.61
03C	POLISHED CONCRETE	\$14,189	\$1.14
04A	MASONRY	\$617,900	\$49.68
05A	STRUCTURAL & MISC STEEL	\$168,604	\$13.56
05B	EPIC DECK	\$72,292	\$5.81
06A	ROUGH CARPENTRY	\$275,576	\$22.16
06C	MILLWORK	\$152,806	\$12.29
07A	WATERPROOFING	\$43,801	\$3.52
07B	ROOFING	\$183,660	\$14.77
07D	INSULATION	\$12,555	\$1.01
08A	DOORS, FRAMES & HARDWARE	\$82,514	\$6.63
08B	OVERHEAD DOORS	\$75,585	\$6.08
08D	ALUMINUM DOORS & WINDOWS	\$93,857	\$7.55
09B	DRYWALL	\$76,765	\$6.17
09C	TILE	\$55,627	\$4.47
09F	FLOORING	\$17,253	\$1.39
09H	PAINTING	\$41,276	\$3.32
10A	SPECIALTIES	\$33,948	\$2.73
10B	SIGNAGE	\$15,110	\$1.21
10G	ALUMINUM CANOPY	\$14,094	\$1.13
11B	EQUIPMENT	\$83,594	\$6.72
11D	APPLIANCES	\$26,899	\$2.16
12A	WINDOW SHADES	\$1,860	\$0.15
21A	FIRE SUPPRESSION	\$100,470	\$8.08
22A	PLUMBING	\$227,000	\$18.25
23A	MECHANICAL	\$209,526	\$16.85
26A	ELECTRICAL/FIRE ALARM	\$650,838	\$52.33
27B	LOW VOLTAGE	\$15,692	\$1.26
31A	EARTHWORK	\$244,752	\$19.68
32A	SITE CONCRETE	\$306,035	\$24.61
32C	PAVEMENT MARKINGS	\$2,375	\$0.19
32D	FENCING	\$60,800	\$4.89
32E	LANDSCAPING / IRRIGATION	\$164,650	\$13.24
33A	UTILITIES	\$257,000	\$20.66
TOTAL COST OF WORK		\$4,634,407	\$372.63
CONTINGENCY 3.00%		\$0	\$0.00
SUBTOTAL		\$4,634,407	\$372.63
BONDS & INSURANCE ADJUSTMENT		Included	\$0.00
GENERAL CONDITIONS - LUMP SUM		\$399,312	\$32.11
OWNER'S CONTINGENCY		\$80,000	\$6.43
SUBTOTAL		\$5,113,719	\$411.17
DESIGN-BUILDER'S FEE 5.00%		\$255,686	\$20.56
GUARANTEED MAXIMUM PRICE		\$5,369,405	\$431.73



Item	Description	Takeoff Qty		Unit Cost	Total	
						Amount
01A Site Access & Ma						
02 - Structure & Skin						
01-00-00	GENERAL REQUIREMENTS					
01-74-13	Cleaning and Waste Management					
4020	Waste Management Service	36.00	PULL S	610.00 /PULL S		21,960
	Cleaning and Waste Management					21,960
	GENERAL REQUIREMENTS					21,960
	02 - Structure & Skin					21,960
03 - MEP & Finish Out						
01-00-00	GENERAL REQUIREMENTS					
01-74-23	Final Cleaning					
3092.2	Final Clean (Sub)	12,437.00	GSF	0.35 /GSF		4,353
3092.2	Weekly Cleanup Labor	1.00	LS	15,000.00 /LS		15,000
	Final Cleaning					19,353
	GENERAL REQUIREMENTS					19,353
	03 - MEP & Finish Out					19,353
	01A Site Access & Ma					41,313
01C Erosion Control						
01A - Sitework						
01-00-00	GENERAL REQUIREMENTS					
01-56-39	Temporary Tree And Plant Protection					
0030	Temporary Tree Protection Fencing	1,110.00	LF	2.60 /LF		2,886
	Temporary Tree And Plant Protection					2,886
01-57-13	Temporary Erosion And Sediment Control					
0080	Erosion Control- Silt Fence	1,300.00	LF	1.89 /LF		2,457
0080	Erosion Control- Construction Entrance	1.00	EA	2,663.00 /EA		2,663
0080	Erosion Control- Inlet Protection	1.00	EA	98.00 /EA		98
0080	Erosion Control- SWPPP Narrative	1.00	EA	1,425.00 /EA		1,425
0080	Erosion Control- Inspections	6.00	MO	400.00 /MO		2,400
0080	Erosion Control- Wrapped Grate	4.00	EA	58.00 /EA		232
0080	Erosion Control- Trench Drain Protection	70.00	LF	4.33 /LF		303
	Temporary Erosion And Sediment Control					9,578
	GENERAL REQUIREMENTS					12,464



Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	<b>01A - Sitework</b>				<b>12,464</b>
	<b>01C Erosion Control</b>				<b>12,464</b>
	<b>03A Concrete Structu</b>				
	<b>02 - Structure &amp; Skin</b>				
03-00-00	CONCRETE				
03-31-00	Structural Concrete				
4010	Grade Beams	319.00	CY	306.567 /CY	97,795
4010	Slab on Grade - 8"	4,750.00	SF	7.00 /SF	33,250
4010	Misc. Concrete - Equipment Pads	14,409.00	GSF	0.25 /GSF	3,602
4010	Slab on Grade - 5"	7,344.00	SF	5.00 /SF	36,720
4010	Spot Footings	28.00	CY	370.00 /CY	10,360
	Structural Concrete				<u>181,727</u>
	CONCRETE				181,727
	<b>02 - Structure &amp; Skin</b>				<b>181,727</b>
	<b>03A Concrete Structu</b>				<b>181,727</b>
	<b>03C Polished Concret</b>				
	<b>03 - MEP &amp; Finish Out</b>				
03-00-00	CONCRETE				
03-35-43	Polished Concrete Finishing				
4000	Polished Concrete Flooring	5,358.00	SF	2.648 /SF	<u>14,189</u>
	Polished Concrete Finishing				14,189
	CONCRETE				14,189
	<b>03 - MEP &amp; Finish Out</b>				<b>14,189</b>
	<b>03C Polished Concret</b>				<b>14,189</b>
	<b>04A Masonry</b>				
	<b>01A - Sitework</b>				
04-00-00	MASONRY				
04-22-00	Concrete Unit Veneer Masonry				
4020	CMU @ Dumpster & Storage Sheds Enclosure	1,800.00	SF	19.56 /SF	<u>35,208</u>
	Concrete Unit Veneer Masonry				35,208
	MASONRY				35,208



