

City of Killeen

File Number: RS-24-026 Enactment Number: 24-040R

Consider a memorandum/resolution awarding Bid No. 24-19, Fire Station No. 4 EOC Training Facility Project, to MW Builders, in the amount of \$22,184,000.00.

DATE: February 20, 2024

TO: Kent Cagle, City Manager

FROM: Edwin Revell, Executive Director of Development Services

SUBJECT: Authorize the award of Bid No. 24-19, Fire Station No. 4 EOC Training

Facility Project, to MW Builders in the amount of \$22,184,000.00

BACKGROUND AND FINDINGS:

The FY 2022 Capital Improvement Plan includes the Emergency Operations Complex (EOC) project as a funded project for design and construction with \$11.9 million in ARPA funding. On May 3, 2022, the City Council approved a motion of direction moving the FY 2021 excess balance from the General fund to the Governmental CIP fund allowing construction of a new Fire Station #4 (the city's ninth fire station). On June 14, 2022, the City Council approved the land purchase from the Killeen Independent School District to accommodate both the EOC project and Fire Station #4. The project includes the design and construction support of a multi-use facility that includes combined fire and paramedic response operations, fire training, fire support services, Emergency Operations Center offices, training classrooms, supply rooms, and a maintenance building. Martinez Architects provided professional services for design and bid support. Staff then solicited bids for construction of the facility. All received bids were opened on January 17, 2024, and were read aloud through zoom online video conferencing and are noted below.

Total Bid Amounts	0	
General Contractor	ICGM Group	MW Builders
Base Bid	\$7,783,086.00	\$17,197,000.00
Alternate 1: Support Building	\$	\$4,987,000.00
Alternate 2: Fire Training Structures	\$	\$1,634,000.00
TOTAL	*\$7,783,086.00	\$23,818,000.00
	Incomplete Bid	

There were two contractors that submitted bids for the project. In review of the bids, it was found that only one was a complete bid that addressed the requirements. The qualified bidder based on the bid scoring selection was MW Builders. The bid received included costs for the base construction that included the Fire Station/EOC Building and all site work, Alternate 1 that includes the support services building, and Alternate 2 that included the Fire Training Structures. In review of available budget and immediate needs, it was determined to make the recommendation to award the bid for the base bid and Alternate 1: Support Building in the total amount of \$22,184,000.00. Alternate 2: Fire Training Structures will be reviewed and bid once additional funding can be made available.

THE ALTERNATIVES CONSIDERED:

- Reject all received bids and do not move forward with the construction of the Fire Station No. 4/EOC Training Facility.
- 2. Award Bid 24-19 to MW Builders for the construction of the Fire Station #4/EOC/Training Facility Project Base Bid ONLY in the amount of \$17,197,000
- 3. Award Bid 24-19 to MW Builders for the construction of the Fire Station #4/EOC/Training Facility Project Base Bid, Additional Alternate No. 1 AND Additional Alternate No. 2 in the amount of \$23,818,000
- 4. Award Bid 24-19 to MW Builders for the construction of the Fire Station No. 4/ EOC/ Training Facility Project Base Bid and Additional Alternate No. 1 in the amount of \$22,184,000.00.

Which alternative is recommended? Why?

Alternative 4 is recommended because:

- a. MW Builders is the lowest responsible bidder that submitted a complete bid package.
- b. Martinez Architects, the design engineering firm on this project, reviewed and recommended the contract be awarded to MW Builders in the amount of \$22,184,000.00 for the Base Bid and Additional Alternate No. 1.

CONFORMITY TO CITY POLICY:

The project conforms to all State and City purchasing policies.

FINANCIAL IMPACT:

What is the amount of the revenue/expenditure in the current fiscal year? For future years?

Total cost for the construction of the Fire Station No. 4 EOC and Training Facility project for the Base Bid and Alternate No. 1 is \$22,184,000.00.

Is this a one-time or recurring revenue/expenditure?

This is a one-time expenditure.

Is this revenue/expenditure budgeted?

Yes, \$11,048,894 of ARPA funding is available in the Governmental CIP Fund account 349-8970-493.69-03 and \$5,203,434 is available in the Governmental CIP fund account 349-8970-493.69-03 from the FY 2021 excess fund balance. Upon City Council's approval of the mid-year budget amendment in April, Staff recommends appropriating \$1,900,000 from the Governmental CIP Fund unassigned fund balance and the remaining \$4,032,863 is recommended to be appropriated from the FY 2023 excess fund balance above 22% after the delivery of the FY 2023 audit in March.

If not, where will the money come from?

N/A

Is there a sufficient amount in the budgeted line-item for this revenue/expenditure?

Yes, upon City Council's approval of the mid-year budget amendment.

RECOMMENDATION:

Staff recommends that the City Council award Bid 24-19, Fire Station No. 4 EOC Training Facility Project to MW Builders in the amount of \$22,184,000.00 for the Base Bid and Alternate No. 1, authorize the City Manager or his designee to enter a contract with MW Builders, and authorize the City Manager to execute any and all change orders.

DEPARTMENTAL CLEARANCES:

Purchasing Finance Legal

ATTACHED SUPPORTING DOCUMENTS:

Proposal
Recommendation
Construction Estimate
Certificate of Interested Parties
Presentation

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF KILLEEN:

That the above stated recommendation is hereby approved and authorized.

PASSED AND APPROVED at a regular meeting of the City Council of the City of Killeen, Texas, this the 27th day of February 2024, at which meeting a quorum was present, held in accordance with the provisions of V.T.C.A., Government Code, § 551.001 et seq.

Approved As To Form:

Holli C. Clements CITY ATTORNEY

Approved:

Debbie Nash-King

MAYOR

Attest: Laura J. Calcate

CITY SECRETARY



City of Killeen

Purchasing

Lorianne Luciano, Director of Procurement 802 N 2nd St, Killeen, TX 76541

PROPOSAL DOCUMENT REPORT

Bid No. 24-19

Fire Station No 4 EOC Training Facility Project RESPONSE DEADLINE: January 17, 2024 at 2:00 pm Report Generated: Wednesday, January 17, 2024

MW Builders, Inc. Proposal

CONTACT INFORMATION

Company:

MW Builders, Inc.

Email:

tcunningham@mwbuilders.com

Contact:

Todd Cunningham

Address:

Pflugerville, TX 78660 3712 Helios Way

Phone:

(512) 687-6400

Website:

Submission Date:

Jan 17, 2024 1:53 PM

PROPOSAL DOCUMENT REPORT Bid No. 24-19 Fire Station No 4 EOC Training Facility Project

ADDENDA CONFIRMATION

Addendum #1

Confirmed Dec 21, 2023 5:41 PM by Todd Cunningham

Addendum #2

Confirmed Jan 17, 2024 10:02 AM by Robert Irwin

QUESTIONNAIRE

Conflict of Interest Questionnaire (Form CIQ)*

Please download the below documents, complete, and upload.

Conflict of Interest Questi...

CIQ_Form.pdf

2. Certificate of Interested Parties (Form 1295)*

If awarded, vendor must submit the Certificate of Interested Parties Form 1295 online.

interested parties form for contracts entered into after January 1, 2016. Successful bidders shall electronically submit the form at the following website: https://www.ethics.state.tx.us/whatsnew/elf_info_form1295.htm and provide the City with a certified copy prior Texas Government Code Section 2252.908 requires that parties contracting with governmental entities submit a disclosure of to Council approval of the award.

Please confirm that you shall file the Certificate of Interested Parties (Form 1295) if awarded the contract.

Confirmed

PROPOSAL DOCUMENT REPORT Bid No. 24-19 Fire Station No 4 EOC Training Facility Project

3. Acknowledgement – "Boycott Israel*

By submitting this proposal the vendor hereby verifies that it does not boycott Israel and will not boycott Israel during the term of this 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 contract. Boycotting Israel is defined in Texas Government Code section 808.001 to mean refusing to deal with, terminating business activities with, or taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically for ordinary business purposes.

Confirmed

Acknowledgement – "Boycott Energy Companies"*

mean, without an ordinary business purpose, refusing to deal with terminating business activities with, or otherwise taking any action commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not companies during the term of the contract. "Boycott energy company" is defined in Texas Government Code section 809.001 to that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company: (A) By submitting this proposal the vendor hereby verifies that it does not boycott energy companies and will not boycott energy described by Paragraph (A).

Confirmed

By submitting this proposal the vendor hereby verifies that it does not have a practice, policy, guidance, or directive that discriminates Code section 2274.001 as (A) with respect to the entity or association, to (i) refuse to engage in the trade of any goods or services; (ii) against a firearm entity or firearm trade association and will not discriminate during the term of the contract against a firearm entity refrain from continuing an existing business relationship; (iii) terminate an existing business relationship; or (iv) otherwise express a prejudice against the entity or association; and (B) does not include the established policies of a merchant, retail seller, or platform or firearm trade association. Discriminate against a firearm entity or a firearm trade association are defined in Texas Government 5. Acknowledgement – "Prohibition on contracts with companies that discriminate against firearm and ammunition industries"* that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories.