				Total	
Item	Description	Takeoff Qty		Unit Cost	Amount
01A - Sitework					35,208
02 - Structure & Skin					
04-00-00	MASONRY				
04-21-13	Brick Masonry				
4010	Brick Masonry	8,822.00	SF	24.00 /SF	211,728
4010	Brick Masonry @ Dumpster & Storage Sheds	1,744.00	SF	24.00 /SF	41,856
	Brick Masonry				253,584
04-22-00	Concrete Unit Veneer Masonry				
4020	CMU - Interior 8" CMU	4,800.00	SF	20.00 /SF	96,000
4020	CMU - Exterior 8" CMU	3,150.00	SF	20.00 /SF	63,000
	Concrete Unit Veneer Masonry				159,000
04-43-13	Stone Masonry Veneer				
4050	Stone Masonry Veneer	3,378.00	SF	49.766 /SF	168,108
4050	Stone Medallions	1.00	EA	2,000.00 /EA	2,000
	Stone Masonry Veneer				170,108
	MASONRY				582,692
02 - Structure & Skin					582,692
04A Masonry					617,900
05A Structural Steel					
02 - Structure & Skin					
01-00-00	GENERAL REQUIREMENTS				
01-54-23	Temporary Scaffolding And Platforms				
0010	Temporary Handrails	300.00	LF	5.00 /LF	1,500
	Temporary Scaffolding And Platforms				1,500
	GENERAL REQUIREMENTS				1,500
05-00-00	METALS				
05-12-23	Structural Steel For Buildings				
4020	Steel Structure	26.00	TON	5,248.423 /TON	136,459
	Structural Steel For Buildings				136,459
05-51-33	Metal Ladders				
4010	Roof Access Ladders	1.00	EA	1,200.00 /EA	1,200
4010	Parapet Access Ladders	4.00	EA	1,200.00 /EA	4,800
	Metal Ladders				6,000
05-52-13	Pipe And Tube Railings				
4030	Ship Ladder	23.00	RSR	1,071.522 /RSR	24,645

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	Pipe And Tube Railings				24,645
	METALS				167,104
	02 - Structure & Skin				168,604
	05A Structural Steel				168,604
<b>05B EPIC Deck</b>					
<b>03 - MEP &amp; Finish Out</b>					
05-00-00	METALS				
05-31-00	Steel Decking				
4010	Steel Epic Decking	5,078.00	SF	14.236 /SF	72,292
	Steel Decking				72,292
	METALS				72,292
	03 - MEP & Finish Out				72,292
	05B EPIC Deck				72,292
<b>06A Rough Carpentry</b>					
<b>02 - Structure &amp; Skin</b>					
06-00-00	WOOD, PLASTICS, AND COMPOSITES				
06-15-16	Wood Framing and Decking				
4010	Wood Framing and Decking	1.00	LS	275,576.00 /LS	275,576
	Wood Framing and Decking				275,576
	WOOD, PLASTICS, AND COMPOSITES				275,576
	02 - Structure & Skin				275,576
	06A Rough Carpentry				275,576
<b>06C Millwork</b>					
<b>03 - MEP &amp; Finish Out</b>					
06-00-00	WOOD, PLASTICS, AND COMPOSITES				
06-40-00	Architectural Woodwork				
4010	Millwork- Cabinets	143.00	LF	469.608 /LF	67,154
4010	Millwork- Beds	10.00	EA	450.00 /EA	4,500
4010	Millwork- Solid Surface Counters	492.00	SF	85.878 /SF	42,252
4010	Millwork- Wardrobes	60.00	LF	350.00 /LF	21,000
4010	Millwork- Workshop	29.00	LF	150.00 /LF	4,350
4010	Millwork- Cabinets Uppers	65.00	LF	150.00 /LF	9,750
4010	Millwork- Shelving	75.00	LF	40.00 /LF	3,000
4010	Millwork- Bathroom Benches	4.00	EA	200.00 /EA	800





Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Architectural Woodwork				152,806
	WOOD, PLASTICS, AND COMPOSITES				152,806
	03 - MEP & Finish Out				152,806
	06C Millwork				152,806

**07A Waterproofing****02 - Structure & Skin**

07-00-00 THERMAL AND MOISTURE PROTECTION

07-27-13	Modified Bituminous Sheet Air Barriers				
4010	Dampproofing, Firestopping & Flashings	12,472.00	SF	3.013 /SF	37,582
	Modified Bituminous Sheet Air Barriers				37,582

07-92-16	Rigid Joint Sealants				
4010	Joint Sealants	12,437.00	GSF	0.50 /GSF	6,219
	Rigid Joint Sealants				6,219

THERMAL AND MOISTURE PROTECTION 43,801

02 - Structure &amp; Skin 43,801

07A Waterproofing 43,801

**07B Roofing****02 - Structure & Skin**

07-00-00 THERMAL AND MOISTURE PROTECTION

07-42-13	Metal Soffitt Panels				
4010	Metal Soffit Panels	730.00	SF	20.548 /SF	15,000
	Metal Soffitt Panels				15,000

07-55-54	PVC Roofing				
4010	PVC Roofing - Carlisle 60 mil	10,965.00	SF	15.062 /SF	165,160
	PVC Roofing				165,160

07-72-33	Roof Hatches				
4010	Roof Hatches	1.00	EA	3,500.00 /EA	3,500
	Roof Hatches				3,500

THERMAL AND MOISTURE PROTECTION 183,660

02 - Structure &amp; Skin 183,660



				Total	
Item	Description	Takeoff Qty		Unit Cost	Amount
07B Roofing					183,660
07D Insulation					
02 - Structure & Skin					
07-00-00	THERMAL AND MOISTURE PROTECTION				
07-21-14	Insulation				
4010	Insulation	12,546.00	SF	1.001 /SF	12,555
	Insulation				12,555
	THERMAL AND MOISTURE PROTECTION				
					12,555
02 - Structure & Skin					12,555
07D Insulation					12,555
08A Doors, F & H					
03 - MEP & Finish Out					
08-00-00	OPENINGS				
08-11-13	Hollow Metal Frames & Wood Doors				
4070	Single HM Door/HM Frame	10.00	EA	800.00 /EA	8,000
4070	Single Wood Door/HM Frame	14.00	EA	900.00 /EA	12,600
4070	Door Hardware	39.00	EA	961.00 /EA	37,479
4070	Frames, Doors & Hardware Installation (per hardware set)	39.00	EA	181.667 /EA	7,085
4070	Single Slider Wood Door/Frame	13.00	EA	950.00 /EA	12,350
4070	Double HM Door/HM Frame	0.00	PAIR		
4070	Large Single Slider Wood Door/Frame	2.00	EA	2,500.00 /EA	5,000
	Hollow Metal Frames & Wood Doors				82,514
	OPENINGS				
					82,514
03 - MEP & Finish Out					82,514
08A Doors, F & H					82,514
08B Overhead Doors					
02 - Structure & Skin					
08-00-00	OPENINGS				
08-33-23	Overhead Coiling Doors				
4010	Overhead Coiling Doors- FE doors- 16'H x 14'W	6.00	EA	11,264.167 /EA	67,585
4010	Overhead Coiling Doors- FE doors- weight room	1.00	EA	8,000.00 /EA	8,000
	Overhead Coiling Doors				75,585

Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	OPENINGS				75,585
	<b>02 - Structure &amp; Skin</b>				<b>75,585</b>
	<b>08B Overhead Doors</b>				<b>75,585</b>
<b>08D Alum Storefront</b>					
<b>02 - Structure &amp; Skin</b>					
08-00-00	OPENINGS				
08-43-13	Aluminum -Framed Storefronts				
4010	Aluminum Storefront - Vision Glass	641.00	SF	99.621 /SF	63,857
	Aluminum -Framed Storefronts				63,857
08-43-50	Aluminum Framed Doors & Frames				
4010	Exterior Storefront Doors - Single	4.00	EA	6,050.00 /EA	24,200
4010	Exterior Storefront Doors - Double	0.00	EA		
	Aluminum Framed Doors & Frames				24,200
	OPENINGS				88,057
	<b>02 - Structure &amp; Skin</b>				<b>88,057</b>
<b>03 - MEP &amp; Finish Out</b>					
10-00-00	SPECIALTIES				
10-28-19	Shower Doors				
4010	Glass Shower Doors	4.00	EA	1,450.00 /EA	5,800
	Shower Doors				5,800
	SPECIALTIES				5,800
	<b>03 - MEP &amp; Finish Out</b>				<b>5,800</b>
	<b>08D Alum Storefront</b>				<b>93,857</b>
<b>09B Drywall</b>					
<b>02 - Structure &amp; Skin</b>					
09-00-00	FINISHES				
09-21-16	Gypsum Board Assemblies				
4010	Drywall on Wood Framing	34,579.00	SF	1.318 /SF	45,572
	Gypsum Board Assemblies				45,572
	FINISHES				45,572
	<b>02 - Structure &amp; Skin</b>				<b>45,572</b>
<b>03 - MEP &amp; Finish Out</b>					



Item	Description	Takeoff Qty		Unit Cost	Total	
						Amount
09-00-00	FINISHES					
09-21-16	Gypsum Board Assemblies					
4010	Gypsum Board Ceilings	2,490.00	SF	5.308 /SF		13,218
	Gypsum Board Assemblies					13,218
09-51-23	Acoustical Tile Ceilings					
4010	2' x 2' Lay-in Ceiling	3,781.00	SF	4.754 /SF		17,975
	Acoustical Tile Ceilings					17,975
	FINISHES					31,193
	03 - MEP & Finish Out					31,193
	09B Drywall					76,765

**09D Tile****03 - MEP & Finish Out**

09-00-00	FINISHES					
09-30-13	Ceramic Tiling					
4040	Full Height Wall Tile at Shower	856.00	SF	12.459 /SF		10,665
4040	Floor Tile at Bathrooms	456.00	SF	13.596 /SF		6,200
4040	Porcelain Tile Flooring	3,618.00	SF	10.714 /SF		38,762
	Ceramic Tiling					55,627
	FINISHES					55,627
	03 - MEP & Finish Out					55,627
	09D Tile					55,627

**09F Flooring****03 - MEP & Finish Out**

09-00-00	FINISHES					
09-65-19	Resilient Tile Flooring					
4010	Wall Base	1,800.00	LF	2.25 /LF		4,050
	Resilient Tile Flooring					4,050
09-65-66	Resilient Athletic Flooring					
4010	Resilient Athletic Flooring	650.00	SF	16.594 /SF		10,786
	Resilient Athletic Flooring					10,786
09-68-13	Tile Carpeting					
4010	Carpet Tile	48.00	SY	50.354 /SY		2,417



Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	Tile Carpeting				2,417
	FINISHES				17,253
	03 - MEP & Finish Out				17,253
	09F Flooring				17,253
<b>09H Painting</b>					
<b>03 - MEP &amp; Finish Out</b>					
09-00-00	FINISHES				
09-91-23	Interior Painting				
4020	Tape/Float/Paint	12,437.00	GSF	3.319 /GSF	41,276
	Interior Painting				41,276
	FINISHES				41,276
	03 - MEP & Finish Out				41,276
	09H Painting				41,276
<b>10A Specialties</b>					
<b>02 - Structure &amp; Skin</b>					
10-00-00	SPECIALTIES				
10-75-16	Flagpoles				
4010	Flagpoles	2.00	EA	3,080.00 /EA	6,160
	Flagpoles				6,160
	SPECIALTIES				6,160
	02 - Structure & Skin				6,160
<b>03 - MEP &amp; Finish Out</b>					
10-00-00	SPECIALTIES				
10-26-13	Corner Guards				
4030	Stainless Steel Corner Guards x 10'	6.00	EA	250.00 /EA	1,500
	Corner Guards				1,500
10-28-13	Toilet Accessories				
4040	Toilet Accessories	5.00	EA	1,140.00 /EA	5,700
	Toilet Accessories				5,700
10-44-13	Fire Extinguisher Cabinets				
4010	Fire Ext Cabinets & Extinguishers	5.00	EA	365.00 /EA	1,825
4010	Knox Box	1.00	EA	1,250.00 /EA	1,250



Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	Fire Extinguisher Cabinets				3,075
10-51-00	Lockers				
4010	GearGrid Lockers @ Hangers	33.00	UNIT	492.818 /UNIT	16,263
	Lockers				16,263
10-56-13	Metal Storage Shelving				
4010	SST Wire Storage Shelving	4.00	EA	312.50 /EA	1,250
	Metal Storage Shelving				1,250
	SPECIALTIES				27,788
	03 - MEP & Finish Out				27,788
	10A Specialties				33,948

**10B Signage****03 - MEP & Finish Out**

10-00-00	SPECIALTIES				
10-14-19	Dimensional Letter Signage				
4010	Signage	12,437.00	GSF	1.215 /GSF	15,110
	Dimensional Letter Signage				15,110
	SPECIALTIES				15,110
	03 - MEP & Finish Out				15,110
	10B Signage				15,110

**10G Alum Canopy****02 - Structure & Skin**

10-00-00	SPECIALTIES				
10-73-16	Canopies				
4010	Extruded Alum Canopy	204.00	SF	69.088 /SF	14,094
	Canopies				14,094
	SPECIALTIES				14,094
	02 - Structure & Skin				14,094
	10G Alum Canopy				14,094

**11B Equipment****03 - MEP & Finish Out**

11-00-00	EQUIPMENT				
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Item	Description	Takeoff Qty		Unit Cost	Total	
						Amount
11-57-00	<i>Exhaust Removal Equipment</i>					
	4010 Exhaust Removal Equipment	6.00	Drops	10,831.667 /Drops		64,990
	<i>Exhaust Removal Equipment</i>					64,990
11-71-00	<i>Containment Fill Station 5.5 (CFS 5.5®)</i>					
	4010 Containment Fill Station 5.5 (CFS 5.5®) w/o compressor	1.00	EA	18,604.00 /EA		18,604
	<i>Containment Fill Station 5.5 (CFS 5.5®)</i>					18,604
	<i>EQUIPMENT</i>					83,594
	<b>03 - MEP &amp; Finish Out</b>					<b>83,594</b>
	<b>11B Equipment</b>					<b>83,594</b>

**11D Appliances****03 - MEP & Finish Out**

11-00-00	<i>EQUIPMENT</i>					
11-31-23	<i>Residential Laundry Appliances</i>					
	4010 Washer	2.00	EA	1,974.00 /EA		3,948
	4020 Dryer	1.00	EA	724.00 /EA		724
	<i>Residential Laundry Appliances</i>					4,672
11-40-00	<i>Foodservice Equipment</i>					
	4010 Foodservice Equipment	1.00	EA	17,611.00 /EA		17,611
	<i>Foodservice Equipment</i>					17,611
11-47-00	<i>Ice Machines</i>					
	4010 Ice Machines	2.00	EA	2,308.00 /EA		4,616
	<i>Ice Machines</i>					4,616
	<i>EQUIPMENT</i>					26,899
	<b>03 - MEP &amp; Finish Out</b>					<b>26,899</b>
	<b>11D Appliances</b>					<b>26,899</b>