Confirmed

PROPOSAL DOCUMENT REPORT Bid No. 24-19 Fire Station No 4 EOC Training Facility Project

6. Antitrust Law Certification*

violated the antitrust laws of the State of Texas, codified in Section 15.01 et seq., Texas Business and Commerce Code, or the Federal The vendor hereby certifies that neither the vendor nor the entity represented by the vendor, or anyone acting for such entity has antitrust laws, nor communicated directly or indirectly, prior to the solicitation opening with any competitor or any other person engaged in such line of business.

Yes

7. Litigation Disclosure*

Have you or any member of your Firm or Team to be assigned to this engagement ever been indicted or convicted of a felony or misdemeanor greater than a Class C in the last five (5) years?

2

- 8. Has the owner(s) of the company been convicted of a crime within the past 10 years?* $_{\rm N\odot}$
- 9. Has the company been in bankruptcy, reorganization, or receivership in the last 5 years?* No
- 10. Has the company been disqualified or debarred by any public agency, including the Federal Government, from participation in public contracts?*

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11. Does any City of Killeen employee or official have any financial or other interest in your company?*

12. Copyrighted Material*

Texas Public Information Act

PROPOSAL DOCUMENT REPORT Invitation For Bid - Fire Station No 4 EOC Training Facility Project

PROPOSAL DOCUMENT REPORT Bid No. 24-19 Fire Station No 4 EOC Training Facility Project Steps to Assert Information Confidential or Proprietary

Act ("Act") unless exempt from release under the Act. You are not encouraged to submit data and/or information that you consider to All bids or proposals, data, and information submitted to the City of Killeen are subject to release under the Texas Public Information be confidential or proprietary unless it is absolutely required to understand and evaluate your submission.

that are not confidential. It is recommended that each page that contains either confidential or proprietary information be printed on not label every page of your submission as confidential as there are pages (such as the certification forms and bid sheet with pricing) colored paper (such as yellow or pink paper). At a minimum the pages where the confidential information appears should be labeled On each page where confidential or proprietary information appears, you must label the confidential or proprietary information. Do and the information you consider confidential or proprietary clearly marked.

Failure to label the actual pages on which information considered confidential appears will be considered as a waiver of confidential or proprietary rights in the information.

In the event a request for public information is filed with the City which involves your submission, you will be notified by the City of the request so that you have an opportunity to present your reasons for claims of confidentiality to the Texas Attorney General. The proposal/bid submitted to the City contains NO confidential information and may be released to the public if required under the Texas Public Information Act.

13. If your proposal contains confidential information identify where it is located.

Where in your proposal is the confidential information? Please be specific.

No confidential information is included in this proposal.

14. Does bidder maintain insurance as specified herein (see insurance requirements within the specifications and terms and conditions)?*

Answer YES or

If your answer is NO, then please describe the differences here.

YES

PROPOSAL DOCUMENT REPORT Invitation For Bid - Fire Station No 4 EOC Training Facility Project

Page 5

PROPOSAL DOCUMENT REPORT Bid No. 24-19 Fire Station No 4 EOC Training Facility Project

15. Insurance Broker Information*

Please provide your Insurance Broker's Name, contact name, phone number, fax number, and email address.

Lockton Companies

444 W. 47th Street, Suite 900

Kansas City, MO 64112

816.960.9000

kcasu@lockton.com

16. Are there claims that are pending against this insurance policy?*

Answer No or

If yes, please describe:

Z

17. Proposal Requirements*

Did you read through and confirm that you met all of the proposal requirements in the specifications and contract documents?

Yes

18. Proposal Documents*

Please Upload your COMPLETE Proposal here.

MW_BUILDERS_24-19_Killeen_Fire_Station_No._4_EOC_Training_Facility.pdf

CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

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. N/A 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).	For vendor doing business with local governmental entity	
has a business relationship as defined by Section 176.001(1-5) with a local governmental entity and the vendor mester requirements under Section 176.005 administrator of the local government entity not tater than the 7th business day after the cab the vendor becomes aware of facts that require the statement to be filled. See Section 176.006[a-1], Local Government Code. A vendor commis an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a missed mean of the section of the section is a missed mean of the code of the section of the section is a missed mean of the code of the section of the local government of the code of the section of the local government of the code of the section of the local government of the officer about whom the information is being disclosed. 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 or a family member of the officer as subparts A and B for each employment or business relationship described. Attach additional pages to this Form Cid 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 is not received from the local government officer or a family member of the officer sorves as an officer or director, or holds an ownership interest of one percent or more. N/A 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).	This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., R	egular Session. OFFICE USE ONLY
than the 7th business day after the data the vendor becomes aware of facts that require the statement to be fact. See Section 176.0064, 1.0cal Government Code. A vendor commits an offense if the vendor knowingly violates Section 176.0064, Local Government Code. An offense under this section is a misdomeastor. Name of vendor who has a business relationship with local governmental entity. Ni/A	has a business relationship as defined by Section 176.001(1-a) with a local governr	nde, by a vendor who nental entity and the
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N/A 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.) Name of local government officer about whom the information is being disclosed. Name of Officer Name of Officer Name of Officer 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 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. N/A 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).		overnment Code. An
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11/07/2023	Check this box if the vendor has given the local government officer as described in Section 176.003(a)(2)(B), excluding gifts described.	
	1 de Odinara	
PARE - Transfer - Transfer Committee	Signature of vendor doing business with the governmental entity	11/07/2023



COMPETITIVE SEALED PROPOSAL

FIRE STATION NO. 4 EOC TRAINING FACILITY
BID NO. 24-19

JANUARY 17, 2024



GENERAL CONTRACTOR // DESIGN-BUILDER // CONSTRUCTION MANAGER
3712 HELIOS WAY // PFLUGERVILLE, TEXAS 78660 // 512.687.6400

MWBuilders.com



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ADDITIONAL QUALIFICATIONS REQUESTED

SECTION 4
REQUIRED FORMS



SECTION 1

BID PROPOSAL FORM AND BID BOND

BID PROPOSAL

The undersigned, as Bidder, declares that the only person or parties interested in this Bid proposal ("Bid") as principals are those named herein, that this Bid is made without collusion with any other person, firms, or corporation, that he has carefully examined the form of contract, Notice to Bidders, Specifications and the Plans therein referred to, and has carefully examined the locations, conditions, and classes of materials of the proposed work, and agrees that he will provide all the necessary labor, machinery, tools, apparatus, and other items incidental to construction, and will do all the work and furnish all the materials called for in the Contract and Specifications in the manner prescribed and according to the requirements of the Engineer as herein set forth.

It is understood that the following quantities of work to be done at unit prices are approximate only, and are intended principally to serve as a guide in evaluating bids. Payments for such items will be made on the basis of the actual quantity incorporated in the Work.

It is further agreed that the quantities of work to be done at unit prices and material to be furnished may be increased or diminished as may be considered necessary, in the opinion of the Engineer, to complete the Work fully as planned and contemplated, and that all quantities of work, whether increased or decreased, are to be performed at the unit prices set forth below except as provided for in the Specifications.

It is further agreed that lump sum prices may be increased to cover additional work ordered by the Engineer, but not shown on the Plans or required by the Specifications, in accordance with the provisions of the General Conditions. Similarly, they may be decreased to cover deletion of work so ordered.

It is understood and agreed that the work is to be completed in full within the time shown in the Instruction to Bidders.

Accompanying this Bid is a Cashier's Check	k or Bid Bond in the amount of _	Five percent
of our bid amount	DOLLARS (\$	
), which is a minimum of five (5%)		Base Bid.

The bid security accompanying this Bid shall be returned to the Bidder, unless, in case of the acceptance of the Bid the Bidder shall fail to execute a Contract and file a Performance and Payment Bond within ten (10) days after its acceptance, in which case the Bid security shall become the property of the OWNER, and shall be considered as payment for damages due to delay and other inconveniences suffered by the OWNER on account of such failure of the Bidder. It is understood that the OWNER reserves the right to reject any and all Bids received.

Proposal Amount:		
Seventeen million one hundred ninety-seven thousand	Dollars	
(\$17,197,000)		
Add Alternate #1 Amount:		
Four million nine hundred eighty-seven thousand	Dollars	
(\$_4,987,000)		
Add Alternate #2 Amount:		
One million six hundred thirty-four thousand	Dollars	
(\$1,634,000)		
Unit Prices		
A ADDITIONAL SELECT FILL: Select fill material required in excess of the quantity indicated by the Contract Documents, \$30.00 /CY.		
B. ADDITIONAL 5" CONCRETE PAVING: Increase area of 5" concrete paving, \$9.00	/SF of	
concrete. Pricing to include all related costs for concrete, reinforcing, excavation, etc.		
C.ADDITIONAL 6" CONCRETE PAVING: Increase area of 6"concrete paving, \$9.50 concrete. Pricing to include all related costs for concrete, reinforcing, excavation, etc.	/SF of	
D. ADDITIONAL 7" CONCRETE PAVING: Increase area of 7"concrete paving,\$10.00 concrete. Pricing to include all related costs for concrete, reinforcing, excavation, etc.	<u>/SF</u> of	
E. ADDITIONAL CONCRETE FLATWORK: Increase area of concrete sidewalks, \$12.00 of concrete. Pricing to include all related costs for concrete, reinforcing, excavation, etc.		SF
F. ADDITIONAL SOIL STABILIZATION: Stabilization required in excess of the quantity indicated by the contract documents, \$14.00 /SY.		
In the event of award of a contract to the undersigned, the undersigned will appear befor the authorized representative of the Owner and furnish Performance and Payment bond for the full amount of the Contract, with the sureties offered by:		

To secure proper compliance with the terms and provisions of the Contract to insure and guarantee the work until final completion and acceptance and to guarantee payment of all claims for labor performed and material furnished in fulfillment of the Contract.