**12A - Window Shades****03 - MEP & Finish Out**

12-00-00	<i>FURNISHINGS</i>					
12-21-13	<i>Horizontal Louver Blinds</i>					
	4010 Horizontal Louver Blinds	636.00	SF	2.925 /SF		1,860
	<i>Horizontal Louver Blinds</i>					1,860



Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	<i>FURNISHINGS</i>				1,860
	<b>03 - MEP &amp; Finish Out</b>				<b>1,860</b>
	<b>12A - Window Shades</b>				<b>1,860</b>
<b>21A Fire Suppression</b>					
<b>03 - MEP &amp; Finish Out</b>					
21-00-00	<i>FIRE SUPPRESSION</i>				
21-00-01	<i>Fire Suppression General</i>				
4010	Fire Suppression	12,437.00	GSF	8.078 /GSF	100,470
	<i>Fire Suppression General</i>				100,470
	<i>FIRE SUPPRESSION</i>				100,470
	<b>03 - MEP &amp; Finish Out</b>				<b>100,470</b>
	<b>21A Fire Suppression</b>				<b>100,470</b>
<b>22A Plumbing</b>					
<b>03 - MEP &amp; Finish Out</b>					
22-00-00	<i>PLUMBING</i>				
22-00-01	<i>Plumbing General</i>				
4010	Plumbing	12,437.00	GSF	18.252 /GSF	227,000
	<i>Plumbing General</i>				227,000
	<i>PLUMBING</i>				227,000
	<b>03 - MEP &amp; Finish Out</b>				<b>227,000</b>
	<b>22A Plumbing</b>				<b>227,000</b>
<b>23A Mechanical</b>					
<b>03 - MEP &amp; Finish Out</b>					
01-00-00	<i>GENERAL REQUIREMENTS</i>				
01-91-00	<i>Commissioning</i>				
4010	Commissioning - By Owner				
	<i>GENERAL REQUIREMENTS</i>				0
23-00-00	<i>HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)</i>				
23-00-01	<i>HVAC General</i>				
4010	HVAC General	12,437.00	GSF	16.847 /GSF	209,526





Item	Description	Takeoff Qty	Unit Cost	Total	
				Unit Cost	Amount
	HVAC General				209,526
	HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)				209,526
	03 - MEP & Finish Out				209,526
	<b>23A Mechanical</b>				<b>209,526</b>
<b>26A Electrical</b>					
<b>01A - Sitework</b>					
26-00-00	ELECTRICAL				
26-00-01	Electrical General				
4010	Site Lighting- Light Poles	3.00 EA	3,500.00 /EA		10,500
4010	Site Lighting- Light Poles bases	3.00 EA	500.00 /EA		1,500
	Electrical General				12,000
	ELECTRICAL				12,000
	01A - Sitework				12,000
<b>03 - MEP &amp; Finish Out</b>					
26-00-00	ELECTRICAL				
26-00-01	Electrical General				
4010	Electrical	12,437.00 GSF	50.249 /GSF		624,952
4010	Fire Alarm	12,437.00 GSF	1.117 /GSF		13,886
	Electrical General				638,838
	ELECTRICAL				638,838
	03 - MEP & Finish Out				638,838
	<b>26A Electrical</b>				<b>650,838</b>
<b>26B Low Voltage</b>					
<b>03 - MEP &amp; Finish Out</b>					
27-00-00	COMMUNICATIONS				
27-20-00	Data Communications				
4010	Low Voltage- Tele/ Data	12,437.00 GSF	1.262 /GSF		15,692
	Data Communications				15,692
	COMMUNICATIONS				15,692
	03 - MEP & Finish Out				15,692

				Total	
Item	Description	Takeoff Qty		Unit Cost	Amount
26B Low Voltage					15,692
31A Earthwork					
01A - Sitework					
31-00-00	EARTHWORK				
31-11-00	Clearing And Grubbing				
4010	Clearing And Grubbing	1.00	LS	6,999.50 /LS	7,000
	Clearing And Grubbing				7,000
31-23-16	Excavation				
4780	Excavation at Building pad	2,257.00	CY	12.00 /CY	27,084
4780	Select Fill at Building pad	3,280.00	CY	19.291 /CY	63,273
4780	Detention Pond Grading	1.00	LS	15,000.00 /LS	15,000
	Excavation				105,357
31-31-16	Termite Control				
4010	Termite Control	12,092.00	SF	0.20 /SF	2,418
	Termite Control				2,418
	EARTHWORK				114,775
32-00-00	EXTERIOR IMPROVEMENTS				
32-12-16	Concrete Paving Prep/Base				
4010	Excavation/Paving Prep	1,890.00	CY	12.00 /CY	22,680
4010	Select Fill at Paving Areas	1,104.00	CY	22.00 /CY	24,288
4010	Road Base - New Lot	30,450.00	SF	1.50 /SF	45,675
4010	Water Tank Asphalt Paving & Base Rework	1,200.00	SF	31.112 /SF	37,334
	Concrete Paving Prep/Base				129,977
	EXTERIOR IMPROVEMENTS				129,977
	01A - Sitework				244,752
	31A Earthwork				244,752
32A Site Concrete					
01A - Sitework					
32-00-00	EXTERIOR IMPROVEMENTS				
32-13-13	Concrete Paving				
4010	Concrete Paving Parking lot - 6"	4,216.00	SF	4.75 /SF	20,026
4010	Concrete Paving Heavy - 8"	20,294.00	SF	6.25 /SF	126,838
4010	Concrete Paving - dumpster pad	1,776.00	SF	13.331 /SF	23,675
4010	Concrete Flume	670.00	SF	15.00 /SF	10,050
	Concrete Paving				180,589
32-16-13	Concrete Curbs And Gutters				



Item	Description	Takeoff Qty		Unit Cost	Total	
					Amount	
32-16-13	Concrete Curbs And Gutters					
4010	Concrete Curbs And Gutters	4,612.00	LF	18.00 /LF		83,016
	Concrete Curbs And Gutters					83,016
32-16-23	Sidewalks					
4010	Sidewalks at Building	4,556.00	SF	5.00 /SF		22,780
4010	Concrete Swales	0.00	SF			
	Sidewalks					22,780
32-39-13	Manufactured Metal Bollards					
4010	Manufactured Metal Bollards	12.00	EA	1,200.00 /EA		14,400
4010	Dumpster Bollards	7.00	EA	750.00 /EA		5,250
	Manufactured Metal Bollards					19,650
	EXTERIOR IMPROVEMENTS					306,035
	01A - Sitework					306,035
	32A Site Concrete					306,035

**32C Pavement Mark****01A - Sitework**

12-00-00	FURNISHINGS					
12-93-00	Site Furnishings					
4020	Bike Racks	1.00	EA	675.00 /EA		675
	Site Furnishings					675
	FURNISHINGS					675
32-00-00	EXTERIOR IMPROVEMENTS					
32-17-23	Pavement Markings					
4010	Parking Striping - New Spaces	24.00	EA	70.833 /EA		1,700
4010	Handicap space striping / signage	1.00	LS			
	Pavement Markings					1,700
	EXTERIOR IMPROVEMENTS					1,700
	01A - Sitework					2,375
	32C Pavement Mark					2,375

**32D Fencing****01A - Sitework**

32-00-00	EXTERIOR IMPROVEMENTS					
32-31-19	Decorative Metal Fences And Gates					
4070	Fencing- Decorative & Operated Gate	103.00	LF	299.612 /LF		30,860
4070	Site Black Coated Chainlink Fencing	380.00	LF	41.50 /LF		15,770



Item	Description	Takeoff Qty		Total	
				Unit Cost	Amount
32-31-19	Decorative Metal Fences And Gates				
4070	Dumpster & Generator Gates	3.00	EA	4,723.333 /EA	14,170
	Decorative Metal Fences And Gates				60,800
	EXTERIOR IMPROVEMENTS				60,800
	01A - Sitework				60,800
	32D Fencing				60,800

**32E Landscaping****01A - Sitework**

32-00-00	EXTERIOR IMPROVEMENTS				
32-32-36	Dry Stack Rock Retaining Walls				
4010	Limestone Gravity Retaining Walls	729.00	LF	64.198 /LF	46,800
	Dry Stack Rock Retaining Walls				46,800
32-84-00	Planting Irrigation				
4010	Irrigation	1.00	LS	32,805.00 /LS	32,805
	Planting Irrigation				32,805
32-90-00	Planting				
4010	Sod, Hydromulch & Trees (Excludes planting beds)	1.00	LS	55,320.00 /LS	55,320
	Planting				55,320
	EXTERIOR IMPROVEMENTS				134,925
33-00-00	UTILITIES				
33-41-13	Storm Utility Drainage Piping				
4010	Storm Utility Water Quality Pond	1.00	LS	29,725.00 /LS	29,725
	Storm Utility Drainage Piping				29,725
	UTILITIES				29,725
	01A - Sitework				164,650
	32E Landscaping				164,650

**33A Utilities****01A - Sitework**

33-00-00	UTILITIES				
33-11-16	Site Water Utility Distribution Piping				
4010	Site Water Utility Distribution Piping	434.00	LF	100.00 /LF	43,400



Item	Description	Takeoff Qty	Unit Cost	Total	
				Amount	
	Site Water Utility Distribution Piping				43,400
33-31-13	Sanitary Utility Sewerage Piping				
4010	Sanitary Utility Sewerage Piping	570.00 LF	150.00 /LF		85,500
	Sanitary Utility Sewerage Piping				85,500
33-41-13	Storm Utility Drainage Piping				
4010	Storm Utility Drainage Piping	777.00 LF	164.865 /LF		128,100
	Storm Utility Drainage Piping				128,100
	UTILITIES				257,000
	01A - Sitework				257,000
	33A Utilities				257,000

## Estimate Totals

Description	Amount	Totals	Rate
<b>Cost of Work</b>	<b>4,634,407</b>	<b>4,634,407</b>	
Contingency			
Bonds & Insurance Adjustment			
General Conditions	399,312		
		<b>5,033,719</b>	
Owner's Contingency	80,000		1.589 %
		<b>5,113,719</b>	
Design-Builder's Fee	255,686		5.000 %
<b>Total</b>		<b>5,369,405</b>	





**Attachment "F"-  
General Conditions  
Template**

Description	Precon Phase Fee				General Conditions			
	Unit Cost	Unit Qty	Unit Type	Total	Unit Cost	Unit Qty	Unit Type	Total
Cost Engineers				\$ -				\$ -
Drawing Checker				\$ -				\$ -
Estimating				\$ -				\$ -
Project Budget Estimating				\$ 33,320.00				\$ -
Project Phasing				\$ -				\$ -
Scheduling				\$ -				\$ -
Scheduling Engineer				\$ -				\$ -
Valve Engineer				\$ -				\$ -
Bid Package Documents				\$ 326,037.00				\$ -
Bidding Instructions				\$ -				\$ -
Accounting (at Job site)				\$ -				\$ -
Purchasing (at Job site)				\$ -				\$ -
Project Executive				\$ -				\$ -
Project Manager (s)				\$ -	\$90.00	1195	Hrs	\$ 107,550.00
Project Superintendent (s)				\$ -	\$90.00	1260	Hrs	\$ 113,400.00
Assistant Superintendent (s)				\$ -				\$ -
Project Engineer				\$ -				\$ -
Project Expeditor				\$ -				\$ -
Safety Engineer (on site)				\$ -				\$ -
Safety Officer (Internal /consultant)				\$ -	\$1,200.00	1	LS	\$ 1,200.00
Secretarial (on site)				\$ -				\$ -
BIM Coordinator				\$ -				\$ -
QC Coordinator				\$ -				\$ -
Drug Screening				\$ -	\$37.90	9	Ea	\$ 341.10
Barricades				\$ -	\$1,083.00	1	LS	\$ 1,022.15
Covered Walkways				\$ -				\$ -
First Aid Supplies				\$ -	\$875.00	1	LS	\$ 875.00
Temporary Fencing				\$ -	\$3.40	855	LF	\$ 2,907.00
Computer Network Connections (Trailer)				\$ -	\$1,083.00	1	LS	\$ 1,083.00
Office Trailer Rental				\$ -	\$1,128.00	9	Month	\$ 10,152.00
Office Trailer Equipment**				\$ -	\$141.00	9	Month	\$ 1,269.00

Description	Precon Phase Fee				General Conditions			
Electric Power Expenses				\$ -				\$ -
Project Signs / Bulletin boards				\$ -	\$1,407.00	1	LS	\$ 1,407.00
Internet Expenses								\$ -
Temp. Toilet / Sewer Services				\$ -	\$520.00	9	Month	\$ 4,680.00
Temp. Water Expenses				\$ -	\$252.00	9	Month	\$ 2,268.00
Tool / Utility Trailer Rental				\$ -	\$106.00	9	Month	\$ 954.00
Duplication Expense				\$ -				\$ -
Maintenance Manuals				\$ -				\$ -
Operation Manual				\$ -				\$ -
Postage and delivery expense				\$ -	\$65.00	9	Month	\$ 585.00
Shop Drawing Printing				\$ -				\$ -
Field Office Supplies/Materials				\$ -	\$114.00	9	Month	\$ 1,026.00
Project Photographs				\$ -				\$ -
Prepare operations manuals				\$ -				\$ -
Parking Lot Rental				\$ -				\$ -
Permits				\$ -				\$ -
Site Erosion Planning and Control				\$ -				\$ -
Builder's Risk Insurance				\$ -	\$14,550.00	1	LS	\$ 14,550.00
General Liability				\$ -	\$36,374.00	1	LS	\$ 36,374.00
Workmen's Compensation				\$ -				\$ -
FICA Insurance*				\$ -				\$ -
Federal Unemployment*				\$ -				\$ -
State Unemployment*				\$ -				\$ -
Payment Bond				\$ -	\$38,144.00	1	LS	\$ 38,144.00
Performance Bond - Included w/ P-Bond				\$ -				\$ -
Off-site insurance (SDI)				\$ -	\$57,463.00	1	LS	\$ 57,463.00
				\$ -				\$ -
General Requirements				\$ -				\$ -
Design/Build Management Fees				\$ -				\$ -
				\$ -				\$ -
				\$ -				\$ -
				\$ -				\$ -