The work proposed to be done shall be accordance with 9132 Trimmier Rd Specifications, to the satisfaction of the B	
The undersigned certifies that the Bid pri checked and are submitted as correct and	ices contained in this Bid have been carefully I final.
Receipt is hereby acknowledged of the fo	ollowing addenda to the Contract Documents:
Addendum No. 1 dated 12/20/23	Received 12/20/23
Addendum No. 2 dated 1/12/24	Received 1/12/24
Addendum No. 3 dated	Received
This is a Bid of:MW Builders, Inc. under the laws of the State ofTexas, or; and Individual, doing busines	Corporation, organized and existing , or; a Partnership consisting of ss as By:
	Todd Winnerman
C	President
SEAL !	TITLE
	3712 Helios Way MAILING ADDRESS
	(same)
	STREET ADDRESS
	Pflugerville, Texas 78660
	CITY AND STATE

512.687.6400 TELEPHONE NUMBER

BID BOND

As Principal, and firmly bound unto City of Killeen as owner in the sum of Five Percent (5%) of Amount Bid as the proper measure of liquidated damages for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns. Signed this
City of Killeen as owner in the sum of \$ Five Percent (5%) of Amount Bid as the proper measure of liquidated damages for the payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns. Signed this
payment of which, well and truly to be made, we hereby jointly and severally bind ourselves, our heirs, executors, administrators, successors and assigns. Signed this
Signed this
Signed this
The condition of the above obligation is such that whereas the Principal has submitted to The City of Killeen a certain bid, attached hereto and hereby made a part hereof to enter into a contract in writing, for the <u>9132 Trimmer Rd</u> , <u>Killeen</u> , <u>Texas 76542</u>
The condition of the above obligation is such that whereas the Principal has submitted to The City of Killeen a certain bid, attached hereto and hereby made a part hereof to enter into a contract in writing, for the <u>9132 Trimmer Rd</u> , <u>Killeen</u> , <u>Texas 76542</u>
of Killeen a certain bid, attached hereto and hereby made a part hereof to enter into a contract in writing, for the 9132 Trimmer Rd, Killeen, Texas 76542
of Killeen a certain bid, attached hereto and hereby made a part hereof to enter into a contract in writing, for the 9132 Trimmer Rd, Killeen, Texas 76542
AT: THE P
Now, Therefore,
If said Bid shall be rejected, or in the alternate, If said Bid shall be accepted and the Principal shall be accepted and the Principal
shall execute and deliver a contract in the Form of contract attached hereto (Properly completed in
accordance with said Bid) and shall furnish a bond for his faithful performance of said contract, and for
the payment of all persons performing labor or furnishing materials in connection therewith, and shall in
all other respects perform the agreement created by the acceptance of said Bid,
Then this obligation shall be void, otherwise the same shall remain in force and effect; it being expressly understood and agreed that the liability of the Surety for any breach of condition hereunder shall be in the
face amount of this bond and forfeited as a proper measure of liquidated damages. The Surety, for value received, hereby stipulates and agrees that the obligations of said Surety
and its bond shall be in no way impaired or affected by any extension of time within which the Owner
may accept such Bid; and said Surety does hereby waive notice of any such extension.
IN WITNESS WHEREOF, the Principal and the Surety have hereunto set their hands and seals,
and such of them as are corporations have caused their corporate seals to be hereto affixed and these
presents to be signed by their proper officers, the day and year set forth above.
MW Builders, Inc. (L.S.)
Principal
- Xandeller
Jeremy Lambden, Assistant Secretary Federal Insurance Company
202B Hall's Mill Road
Whitehouse Station, NJ 08889 (215) 640-1000 Surrety
Quan Hal

Rebecca S. Leal, Attorney-in-Fact

(a) (b)

SEAL



Power of Attorney

Federal Insurance Company | Vigilant Insurance Company | Pacific Indemnity Company Westchester Fire Insurance Company | ACE American Insurance Company

Evan D. Sizemore, Kristin D. Thurber and Mariana Walker of Kansas City, Missouri

Know All by These Presents, that FEDERAL INSURANCE COMPANY, an Indiana corporation, VIGILANT INSURANCE COMPANY, a New York corporation, PACIFIC INDEMNITY COMPANY, a Wisconsin corporation, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY corporations of the Commonwealth of Pennsylvania, do each hereby constitute and appoint Christy M., Braile, Danielle R. Capps, Jeffrey C. Carey, Mary T. Flanigan, Tahitia M. Fry, C. Stephens Griggs, Erin C. Lavin, Veronica Lawver, Rebecca S. Leal, Kellie A. Meyer, Patrick T. Pribyl, Debra J. Scarborough, Lauren Scott, Hillary D. Shepard,

each as their true and lawful Attorney-in-Fact to execute under such designation in their names and to affix their corporate seals to and deliver for and on their behalf as surety thereon or otherwise, bonds and undertakings and other writings obligatory in the nature thereof (other than bail bonds) given or executed in the course of business, and any instruments amending or altering the same, and consents to the modification or alteration of any instrument referred to in said bonds or obligations.

In Witness Whereof, said FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY have each executed and attested these presents and affixed their corporate seals on this 14 day 6, August, 2023.

Down Mr. Elleres

Dawn M Chloros, Assistant Secretary

John He

Stephen M. Haney, Vice President



STATE OF NEW JERSEY County of Hunterdon

55



On this 1º day of August 2023 before me, a Notary Public of New Jersey, personally came Dawn M. Chloros and Stephen M. Haney, to me known to be Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY, the companies which executed the foregoing Power of Attorney, and the said Dawn M. Chloros and Stephen M. Haney, being by me duly sworn, severally and each for herself and himself did depose and say that they are Assistant Secretary and Vice President, respectively, of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY and know the corporate seals thereof, that the seals affixed to the foregoing Power of Attorney are such corporate seals and were thereto affixed by authority of said Companies; and that their signatures as such officers were duly affixed and subscribed by like authority.

Notarial Seal



Alhert Cantursi NOTARY PUBLIC OF NEW JERSEY No 50202369 Commission Expires August 22,2027

6 50202369
Expires August 22,2027
Notary Public

CERTIFICATION

Resolutions adopted by the Boards of Directors of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, and PACIFIC INDEMNITY COMPANY on August 30, 2016; WESTCHESTER FIRE INSURANCE COMPANY on December 11, 2006; and ACE AMERICAN INSURANCE COMPANY on March 20, 2009;

"RESOLVED, that the following authorizations relate to the execution, for and on behalf of the Company, of bends, undertakings, recognizances, contracts and other written commitments of the Company entered into in the ordinary rourse of business (each a "Written Commitment"):

- (1) Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized to execute any Written Commitment for and on behalf of the Company, under the seal of the Company or otherwise.
- [2] Each duly appointed attornny-in-fact of the Company is hereby authorized to execute any Written Commitment for and on heball of the Company, under the seal of the Company or other wise, to the extent that such action is authorized by the grant of powers provided for in such person's written appointment as such attorney-in-fact.
- [3] Each of the Chairman, the President and the Vice Presidents of the Company is bereby authorized, for and on behalf of the Company, to appoint in writing any person the attorney in fact of the Company with full power and authority to execute, for and on helalf of the Company, under the soal of the Company or otherwise, such Written Commitments of the Company as may be specified in such written appointment, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- [4] Each of the Chairman, the President and the Vice Presidents of the Company is hereby authorized, for and on behalf of the Company, to delegate in writing to any other officer of the Company the authority to execute, for and on behalf of the Company, under the Company's seal or otherwise, such Written Commitments of the Company as are specified in such written delegation, which specification may be by general type or class of Written Commitments or by specification of one or more particular Written Commitments.
- [5] The signature of any officer or other person executing any Written Commitment or appointment or delegation pursuant to this Resolution, and the seal of the Company, may be affixed by facsimile on such Written Commitment or written appointment or delegation.

FURTHER RESOLVED, that the foregoing Resolution shall not be deemed to be an exclusive statement of the powers and authority of officers, couployees and other persons to act for and on behalf of the Company, and such Resolution shall not limit or otherwise affect the exercise of any such power or authority otherwise validly general or vested."

I. Dawn M. Chloros, Assistant Secretary of FEDERAL INSURANCE COMPANY, VIGILANT INSURANCE COMPANY, PACIFIC INDEMNITY COMPANY, WESTCHESTER FIRE INSURANCE COMPANY and ACE AMERICAN INSURANCE COMPANY (the "Companies") do hereby certify that

- (i) the foregoing Resolutions adopted by the Board of Directors of the Companies are true, correct and in full force and effect,
- (ii) the foregoing Power of Attorney is true, correct and in full force and effect.