Note: all personnel costs shall include salaries and labor burden

Total	Precon Total	\$ 359,357.00	General Conditions Total	\$ 399,312
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Construction Cost Limitation  
Preconstruction  
Owner Contingency

\$ 5,289,405
\$ 359,357
\$ 80,000



1. Document Listing - 65% Construction Documents

1.1 Documents dated 9/6/2019 (UNO)

**TECHNICAL SPECIFICATIONS**

DIVISION 00 – PROCUREMENT AND CONTRACTING REQUIREMENTS

00 01 10 -- Table of Content

00 08 00 -- CoSM General Conditions

00 08 20 -- Special Conditions

DIVISION 01 – GENERAL REQUIREMENTS

01 10 00 -- Summary

~~01 22 00 -- Unit Prices~~

~~01 23 00 -- Alternates~~

01 25 00 -- Substitution Procedures

01 26 00 -- Contract Modification Procedures

01 29 00 -- Payment Procedures

01 31 00 -- Project Management and Coordination

01 32 00 -- Construction Progress Documentation

01 32 33 -- Photographic Documentation

01 33 00 -- Submittal Procedures

01 40 00 -- Quality Requirements

01 50 00 -- Temporary Facilities and Controls

01 60 00 -- Product Requirements

01 73 00 -- Execution

01 73 29 -- Cutting and Patching

01 77 00 -- Closeout Procedures

01 79 00 -- Demonstration and Training

~~01 91 13 -- General Commissioning Requirements~~

DIVISION 03 – CONCRETE

03 30 00 -- Cast-in-Place Concrete

03 36 80 -- Special Concrete Floor Finishes

DIVISION 04 -- MASONRY

- 04 21 13 -- Brick Masonry
- 04 22 00 -- Concrete Unit Masonry
- 04 23 00 -- Calcium Silicate Masonry Units
- 04 72 00 -- Cast Stone Masonry

DIVISION 05 -- METALS

- 05 12 00 -- Structural Steel
- 05 50 00 -- Metal Fabrications
- 05 51 00 -- Metal Stairs
- ~~05 52 13 -- Pipe and Tube Railings~~
- ~~05 53 05 -- Metal Gratings and Floor Plates~~

DIVISION 06 -- WOOD, PLASTICS, AND COMPOSITES

- 06 10 00 -- Rough Carpentry
- 06 11 00 -- Wood Framing
- 06 16 00 -- Sheathing
- 06 17 53 -- Shop Fabricated Wood Trusses
- 06 41 43 -- Interior Architectural Woodwork

DIVISION 07 -- THERMAL AND MOISTURE PROTECTION

- 07 11 13 -- Bituminous Dampproofing
- 07 21 00 -- Thermal Insulation
- 07 26 00 -- Vapor Barrier Membrane
- 07 27 19 -- Plastic Film Air Barrier
- 07 42 93 -- Soffit Panels
- 07 54 19 -- Single Ply Membrane Roofing
- 07 62 00 -- Sheet Metal Flashing and Trim
- 07 72 00 -- Roof Accessories
- 07 84 13 -- Penetration Firestopping
- 07 92 00 -- Joint Sealants

DIVISION 08 -- OPENINGS

- 08 11 13 -- Hollow Metal Doors, Frames and Window Frames
- 08 14 16 -- Flush Wood Doors

08 14 33 -- Stile and Rail Wood Doors  
~~08 31 13 -- Access Doors & Panels~~  
08 33 23 -- Overhead Coiling Doors  
08 33 23 -- Upward-Acting Sectional Doors  
08 41 13 -- Aluminum-Framed Entrances and Storefronts  
08 71 00 -- Door Hardware  
08 72 00 -- Weatherstripping and Seals  
08 80 00 -- Glazing  
~~08 91 00 -- Louvers~~

DIVISION 09 -- FINISHES

09 22 26 -- Metal Suspension Systems  
09 29 00 -- Gypsum Board  
09 30 00 -- Tiling  
09 51 23 -- Acoustical Tile Ceilings  
09 51 30 -- Architectural Acoustical Ceiling Panels  
09 65 13 -- Resilient Base and Accessories  
09 65 60 -- Athletic Rubber Flooring  
09 68 00 -- Carpet  
09 81 00 -- Acoustical Insulation  
09 91 00 -- Painting  
~~09 97 23 -- Concrete and Masonry Coatings~~

DIVISION 10 -- SPECIALTIES

10 14 00 -- Signage  
~~10 21 13.19 -- Plastic Toilet Compartments~~  
~~10 22 39 -- Folding Panel Partitions~~  
10 26 00 -- Wall and Corner Protection  
10 28 00 -- Toilet, Bath, and Laundry Accessories  
10 41 00 -- Knox Box  
10 44 12 -- Fire Extinguishers and Extinguisher Cabinets  
10 51 40 -- Bunker Gear Storage  
10 56 13 -- Metal Storage Shelving  
10 73 16 -- Extruded Aluminum Canopies  
10 75 00 -- Flagpoles

~~10 90 00 -- Miscellaneous Specialties~~

DIVISION 11 -- EQUIPMENT

11 31 00 -- Residential Appliances and Equipment

DIVISION 12 -- FURNISHINGS

12 21 13 -- Horizontal Louver Blinds

12 36 61 -- Quartz Countertops

DIVISION 21 -- FIRE SUPPRESSION

~~21 12 00 -- Standpipe System~~

~~21 13 13 -- Wet Pipe Sprinkler System~~

~~21 13 16 -- Dry Pipe Sprinkler System~~

DIVISION 22 -- PLUMBING

22 00 00 -- Plumbing General

22 16 00 -- Natural Gas Piping

22 40 00 -- Plumbing Fixtures

DIVISION 23 -- HEATING, VENTILATION AND AIR CONDITIONING

23 00 00 -- HVAC General

23 05 93 -- Testing, Adjusting and Balancing

23 07 00 -- HVAC Insulation

23 23 00 -- Refrigerant Piping

23 31 00 -- Ductwork and Accessories

23 34 00 -- Unitary Exhaust and Supply Fans and Ventilators

23 37 00 -- Louvers, Grilles, Registers and Diffusers

23 38 00 -- Kitchen Ventilation Equipment

~~23 81 29 -- Multi V Indoor Units~~

~~23 81 30 -- Multi V IV Outdoor Units~~

~~23 81 31 -- VRF Controls~~

23 82 39 -- Electric Unit Heaters

23 82 40 -- Gas-Fired Unit Heaters

DIVISION 26 -- ELECTRICAL

26 02 00 – Basic Electrical Materials and Methods  
26 05 19 – Wire, Cable and Related Materials  
26 05 26 – Grounding  
26 05 33 – Raceways  
26 24 16 – Panelboards  
26 27 26 – Wiring Devices  
26 28 16 – Safety and Disconnect Switches  
26 29 13 – Motor Starters  
26 41 13 -- Lightning Protection  
26 43 13.13 – Surge Protective Devices – Standard Interrupting  
26 50 00 – LED Lighting