Given under my hand and seals of said Companies at Whitehouse Station, NJ, this October 31, 2023



DOWN M. Chlores

Doen M Chloros, Assistant Societary

IN THE EVENT YOU WISH TO VERIEV THE AUTHENTICITY OF THIS BOND OR NOTIFY US OF ANY OTHER MATTER, PLEASE CONTACT US AT Telephone (908) 993-3452. Eas (908) 903-3656. e-mail: surely@chubb.com

Policyholder Information Notice

IMPORTANT NOTICE

AVISO IMPORTANTE

To obtain information or make a complaint:

Para obtener información o para someter una queja:

You may call Chubb's toll-free telephone number for information or to make a complaint at

Usted puede llamar al número de teléfono gratis de Chubb's para información o para someter una queja al

1-800-36-CHUBB

1-800-36-CHUBB

You may contact the Texas Department of Insurance to obtain information on companies, coverages, rights or complaints at

Puede comunicarse con el Departamento de Seguros de Texas para obtener información acerca de compañías, coberturas, derechos o quejas al

1-800-252-3439

1-800-252-3439

You may write the Texas Department of Insurance

P.O. Box 149104 Austin, TX 78714-9104 FAX # (512) 475-1771

Web: http://www.tdi.state.tx.us

E-mail: ConsumerProtection@tdi.state.tx.us

Puede escribir al Departamento de Seguros de

P.O. Box 149104

Austin, TX 78714-9104 FAX # (512) 475-1771

Web: http://www.tdi.state.tx.us

E-mail: ConsumerProtection@tdi.state.tx.us

PREMIUM OR CLAIM DISPUTES:

Should you have a dispute concerning your premium or about a claim you should contact the agent first. If the dispute is not resolved, you may contact the Texas Department of Insurance.

DISPUTAS SOBRE PRIMAS O RECLAMOS:

Si tiene una disputa concerniente a su prima o a un reclamo, debe comunicarse con el agente primero. Si no se resueve la disputa, puede entonces comunicarse con el departamento (TDI).

ATTACH THIS NOTICE TO YOUR POLICY:

This notice is for information only and does not become a part or condition of the attached document.

UNA ESTE AVISO A SU POLIZA:

Este aviso es solo para propósito de información y no se convierte en parte o condición del documento adjunto.



SECTION 2

STATEMENT OF QUALIFICATIONS TABLES 1-5

STATEMENT OF QUALIFICATIONS

TABLE 1 – GENERAL INFO	RMATION				And the state of t
A. COMPANY DATA					
Organization Doing Business:	MW Builders, Inc.				
Business Address:	3712 Helios Way				
	Pflugerville, Texas 7	78660			
Telephone Number:	512-687-6400				
Fax Number:	512-687-6401				
Form of Business:	Corporation	Partnership	Indiv	vidual	Joint Venture
		CORPORATION			
Date of Incorporation:	November 1, 2001				
State Incorporated:	Texas				
President's Name:	Todd Winnerman				
Vice President's Name:	Jason Oldham				
		PARTNERSHIP		Service -	
Date of Organization:	N/A				
Туре	General		L	imited	
The second secon	IF AN	N INDIVIDUAL	100		
Name:	N/A				
Business Address:					
	IF A JC	OINT VENTURE	10.5		
Name of Manager:					
Name of Firm:	N/A				
Name of Individual	IN/A				
Companies:					
B. BUSINESS INFORMATIO	N				
Current Number of Full Time		Past Year's Rever	nuec'		E Children Francisco
Employees:	205		-	\$520 Million (202	22)
Average Number of Projects Annually:	20 (past five years)	Average Construc Cost of Project:	tion	\$14,985,818 (pa	ast five years)
C. DIVISION OF WORK BET	TWEEN CONTR	ACTOR AND SUI	RCON	TRACTORS	
1. List work that will be provided					
Project Management and Field Supervi Quality Control, Project Safety and Risi availability and interest	vision, Subcontract Adm sk Analysis, Project Sch	ninistration, General Coi heduling, and Project-sp	nditions	and Requirement	
2. List work that will be provided	d by Subcontractor	rs on this project.			
Sitework and Erosion Controls, Site and Finishes, MEP Trades, and Other Proje					

TABLE 2 – CONTRA	CTING EXPERIENCE		
1. Years of experience	with projects similar to the propo	sed project: 52	
As a General Contractor:	52	As a Joint Venturer:	N/A
2. Number of projects s years?	imilar to the proposed project con	mpleted in the past five (5)	Please see our 'Attachment C - Major Construction Completed"
3. Has this or a predece work award to it?	ssor company ever defaulted on a	project or failed to complete	No.
4. Has this or a predece past ten (10) years?	ssor company ever been released	from a bid or proposal in the	No.
any project within t	ssor company ever been disqualithhe last five (5) years?		No.
6. Is offering company litigation?	currently involved in any litigation	on or contemplating any	No.
*	ssor company ever refused to cor a Contract Documents on a project	•	No.
	urrently filed against the offeror bon previous projects?	by either subcontractor or	No.

TABLE 3 – PROPOSED KEY PERSONNEL	
SENIOR PROJECT MANAGER	
Name of Project Manager	Chris Lalla
Years of Experience as PM	17
Number of Similar Projects as PM with this company	7
Number of Similar Projects with other companies (PM)	28
Current Assignments	United Alloy Assembly and Manufacturing Facility Phase 2
% of time dedicated to this project	25%
Reference Project	
Project Name: United Alloy Assembly and Manufacturing Facility Phase 2	Reference Name: Luke R. Jaynes / Vanessa Dubick
Title: President / CFO	Organization: United Alloy
Telephone Number: 608.758.4717 ext. 142 / 608.758.4717 ext. 168	Email: ljaynes@unitedalloy.com / vdubick@unitedalloy.com
PROJECT MANAGER	
Name of Project Manager	Andres Zapata
Years of Experience as Project Manager	6
Number of Similar Projects as PM with this company	6
Number of Similar Projects with other companies (PM)	0
Current Assignments	Titan NorthPark Building 8 Valex
% of time dedicated to this project	50%
Reference Project	
Project Name: Titan NorthPark Building 8 Valex	Reference Name: Bryan Byrd
Title: Development Manager	Organization: Titan NorthPark 35 V, LLC
Telephone Number: 281,300,2885	Email: bbyrd@Titan-Development.com
PROJECT SUPERINTENDENT	
Name of Project Superintendent	Zachary Rickard
Years of Experience as Project Superintendent	7
Number of Similar Projects as Super with this company	12
Number of Similar Projects with other companies (Super)	0
Current Assignments	Titan NorthPark Building 4 - Light Industrial/Manufacturing
% of time dedicated to this project	100%
Reference Project	
Project Name: Oncor Distribution Service Center (Hutto)	Reference Name: Rachel Bryen
Title: Project Manager	Organization: Oncor Electric Delivery
Telephone Number: 682.276.4418	Email: Rachel.Bryen@oncor.com