DIVISION 31 – EARTHWORK

2019 Modifications to the City of Austin & TXDOT Standard Specifications: City of San Marcos

Item 101S - Preparing Right of Way  
Item 102S - Clearing and Grubbing  
Item 111S - Excavation  
Item 130S - Borrow  
Item 132S - Embankment  
Item 201S - Subgrade Preparation  
Item 210S - Flexible Base  
Item 220S - Sprinkling for Dust Control  
Item 236S - Proof Rolling  
Item 360S - Concrete Pavement  
Item 403S - Concrete for Structures  
Item 406S - Reinforcing Steel  
Item 408S - Concrete Joint Materials  
Item 416S - Waterstops  
Item 430S - P.C. Concrete Curb and Gutter  
Item 439S - Parking Lot Bumper Curbs  
Item 503S - Frames, Grates, Rings and Covers  
Item 506S - Manholes  
Item 509S - Excavation Safety Systems  
Item 510S - Pipe  
Item 511S - Water Valves

Item 551S - Pipe Underdrains  
Item 601S - Salvaging and Placing Topsoil  
Item 602S - Sodding for Erosion Control  
Item 604S - Seeding for Erosion Control  
Item 610S - Preservation of Trees and Other Vegetation  
Item 623S - Dry Stack Rock Wall  
Item 632S - Storm Inlet Sediment Trap  
Item 633S – Landgrading  
Item 641S - Stabilized Construction Entrance  
Item 642S - Silt Fence  
Item 700S - Mobilization  
Item 701S - Fencing  
Item 802S - Project Signs  
Item 803S - Barricades, Signs and Traffic Handling  
Item 860S - Pavement Marking Paint

31 31 16 -- Termite Control

DIVISION 32 – EXTERIOR IMPROVEMENTS

32 01 90.33 -- Tree Protection  
32 84 00 -- Landscape Irrigation  
32 93 00 -- Landscape Plants

Geotechnical Report – Dated 9/13/2019

**DRAWINGS**  
**DATED 9/6/2019**

**General**

G001 COVER SHEET  
G002 INDEX OF DRAWINGS  
G003 CODE PLAN AND ANALYSIS  
G004 LIFE SAFETY PLAN

**Civil**

C100 COVER SHEET  
C102 GENERAL CONSTRUCTION NOTES  
C103 EXISTING CONDITIONS PLAN  
C104 EXISTING DRAINAGE AREA MAP  
C105 PROPOSED OVERALL DRAINAGE AREA MAP  
C106 PROPOSED INLET DRAINAGE AREA MAP  
C107 EROSION, SEDIMENTATION CONTROL, TREE PROTECTION & DEMOLITION PLAN  
C108 SITE PLAN  
C109 FIRE PROTECTION PLAN  
C110 GRADING PLAN  
C111 UTILITY PLAN  
C112 WATER QUALITY & DETENTION POND LAYOUT SHEET & DETAILS  
C113 WATER QUALITY & DETENTION POND CALCULATIONS & NOTES  
C114 LIGHTING PLAN  
C115 STANDARD DETAILS SHEET 1  
C116 STANDARD DETAILS SHEET 2  
C117 STANDARD DETAILS SHEET 3  
C118 STANDARD DETAILS SHEET 4  
C119 STANDARD DETAILS SHEET 5

**Landscape**

L100 TREE PRESERVATION PLAN  
L101 TREE PRESERVATION NOTES & DETAILS  
L200 LANDSCAPE PLAN  
L201 LANDSCAPE PLAN  
L202 LANDSCAPE DETAILS

### **Irrigation**

I100 IRRIGATION NOTES & LEGEND  
I101 IRRIGATION PLAN  
I102 IRRIGATION PLAN  
I103 IRRIGATION DETAILS  
I104 IRRIGATION DETAILS  
I105 IRRIGATION DETAILS

### **Structural**

S1.01 STRUCTURAL NOTES  
S1.02 STRUCTURAL NOTES  
S1.03 SYMBOLS LEGEND & ABBREVIATIONS  
S2.01 FOUNDATION PLAN  
S2.01A SITE STRUCTURAL PLAN  
S2.01B FIRST FLOOR SHEARWALL PLAN  
S2.01C SECOND FLOOR SHEARWALL PLAN  
S2.02 SECOND FLOOR/LOW ROOF FRAMING PLAN  
S2.03 ROOF FRAMING PLAN  
S3.01 TYPICAL CONCRETE DETAILS  
S3.02 CONCRETE SECTIONS  
S4.01 TYPICAL MASONRY DETAILS  
S4.02 TYPICAL MASONRY DETAILS  
S5.01 TYPICAL STEEL DETAILS  
S6.01 TYPICAL FRAMING DETAILS  
S6.02 TYPICAL FRAMING DETAILS

### **Architectural**

AS101 SITE PLAN  
AS102 SITE DETAILS  
AS103 SITE DETAILS  
A201.1 FIRE FLOOR PLAN  
A201.2 DIMENSIONED FIRST FLOOR PLAN  
A202 SECOND FLOOR PLAN



A203 ROOF PLAN  
A300 EXTERIOR ELEVATIONS  
A301 EXTERIOR ELEVATIONS  
A400 BUILDING SECTIONS  
A410 EXTERIOR DETAILS  
A430 INTERIOR DETAILS  
A500 PARTITION TYPES  
A510 DOOR AND WINDOW TYPES  
A610 ENLARGED FLOOR PLANS  
A620 ENLARGED TOILET ROOM AND TOILET ACCESSORY SCHEDULE  
A621 ENLARGED BATHROOM  
A700 INTERIOR ELEVATIONS  
A701 INTERIOR ELEVATIONS  
A702 INTERIOR ELEVATIONS  
A801 FIRST FLOOR FINISH PLAN  
A810 FINISH SCHEDULES  
A820 MILLWORK SECTIONS  
A821 MILLWORK SECTIONS  
A822 MILLWORK SECTIONS  
A830 SIGNAGE SCHEDULE  
A901 FIRST AND SECOND FLOOR REFLECTED CEILING PLANS

**Life Safety**

FP00 FIRE PROTECTION SITE PLAN  
FP01 CONCEPTUAL FIRE SPRINKLER PLAN

**Mechanical**

M001 MECHANICAL SYMBOLS AND ABBREVIATIONS  
M100 FIRST FLOOR PLAN NEW MECHANICAL  
M101 MEZZANINE PLAN NEW MECHANICAL  
M102 ROOF PLAN NEW MECHANICAL  
M500 MECHANICAL DETAILS  
M501 MECHANICAL DETAILS  
M600 MECHANICAL SCHEDULES

M601 MECHANICAL SCHEDULES  
M700 MECHANICAL SCHEDULES  
M701 RANGE EXHAUST HOOD  
M702 RANGE EXHAUST HOOD  
M703 RANGE EXHAUST HOOD  
M704 RANGE EXHAUST HOOD  
M705 RANGE EXHAUST HOOD  
M706 RANGE EXHAUST HOOD  
M707 RANGE EXHAUST HOOD  
M7085 RANGE EXHAUST HOOD