PROJECT	LOCATION	OWNER	ARCHITECT	CONTRACT	COMPLETION
				AMOUNTS	DATE
C&U Sort System Facility	Creedmoor, TX	Texas Disposal Systems	GBA	\$ 1,234,500	December-23
Community National Bank Drive Through Teller Canopy Addition	Midland, TX	Community National Bank	Vandergriff Group Architects	\$ 447,093	November-23
City of Midland Utilities Service Center	Midland, TX	City of Midland	Parkhill	\$ 11,943,253	November-23
Ameristar Restroom Renovation Phase 3	Kansas City, MO	Ameristar Casinos, Inc.	Clockwork	\$ 504,783	October-23
CONFIDENTIAL - IndustrialWarehouse Building	Altoona, IA	CONFIDENTIAL	GBA	\$ 23,496,347	October-23
Live Oak Phase II	The Colony, TX	Link Logistics	GSR-Andrade	\$ 57,212,090	September-23
CONFIDENTIAL - IndustrialWarehouse Building	Lockhart, TX	CONFIDENTIAL	GBA	13,667,021	September-23
CONFIDENTIAL - IndustrialWarehouse Building	Georgetown, TX	CONFIDENTIAL	GBA	\$ 27,253,614	September-23
Village Cooperative of Overland Park Senior Apartments	Overland Park, KS	Real Estate Equities Development	Real Estate Equities Architecture	\$ 15,824,518	September-23
UTPB Dunagan Library & CEED Renovations	Odessa, TX	University of Texas Permian Basin	Parkhill	\$ 5,391,913	September-23
CONFIDENTIAL - Industrial Warehouse Building	Selma, TX	CONFIDENTIAL	GBA	\$ 26,749,304	August-23
Midland Children's Rehabilitation Center Pool Renovations	Midland, TX	Midfand Children's Rehabilitation Center	Rhotenberry Wellen Architects	\$ 3,311,894	August-23
Vue on West Parker Student Housing	Baton Rouge, LA	Fountain Residential	Stuart I. Roosth Architects	\$ 34,749,456	August-23
CONFIDENTIAL - Tenant Improvements	Georgetown, TX	CONFIDENTIAL	GBA	\$ 29,514,930	August-23
UTPB Dunagan Library & CEED Renovations	Odessa, TX	University of Texas Permian Basin	Parkhill	\$ 5,391,913	July-23
TrueHarvest Phase 2	Belton, TX	True Harvest Farms, LLC	MODA	\$ 21,098,023	July-23
Texas Disposal Systems Sorting Building Addition	Creedmoor, TX	Texas Disposal Systems	GBA		June-23
CONFIDENTIAL - IndustrialWarehouse Building	Tulsa, OK	CONFIDENTIAL	GBA		June-23
Woodside Village Gym Renovation	Westwood, KS	Tanner & White Properties	Huff	\$ 6,756,640	May-23
CONFIDENTIAL - IndustrialWarehouse Building	Georgetown, TX	CONFIDENTIAL	GBA	\$ 16,364,243	May-23
CONFIDENTIAL - IndustrialWarehouse Building	Georgetown, TX	CONFIDENTIAL	GBA	\$ 13,764,600	May-23
CONFIDENTIAL - Industrial Warehouse Building	Dallas, TX	CONFIDENTIAL	GBA	\$ 22,529,898	May-23
United Alloy Phase II	Seguin, TX	United Alloy, Inc.	GBA	\$ 11,300,000	April-23
Community National Bank Odessa Branch	Odessa, TX	Community National Bank	Rhotenberry Whellen Architects	\$ 5,705,440	April-23
CONFIDENTIAL - Industrial Building	Altoona, IA	CONFIDENTIAL	GBA	\$ 29,591,292	March-23
CONFIDENTIAL - Industrial	Georgetown, TX	CONFIDENTIAL	Pacheco Koch	\$ 11,952,481	March-23
CONFIDENTIAL - IndustrialWarehouse Building	Hutto, TX	CONFIDENTIAL	GBA	\$ 13,861,161	February-23
Oncor Odessa Service Center	Odessa, TX	Oncor Electric Delivery	Roe Design Group, LLC	\$ 5,380,356	February-23
Ameristar Restrooms Renovation	Kansas City, MO	Ameristar Casinos, Inc.	Cłockwork	\$ 534,048	February-23
Barracks Renovation (Buildings 7614, 7616, 7648)	Fort Riley, KS	U.S. Army Corps of Engineers	GLMV Architecture	\$ 36,254,221	February-23
CONFIDENTIAL - IndustrialWarehouse Building	Hutto, TX	CONFIDENTIAL	GBA	\$ 11,848,402	February-23
CONFIDENTIAL - IndustrialWarehouse Building	Georgetown, TX	CONFIDENTIAL	GBA	\$ 18,993,603	January-23
Round Rock Microchem Commerce Park	Round Rock, TX	Microchem Laboratory	Method Architecture	\$ 11,006,105	December-22
CONFIDENTIAL - IndustrialWarehouse Building	Santa Teresa, NM	CONFIDENTIAL	GBA	\$ 21,258,566	November-22



PROJECT	LOCATION	OWNER	ARCHITECT	CONTRACT	COMPLETION
Constant Little Contract Contract	,			AMOUNIS	DATE
Oricol null Distribution Service Center	Hutto, I.X	Oncor Electric Delivery	Merriman Anderson Architects	8,245,190	November-22
CONFIDENTIAL - Industrial Building	Altoona, IA	CONFIDENTIAL	GBA	\$ 19,370,267	November-22
Southeast Commerce Park	Oklahoma City, OK	Blue Road Investments	RGA Architects	\$ 29,729,393	October-22
CONFIDENTIAL - IndustrialWarehouse Building	Hutto, TX	CONFIDENTIAL	GBA	\$ 6,561,666	September-22
City of Odessa Fire Rescue Station #6	Odessa, TX	City of Odessa	JSA Architects		September-22
CONFIDENTIAL - Industrial	Hutto, TX	CONFIDENTIAL	Pacheco Koch	\$ 180,000	September-22
CONFIDENTIAL - Industrial Warehouse Building	Georgetown, TX	CONFIDENTIAL	GBA	\$ 10,098,800	September-22
Metro North Crossing Apartments	North Kansas City, MO	IAS Partners	Rosemann & Associates, P.C.	\$ 50,944,052	August-22
Haven at the Gulch Multifamily	Nashville, TN	Guefen Development Company	BSB Design, Inc.	\$ 63,717,508	August-22
CONFIDENTIAL - IndustrialWarehouse Building	Selma, TX	CONFIDENTIAL	GBA	\$ 19,890,729	July-22
Scharbauer Flats Multifamily	Midland, TX	Dominium	BKV Group, Inc.	\$ 51,725,196	July-22
CONFIDENTIAL - IndustriaWarehouse Building	Georgetown, TX	CONFIDENTIAL	GBA	\$ 16,824,716	July-22
CONFIDENTIAL - Roadway Project	Georgetown, TX	CONFIDENTIAL	Pacheco Koch	\$ 2,200,000	July-22
Travis Elementary Portable Classrooms	Midland, TX	IDEA Public Schools	JSA Architects	\$ 352,264	July-22
UEPH Barracks Renovation (Buildings 7842, 7846, 7850)	Fort Riley, KS	U.S. Army Corps of Engineers	GLMV Architecture	\$ 34,074,909	June-22
CONFIDENTIAL - IndustrialWarehouse Building	Schertz, TX	CONFIDENTIAL	Method Architecture	\$ 9,113,433	June-22
CONFIDENTIAL - Industrial/Warehouse Building	Lancaster, TX	CONFIDENTIAL	GBA	\$ 20,422,561	May-22
FedEx Ground Parking Lot Expansion Lindale	Lindale, TX	Jones Development	Clark & Fuller	\$ 3,576,271	April-22
Pecos Technical Training Center Shop Renovation	Pecos, TX	Odessa College	JSA Architects	\$ 201,850	April-22
Children's Museum Renovations	Midland, TX	Museum of The Southwest	Rhotenberry Wellen Architects	\$ 3,838,881	March-22
FY18 Tactical Equipment Maintenance Facility	Fort Hood, TX	U.S. Army Corps of Engineers	U.S. Army Corps of Engineers	\$ 36,077,933	March-22
Family Promise Duplex Housing	Midland, TX	Family Promise of Midland, Texas	Vandergriff Group Architects	\$ 4,209,366	March-22
Martin County Hospital ER Addition and Renovations	Stanton, TX	Martin County	Vandergriff Group Architects	1,601,400	February-22
Vue on University Student Housing	Charlotte, NC	Fountain Residential	Stuart I. Roosth Architects	\$ 58,495,528	February-22
Oncor Pecos Facility	Pecos, TX	Oncor Electric Delivery	Vandergriff Group Architects	\$ 1,632,784	December-21
CONFIDENTIAL - Industrial/Warehouse Building	Georgetown, TX	CONFIDENTIAL	GBA	\$ 8,009,113	October-21
ICE Homeland Security Investigations Renovation	Midland, TX	Energy Related Properties	Vandergriff Group Architects	\$ 2,135,620	October-21
CONFIDENTIAL - IndustrialWarehouse Building	Georgetown, TX	CONFIDENTIAL	GBA	\$ 8,546,157	October-21
CONFIDENTIAL - Industrial	Georgetown, TX	CONFIDENTIAL	GBA	1,700,000	October-21
CONFIDENTIAL - Industrial	Georgetown, TX	CONFIDENTIAL	Piace Designers, Inc.	\$ 2,744,293	September-21
TexAmericas Center East SPEC Duke West 1	New Boston, TX	TexAmericas Center	GBA	\$ 8,138,704	September-21
CONFIDENTIAL - Industrial/Warehouse Building	Schertz, TX	CONFIDENTIAL	Beaty Palmer Architects	\$ 10,261,645	September-21
Ward Memorial PT Building Renovations	Monahans, TX	Ward Memorial Hospital	Vandergriff Group Architects	\$ 2,640,761	September-21



PROJECT	LOCATION	OWNER	ARCHITECT	CONTRACT	COMPLETION
Aloft North Hotel	San Antonio, TX	Civitas Capital Group	15G Studio Collaborative, LLC	13 106 094	Aunust-21
Element Hotel	Richardson, TX	Midas Hospitality	Gray Design Group	\$ 14,717,285	L
AIT Renovation & Modern Construction	Fort Leonard Wood, MO	U.S. Army Corps of Engineers	GLMV Architecture	\$ 25,252,250	L
Oncor Service Center	Stanton, TX	Jones Lang LaSalle	Bennett Benner Partners	\$ 6,085,871	June-21
Midland Fire Stations #5 and #11	Midland, TX	City of Midland	Martinez Architects	\$ 10,995,865	
The Yards Apartments	Kansas City, MO	Flaherty & Collins	KEM Studio	\$ 29,175,886	L
CONFIDENTIAL - Industrial	Georgetown, TX	CONFIDENTIAL	KPA		
UMB Bank Renovation	Kansas City, MO	UMB Bank	Bell/Knott & Associates	\$ 2,645,906	
TRU/Home2 Suites by Hilton Dual Hotel	Pflugerville, TX	Rata Development, LLC	Merriman Anderson Architects	\$ 14,800,504	L
Sxty16 Apartments	Shawnee, KS	Stag Commercial	Tevis Architects		March-21
CONFIDENTIAL - IndustrialWarehouse Building	Santa Teresa, NM	CONFIDENTIAL	GBA	\$ 13,111,571	February-21
CONFIDENTIAL - Multifamily and Parking Garage	Kansas City, MO	CONFIDENTIAL	BKV Group, Inc.	\$ 58,241,708	January-21
CONFIDENTIAL - Industrial Warehouse Building	Hutto, TX	CONFIDENTIAL	GBA	\$ 9,159,788	December-20
Additions and Renovations to the Day Center	Midland, TX	Family Promise of Midland, Texas	Vandergriff Group Architects	\$ 1,791,151	December-20
CONFIDENTIAL - IndustrialWarehouse Building	Schertz, TX	CONFIDENTIAL	Beaty Palmer Architects	\$ 8,790,409	
United Alloy New Manufacturing Facility	Seguin, TX	United Alloy, Inc.	GBA	\$ 10,846,778	November-20
Innovation Business Park Building III	Hutto, TX	Titan Development	GBA	\$ 8,944,877	October-20
Indian Hills Flex 1 Building	Austin, TX	Taurus Investment Holdings	ASD, Inc.	\$ 3,180,730	October-20
Mid-Am Building Supply Warehouse Addition	Spring Hill, KS	Mid-Am Building Supply	GBA	\$ 4 108 498	October-20
FedEx Freight Distribution Facility	Topeka, KS	Jones Development	GBA	\$ 10,983,203	September-20
FedEx Freight Distribution Facility	Laredo, TX	Scannell Properties	Castles Design Group, P.C.	\$ 23,714,037	September-20
Indigo Leasing Center and Amenity Renovations	Oklahoma City, OK	Weidner	Humphreys & Partners Architects	\$ 3,026,815	1
CONFIDENTIAL - Multifamily	Kansas City, MO	CONFIDENTIAL	Clockwork, LLC	\$ 39,052,359	L
AC Hotel by Marriott	Santa Rosa, CA	Bedford Lodging	BAR Architects	\$ 26,947,483	L
Village Cooperative of Olathe Senior Apartments	Olathe, KS	Real Estate Equities Development	Real Estate Equities Architecture	\$ 12,360,145	June-20
Hampton Inn & Suites Hotel	Keller, TX	Taurus Investment Holdings	KPS Group, Inc.	\$ 10,784,302	
Community National Bank Corporate Offices	Midland, TX	Community National Bank	Rhotenberry Wellen Architects	\$ 6,465,610	May-20
Midland College June and Frank Cowden Jr. Dining Hall	Midland, TX	Midland College	Parkhill	\$ 10,210,880	March-20
CONFIDENTIAL - Hotel	Prairie Village, KS	CONFIDENTIAL	Looney Ricks Kiss	\$ 15,137,613	March-20
CONFIDENTIAL - Office Renovation	Midland, TX	CONFIDENTIAL	Vandergriff Group Architects	\$ 1,163,430	March-20
Mission Training Complex (MTC) Simulations Center	Ft. Hood, TX	U.S. Army Corps of Engineers	Clark Nexsen	\$ 58,254,564	February-20
Ranch at Arrington	College Station, TX	T.R. Inscore, LLC	WGW Architects, Inc.	\$ 24,437,798	February-20



PROJECT	LOCATION	OWNER	ARCHITECT	CONTRACT	COMPLETION
				AMOUNTS	DATE
CONFIDENTIAL - Multifamily and Parking Garage	Leawood, KS	CONFIDENTIAL	Looney Ricks Kiss	\$ 21,152,474	January-20
CONFIDENTIAL - IndustrialWarehouse Building	New Braunfels, TX	CONFIDENTIAL	GBA	\$ 8,348,325	December-19
CONFIDENTIAL - Office Building Shell and Finish Out	Leawood, KS	CONFIDENTIAL	Finkle+Williams Architecture	\$ 12,148,998	November-19
Design-Build Building 28000 Renovation	Ft. Hood, TX	U.S. Army Corps of Engineers	GLMV Architecture	\$ 52,138,872	October-19
Immigration & Customs Enforcement Additions & Renovations	Midland, TX	L&J Designs, LLC	Vandergriff Group Architects	\$ 1,763,356	September-19
848 Mitchell Student Housing	Arlington, TX	Fountain Residential	Stuart I. Roosth Architects	\$ 44,368,583	September-19
Western Industries Tenant Improvements	Hutto, TX	Western Industries Corporation	GBA	\$ 2,020,914	July-19
Cargill Feed Mill Additions	Temple, TX	Cargill, Inc.	VAA, LLC	\$ 5,647,453	July-19
Marian Blakemore Planetarium	Midland, TX	Museum of The Southwest	Rhotenberry Wellen Architects	\$ 109,750	July-19
Concho Qual Ranch	Midland, TX	ConocoPhillips (formerly Concho Resources)	Rhotenberry Wellen Architects	-	May-19
Village Cooperative of Verona Hills Senior Apartments	Kansas City, MO	Real Estate Equities Development	Real Estate Equities Architecture	\$ 13,545,051	May-19
Mars Petcare Office Renovation	Temple, TX	Mars Petcare US	GBA	\$ 174,867	May-19
KEG1 Distribution Facility	Temple, TX	Keg 1, LLC	GBA	\$ 10,185,479	March-19
Lane Enterprises Building	Temple, TX	Lane Enterprises, Inc.	GBA	5 7,409,318	March-19
West Texas Opportunities New Office Building	Odessa, TX	West Texas Opportunities, Inc.	Parkhill	\$ 2,054,573	February-19
Martin County Jail	Stanton, TX	Martin County	DRG Architects	\$ 8,572,483	February-19
Midland County Library Renovation	Midland, TX	Midland County Purchasing	Parkhill	\$ 5,429,101	January-19
Springbrook Buildings 8 & 9	Pflugerville, TX	IDI Logistics	Meinhardt & Associates Architects	\$ 11,646,828	December-18
CONFIDENTIAL - Multifamily Apartments	Prairie Village, KS	CONFIDENTIAL	Looney Ricks Kiss	\$ 49,033,304	December-18
Gardendale Field Office	Gardendale, TX	ConocoPhillips (formerly Concho Resources)	Rhotenberry Wellen Architects	\$ 2,592,212	November-18
Village Cooperative of Northland Senior Apartments	Kansas City, MO	Real Estate Equities Development	Real Estate Equities Architecture	\$ 12,394,813	November-18
Ward County Hospital Clinic Renovation	Monahans, TX	Ward Memorial Hospital	Vandergriff Group Architects	\$ 365,500	October-18
Courtyard by Marriott	Dallas, TX	Peachstate Hospitality	Undsay Pope Brayfield & Associates	\$ 27,078,461	September-18
CONFIDENTIAL - Tenant Improvements	Pflugerville, TX	CONFIDENTIAL	KDS Architecture + Interiors	\$ 2,141,957	September-18
Union Berkley Riverfront Park Apartments	Kansas City, MO	Flaherty & Collins	Cunningham Group	\$ 53,454,604	August-18
The Armory at Sam Houston Student Housing	Huntsville, TX	Stonemont Financial Group	BSB Design, Inc.	\$ 28,036,684	August-18
Bell County Expo Livestock/Equestrian Facility	Belton, TX	Bell County	Hahnfeld Hoffer & Stanford	\$ 29,989,086	July-18
Ward Memorial Hospital Renovation	Monahans, TX	Ward Memorial Hospital	Vandergriff Group Architects	\$ 2,292,247	June-18
ASCO Equipment Facility Renovations	Bryan, TX	ASCO Equipment	ASCO Equipment	\$ 1,322,370	May-18
TeleTech Tenant Improvements	Temple, TX	TTEC (formerly TeleTech)	Steve Newby Architects	\$ 2,708,670	March-18
Kinsley Forest Apartments	Kansas City, MO	Taurus Investment Holdings	The Hill Firm Architects	\$ 35,684,160	February-18
Midland County CSCD Facility	Midland, TX	Midland County Purchasing	Vandergriff Group Architects	\$ 2,834,075	February-18