**Electrical**

EI001 ELECTRICAL SYMBOLS AND ABBREVIATIONS  
ES001 ELECTRICAL SITE PLAN  
E001 ELECTRICAL SCHEDULES  
E100 FIRST FLOOR PLAN NEW POWER  
E101 MEZZANINE PLAN NEW POWER  
E102 ROOF PLAN NEW POWER  
E103 NOTES NEW POWER  
E200 FIRST FLOOR PLAN NEW LIGHTING  
E201 MEZZANINE PLAN NEW LIGHTING  
E300 FIRST FLOOR PLAN ALERTING SYSTEM  
E301 MEZZANINE PLAN ALERTING SYSTEM  
E400 FIRST FLOOR PLAN FIRE ALARM SYSTEM  
E401 MEZZANINE PLAN FIRE ALARM SYSTEM  
E500 FIRST FLOOR PLAN SECURITY SYSTEM  
E501 MEZZANINE PLAN SECURITY SYSTEM  
E600 ONE-LINE DIAGRAM  
E700 ELECTRICAL DETIALS

**Plumbing**

PI001 PLUMBING SYMBOLS AND ABBREVIATIONS  
PS001 PLUMBING SITE PLAN  
P001 PLUMBING SCHEDULES

P100 FIRST FLOOR PLAN NEW SUPPLY

P200 FIRST FLOOR PLAN NEW WASTE

P201 MEZZANINE PLAN NEW WASTE

P300 RISER DIAGRAMS

P301 RISER DIAGRAMS

P400 PLUMBING DETAILS

P401 PLUMBING DETAILS

P402 PLUMBING DETAILS

P403 PLUMBING DETAILS



City of San Marcos, Texas  
Fire Station #2  
Project No. 219-074

## **Assumptions and Clarifications**

### **General Items**

- 1) GMP is based on documents as listed in the GMP Documents Listing.
- 2) This GMP is valid for a period of thirty (30) calendar days from the date of the GMP submission.

### **Division 3**

- 1) GMP includes 8" heavy duty concrete drive lanes per Geotechnical Report.
- 2) GMP includes exposed concrete floors with sealer.

### **Division 7**

- 1) GMP includes TPO Roofing in lieu of Duorlast Durofleece membrane system.

### **Division 8**

- 1) GMP includes 4'-0" wide door in lieu of 4'-9" wide door for opening 137A into SCBA room.
- 2) GMP includes a pair of sliding doors in lieu of single width door for opening 136 into Shop.
- 3) GMP excludes IR 501 storefront system for Aluminum-Framed Exterior Storefront. GMP includes standard 2" x 4-1/2" Aluminum-Framed Exterior Storefront.

### **Division 9**

- 1) GMP includes J&J Vertex carpet tiles in lieu of J&J Mosaic carpet tiles that is discontinued.
- 2) GMP includes Epic Metals Acoustical Ceiling attached directly to the underside of the roof trusses in the Apparatus Bays. The roof trusses will be tapered for a level bottom cord and a sloping top cord for roof drainage.

### **Division 27**

- 1) GMP includes security system cabling. Excludes security devices.

### **Division 32**

- 1) GMP excludes perennials and ground covers per request of City of San Marcos Fire Department. Lawn grasses will replace these areas.

ActivityID	Activity Name	Orig Dur (shifts)	Start	Finish	2019												2020												2021					
					Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar								
📁 San Marcos Fire Station #2		355.0	03-Jun-19 08:00 AM A	21-Oct-20 04:00 PM																														
📁 Milestones		213.0	23-Dec-19 08:00 AM	21-Oct-20 04:00 PM																														
🟢 xxx-2030	Notice to Proceed - EarlyPackage Construction	0.0	23-Dec-19									◆	◆	Notice to Proceed - EarlyPackage Construction																				
🟢 xxx-2040	Notice to Proceed - Full Construction	0.0	31-Dec-19									◆	◆	Notice to Proceed - Full Construction																				
🟢 xxx-2020	UG Utilities / Foundations Complete	0.0		28-Feb-20										◆	◆	UG Utilities / Foundations Complete																		
🟢 xxx-2010	Structure Complete	0.0		17-Jun-20												◆	◆	Structure Complete																
🟢 xxx-1990	Permanent Power	0.0		17-Jul-20													◆	◆	Permanent Power															
🟢 xxx-2000	Area is Dry	0.0		30-Jul-20														◆	◆	Area is Dry														
🟢 xxx-1980	Conditioned Air	0.0		14-Aug-20															◆	◆	Conditioned Air													
🟢 xxx-1970	Substantial Completion	0.0		06-Oct-20																◆	◆	Substantial Completion												
🟢 A2840	Final Completion	0.0		21-Oct-20																	◆	◆	Final Completion											
📁 Pre Construction		147.0	03-Jun-19 08:00 AM A	31-Dec-19 08:00 AM																														
📁 Schematic Design 35%		39.0	03-Jun-19 08:00 AM A	26-Jul-19 04:00 PM A																														
📁 Design Development - 65%		44.0	29-Jul-19 08:00 AM A	20-Sep-19 04:00 PM A																														
📁 DD City Review		15.0	09-Sep-19 08:00 AM A	27-Sep-19 04:00 PM A																														
📁 Construction Documents 95%		105.0	01-Aug-19 08:00 AM A	31-Dec-19 08:00 AM																														
📁 Early Package - Civil		100.0	01-Aug-19	23-Dec-19																														
📘 xxx-2360	Complie & Submit WPAP	30.0	01-Aug-19	13-Sep-19																														
📘 xxx-2440	TCEQ Review & App WPAP	57.0	15-Aug-19	04-Nov-19																														
📘 xxx-2160	Civil CD's Due for QC	1.0	09-Sep-19	10-Sep-19																														
📘 xxx-2170	QC Review of Civil CD's	3.0	10-Sep-19	17-Sep-19																														
📘 xxx-2180	Distribute Civil CD-QC Comments	1.0	16-Sep-19	17-Sep-19																														
📘 xxx-2190	Revise Civil Documents per QC Review	3.0	17-Sep-19	19-Sep-19																														
📘 xxx-2200	Receive 100% Civil CD from Consultants	1.0	20-Sep-19	26-Sep-19																														
📘 xxx-2210	Print and Release 100% EarlyCivil Release Package	1.0	23-Sep-19	27-Sep-19																														
🟢 xxx-2460	City Quality Review Early Package Plans & Specs	30.0	27-Sep-19	07-Nov-19																														
🟢 xxx-2260	Contractor Bid Period	15.0	27-Sep-19	17-Oct-19																														
🟢 xxx-2220	Contractor Bid Early Package and Present GMP	5.0	27-Sep-19	03-Oct-19																														
🟢 xxx-2230	GMP Presented at Facility Meeting	1.0	04-Oct-19	04-Oct-19																														
🟢 xxx-2240	GMP Presented at Finance Meeting	1.0	15-Oct-19	15-Oct-19																														
🟢 xxx-2250	GMP Presented for Approval	13.0	21-Oct-19	06-Nov-19																														

[illegible]

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