TABLE 4 – SIMILAR PROJECTS COMPLETED WITHIN LAST 5 YEARS REFERENCE PROJECT 1 Project Description Two new fire stations for the City of Midland. Station #5 replaced a 61-year-old facility with a larger two-story, three-bay facility constructed on the original site. Station #11 was built on a larger property and required close coordination with other municipal and private utility projects. It features four emergency vehicle bays, a fueling station, and a truck wash facility. Both stations feature dormitory living quarters, kitchen and dining space, outdoor patios, and areas for gear, decontamination, exercise, offices, and storage. Owner Project Name Contract Amount Date Completed % Change Orders Fire Stations #5 and #11 City of Midland \$10.995.865 5/12/2021 0.88% Owner's Reference Information Name Title Organization Telephone E-Mail Charles Blumenauer Fire Chief City of Midland 432.685.7332 cblumenauer@midlandtexas.gov Architect's Reference Information Name Telephone Title Company E-Mail Justin Myers Principal Martinez Architects 281.346.7371 justinm@martinez-architects.com **REFERENCE PROJECT 2** Project Description This project consisted of the development and construction of approximately 96,333 SF newly constructed indoor livestock/equestrian facility and approximately 74,200 SF new outdoor covered warm-up arena, including adjacent covered livestock and equestrian pens. The new livestock and equestrian facility at the Bell County Expo Center building is located west of the current grounds and offers 800 spectator seats for the 96,333 SF performance arena. The warm-up arena features covered livestock stalls, a concourse for vendors, and a bar and grill. Owner Project Name Contract Amount Date Completed % Change Orders Expo Livestock/Equestrian Facility & Renovations Bell County \$29,989,086 7/3/2018 0.38% Owner's Reference Information Name Title Organization Telephone E-Mail Phil Goodwill Project Director Bell County 254.933.6726 Phil.Goodwill@co.bell.tx.us Architect's Reference Information E-Mail Name Title Company Telephone Gary Ryan Associate Principal Hahnfeld Hoffer Stanford 817.302.0673 gryan@hahnfeld.com REFERENCE PROJECT 3 Project Description New construction of a Tactical Equipment Maintenance Facility (TEMF) and associated storage buildings at Fort Hood, Texas. The project included all site work, hardstand, landscaping, utilities privatized utility providers, storm drainage, concrete, masonry, PEMB, MEP trades, finishes, special equipment, bridge cranes, POL systems, compressed air systems, and Hazmat storage buildings. The facility features vehicle maintenance bays with bridge cranes, administrative space, and expanded parking. Date Completed % Change Orders Owner Project Name Contract Amount J.S. Army Corps of Engineers Tactical Equipment Maintenance Facility \$36,077,933 3/4/2022 18.38% Owner's Reference Information Name Title Organization E-Mail Telephone Andrew Bury Resident Engineer U.S. Army Corps of Engineers 254.285.3188 andrew.r.bury@usace.army.mil Architect's Reference Information Name Title Company Telephone E-Mail Andrew Bury Resident Engineer U.S. Army Corps of Engineers 254,285,3188 andrew.r.bury@usace.army.mil

On the following pages, we have provided supplementary project sheets to further demonstrate the relevant project experience listed above.







CITY OF MIDLAND FIRE STATIONS #5 & #11

In 2020, MW Builders was selected to assist the growing City of Midland to build two new fire stations. The new Station #5 replaces a 61-year-old facility with a larger two-story, three-bay facility constructed on the original site. A cantilevered structure allows for more efficient use of the site, with personnel parking constructed below the kitchen, and allows for a rappelling platform for training purposes.

Station #11 is built on a larger property and required close coordination with other municipal and private utility projects. It features four emergency vehicle bays, a fueling station, and a truck wash facility. Each fire station features dormitory living quarters, ample kitchen and dining space, outdoor patios, and areas for gear, decontamination, exercise, office and storage.

LOCATION Midland, TX

OWNER City of Midland

ARCHITECT Martinez Architects

COMPLETION DATE May 2021

DELIVERY METHOD
General Contractor

PROJECT SIZE 11,752 SF (Station #5) 12,350 SF (Station #11)



BELL COUNTY EXPO LIVESTOCK/EQUESTRIAN FACILITY & RENOVATIONS

This project consisted of the development and construction of approximately 96,333 SF newly constructed indoor livestock/equestrian facility and approximately 74,200 SF new outdoor covered warm-up arena including adjacent covered livestock and equestrian pens. Also included are interior renovations of an existing exposition building.

The new livestock and equestrian facility at the Bell County Expo Center building is located west of the current grounds, and offers 800 spectator seats for the 96,333 SF performance arena. The warm-up arena features covered livestock stalls, a concourse for vendors, and a bar and grill.

The new facility hosts a variety of competitive events, including hunter jumper shows and cutting horse shows, barrel racing, team roping, and other events that need ample floor space. Part of the expansion included upgrades to the building envelope and new heating and air conditioning for the Expo Exhibit Area Building (Building #3). MW Builders provided extensive preconstruction service including design review and estimating costs.

PROPOSED PROJECT TEAM MEMBER ROLES:



Zach Rickard Project Superintendent

LOCATION Belton, TX

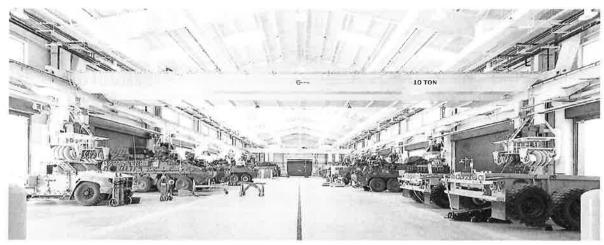
OWNER Bell County

ARCHITECT Hahnfeld Hoffer Stanford

COMPLETION DATE November 2017

DELIVERY METHOD Construction Manager-at-Risk

PROJECT SIZE 96,333 SF Livestock Facility 74,200 SF Arena 100,000 SF Renovation Bldg #3







FY18 TACTICAL EQUIPMENT MAINTENANCE FACILITY (TEMF)

MW Builders served as the prime contractor for this project, providing general contractor services for the new construction of a Tactical Equipment Maintenance Facility and associated storage buildings at Fort Hood, Texas. This project included all site work, hardstand, landscaping, utilities by privatized utility providers, storm drainage, concrete, masonry, PEMB, MEP trades, finishes, special equipment, bridge cranes, POL systems, compressed air systems, and Hazmat storage buildings. The facility features vehicle maintenance bays with bridge cranes, administrative space, and expanded parking.

PROPOSED PROJECT TEAM MEMBER ROLES:



Zach Rickard Project Superintendent

LOCATION Fort Hood, TX

OWNER U.S. Army Corps of Engineers

ARCHITECT U.S. Army Corps of Engineers

COMPLETION DATE March 2022

DELIVERY METHOD
General Contractor

PROJECT SIZE 57,371 SF

Name	***	ter than 10% of work) ork to be Provided	0/ 60 :	
	W	ork to be Provided	% of Contrac	
ide a list of major ec	juipment or material suppli	ers for use on project.		
Supplier Name		Material or Equ	Material or Equipment Supplied	

MW Builders will provide the full required subcontractor and supplier list upon awarding of the contract.



SECTION 3

ADDITIONAL QUALIFICATIONS REQUESTED



January 17, 2024

Lorianne Luciano Director of Procurement and Contract Management 802 N. 2nd Street Killeen, Texas 76541

RE: Request for Competitive Sealed Proposals

Bid No. 24-11 | Fire Station No. 4 EOC Training Facility Project

Dear Ms. Luciano,

MW Builders is pleased to present our qualifications for the Fire Station No. 4 EOC Training Facility Project in Killeen, Texas. As an expert general contractor, MW Builders has a strong history of successfully completing similar facilities throughout the state of Texas and an experienced staff ready to provide construction phase services. We believe we are the best contractor for this job for the following reasons.

LEVERAGING A NATIONAL NETWORK

MW Builders understands what it takes to be successful working throughout Texas. Our ability to effectively analyze and plan our work, our large network of qualified subcontractors, and our ability to work are significant assets in delivering the work safely, on time, within budget, and with quality workmanship. These factors are crucial to the success of the Killeen Fire Station No. 4 EOC Training Facility project.

PROVIDING THE BEST PROJECT TEAM

Each member of our proposed project team is experienced in the construction of similar facilities for satisfied clients. We will bring lessons learned to your project in an open and honest team atmosphere. As our qualifications demonstrate, MW Builders has an excellent track record with projects of this type. We've also provided references in this response who can speak to the quality craftsmanship of our proposed team members and their dedication to successful project completion through teamwork and collaboration.

BUILDING A RELATIONSHIP AND UNDERSTANDING YOUR NEEDS

MW Builders takes pride in our ability to be responsive to our clients' needs while bringing their projects in on time and within budget. We have planted roots in Central Texas as we continue to build upon our partnerships and repeat clients, which is a testament to our vision of always delivering an unparalleled construction experience. Additionally, we have a unique understanding of the needs of the City of Killeen, and we boast a successful track record at Fort Cavazos (formerly Fort Hood). One of our employees, Chad Berg, served as the Emergency Management/Homeland Security Coordinator for the City of Killeen for 10 years. This experience allows Chad to provide us with key insights regarding the City of Killeen's needs and other factors involved in making this particular project highly successful.

We are very excited about this opportunity to submit our proposal and qualifications for this project, and we look forward to interviewing with you. Please do not hesitate to contact me with any questions you may have.

Sincerely,

Todd Winnerman President

MW Builders, Inc.

TWinnerman@MWBuilders.com

Tal Robinson

P: 432.687.1219 F: 512.687.6401

MWBuilders.com

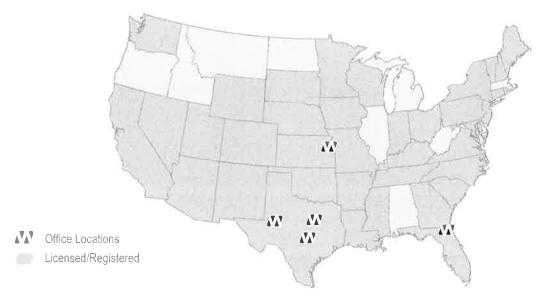
COMPANY OVERVIEW

WHO WE ARE

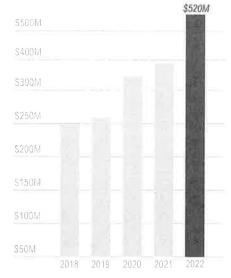
MW Builders is an employee-owned general contractor with offices in Austin, Dallas, Jacksonville, Midland, and Kansas City. Founded in 1971, MW Builders has grown into an ENR Top 400 Contractor performing over \$520 million in revenue for private and public sector clients in a variety of market segments. Licensed/registered in 38 states, we offer our clients the focus of a local builder with the wide presence, perspective and expertise of a national contractor.

WHERE WE BUILD

With a focus on serving our clients across the country, as well as our regional markets MW Builders has performed work in more than 40 states.



MW BUILDERS REVENUE



PRIDE OF OWNERSHIP

MW Builders is a 100% employeeowned company. Employee ownership—and the pride, dedication, and commitment to excellence that comes with it—is the bond that unites our people. It's the thread that connects us all to our common goal.



The goal to ensure project success no matter what it takes is at the forefront of all we do, because our clients' success is instrumental to ours.

Having a stake in the game is more than just ownership, it's a mindset—pride in a job well done and a desire to improve every day.

COMPANY OVERVIEW

WHAT WE DO

Just as every tool has its place and function on the job site, MW Builders believes that project delivery methods should be tailored to best fit the Owner's requirements. Our success at fulfilling our clients' needs is evidenced by our number of repeat clients.



NDUSTRIES

corporate
education
hospitality
industrial
mixed use / retail
multifamily
public
senior living
student housing

TRUE BUILDERS

MW Builders employs more than 200 qualified professionals and skilled craftsmen who are experienced in a diverse array of projects. Our team stands out for its client focus while delivering superior project management and a product of the highest quality.

In addition to general construction services, we leverage our areas of expertise to create processes and utilize technology to provide value-added services to our clients.

OUR VISION

To be a trusted partner that leads our industry with talent, heart, and services, creating environments that improve people's lives.



COMPANY OVERVIEW

VALUES

Our five core values drive our daily decisions and epitomize who we are as a company and as people. Just working day in and day out to do business — and life — the right way. With a focus on teamwork, quality craftsmanship, caring heart, entrepreneurial spirit, and, above all else, integrity, our values remain at the core of who we are, and who we have been from day one. No doubt, they're the reason behind our past successes and will continue to shape our vision for sustained success in the future.



SAFETY

Our team knows that safety isn't a rule book, it is a culture that must be established and adopted by all for us to succeed.

MW Builders' safety program is structured to provide the shortest distance possible between the highest level of management and the work being performed on each of our jobsites.

Our safety leadership regularly visits each of our project sites and supports our project teams to effectively implement our safety program.





COMPANY OVERVIEW

STRONG FINANCIAL PARTNER

When choosing a builder, we know you are looking for a construction partner with financial stability and a proven track record. A compelling indicator of our extremely strong financial position is the ongoing confidence displayed by our surety, the Chubb Group of Insurance Companies. MW Builders has seen our bonding line steadily increase over the past 20 years.

Over time, we've built lasting financial relationships thanks to our proven success as a strong partner. While we are innovative in our approach to our projects, our conservative financial management has led to continued growth and stability.

"MW Builders has been a valued customer of UMB Bank for more than 50 years. Throughout this time, the management of this industry leader has demonstrated the highest level of integrity... We are proud to be MW Builders' bank."

Jim Sangster, President UMB Bank

SINGLE PROJECT LIMIT: \$250 MILLION

AGGREGATE BONDING CAPACITY: \$1.2 BILLION

MMC CORP FAMILY

MW Builders is a part of MMC Corp, a holding company made up of three core construction services brands: general contractor, mechanical contractors, and specialty contractors. With more than *80 years of experience*, we have grown from a family business to a 100 percent employee-owned company.



General Contractor



AUSTIN DALLAS JACKSONVILLE KANSAS CITY MIDLAND

mwbuilders.com

Mechanical Contractor



IOWA
KANSAS CITY
LAS VEGAS
OMAHA
LINCOLN
NASHVILLE
mmccontractors com

Specialty Contractor



RENO

bosny com

MW BUILDERS KEY PERSONNEL

LEADERSHIP



TODD WINNERMAN // President

As President, Todd is responsible for the overall performance of the company and directs the overall operation of MW Builders.

- 28 years experience with MW Builders
- Began career with MW Builders straight out of college as a Project Engineer and worked his way up through operations and estimating
- BS in Industrial Engineering from University of Central Florida
- Operates from our Kansas City Office

OFFICE LEADERSHIP



JASON OLDHAM Executive Vice President

- 22 years experience
- 22 years with MW Builders
- BS of Environmental Design at Texas A&M University



AARON HOELSCHER, LEED AP **DBIA**

Vice President, Regional Manager Midland + Austin

- 18 years experience
- 18 years with MW Builders
- MS Civil Engineering at Texas A&M University



CHARLES ROMBOLD Division Manager **Dallas**

- 14 years experience
- 14 years with MW Builders
- BS Architectural Studies at University of Kansas



ISAAC BYERS

Division Manager Jacksonville

- 20 years experience
- 15 years with MW Builders
- BS Construction Management at Brigham Young University



ERIC BEBERMEYER Division Manager Kansas City

- 19 years experience
- 14 years with MW Builders
- BS Construction Science & Management at Kansas State University



BRENT BOND Operations Manager Midland

- 28 years experience
- 5 years with MW Builders

MW BUILDERS KEY PERSONNEL

CONSTRUCTION OPERATIONS



JOSH THOMAS
Operations Manager

- 19 years experience
- 8 years with MW Builders
- BS Construction Science at Texas A&M University



BENNY BYERS
General Superintendent

- 37 years experience
- 31 years with MW Builders



AUSTIN SHEPHERD
Operations Manager

- 17 years experience
- 14 years with MW Builders
- BS Construction Science & Management at Kansas State University



ALI DONOHO

Operations Manager

Austin

- 19 years experience
- BS Construction Science at Texas A&M University



RYAN MYERS

Area Superintendent

- 19 years experience
- 19 years with MW Builders
- BS Construction Management at Sam Houston State University



BARRON BALDWIN
Safety Supervisor
Austin, Dallas & Midland

- 19 years experience
- 13 years with MW Builders
- Certified Construction Safety Specialist & OSHA 500



COREY BALLENGER Safety Supervisor Kansas City

- 19 years experience
- BS Safety Management at University of Central Missouri



ERIC STONE

Project Controls Manager

- 24 years experience
- 19 years with MW Builders
- MBA at William Woods University

MW BUILDERS KEY PERSONNEL

PRECONSTRUCTION AND BUSINESS DEVELOPMENT



JEREMY LAMBDEN

Estimating Manager

Austin, Dallas & Midland

- 27 years experience
- 25 years with MW Builders
- BS Construction Science at Texas A&M University



BRYAN HEFLEY
Senior Preconstruction Manager
Industrial

- 25 years experience
- 11 years with MW Builders
- BS Construction Management at Pittsburg State University



TODD CUNNINGHAM

Preconstruction Manager

Midland

- 30 years experience
- 28 years with MW Builders
- BS Construction Science at Texas A&M University



BRET NECESSARY, P.E. Vice President of Business

- 26 years experience
- 8 years with MW Builders
- BS Civil Engineering at Texas A&M University



MARTY HOFFEY

Business Development Manager Kansas City

- 33 years experience
- ~ 10 years with MW Builders
- BS Construction Engineering at lowa State University



SU JONES

Development

Business Development Manager Austin

- 26 years experience
- ~ MBA at St. Edward's University
- Bachelor of Science at Louisiana State University



CHARLIE BRIGGS

Business Development Manager Jacksonville

- 26 years experience
- Bachelor of Science at Embry Riddle Aeronautical University



CORY LACY

Business Development Manager Dallas

- 26 years experience
- Bachelor of Art at University of Arkansas



EDUCATION Austin Community College Construction Management

CERTIFICATIONS

 Procore Project Management Training

CAREER HIGHLIGHTS

MW Builders // 2020

Project Manager // 2020

YEARS IN THE INDUSTRY

22+

CHRIS LALLA Project Manager - Austin Office Administration

As Project Manager, Chris is responsible for the day-to-day management and administration of the project and reports to the Senior Project Manager. He is responsible for maintaining the project budget and works with the Project Superintendent to ensure that subcontractors and suppliers comply with the project schedule and the performance of all elements of their contracts. He maintains effective and open lines of communication with the Owner to ensure that all contract requirements are met and expectations exceeded.

RELEVANT PROJECT EXPERIENCE

Innovation Park Building VII // Hutto, TX 213,300 SF, design-build, tilt-up

Innovation Park Building VI // Hutto, TX 196,560 SF, design-build, tilt-up

TNP35 Lakeway Drive // Georgetown, TX 6,200 SF, 16 inch water line, design-build

Texas Speed Tenant Improvements // Georgetown, TX 72,133 SF, design-build

Northpark35 Bldg II // Georgetown, TX 158,323 SF, design-build, tilt-up

True Harvest Phase 2 // Belton, TX 118,000 SF, design-build, PEMB

True Harvest Phase 3 // Belton, TX 71,000 SF, design-build, PEMB

United Alloy Assembly & Manufacturing Facility Phase I // Seguin, TX 120,000 SF, design-build

United Alloy Assembly & Manufacturing Facility Phase II // Seguin, TX 110,000 SF, design-build

Texas Parks & Wildfire Game Warden Training Phase 4 // Hamilton, TX

Hutto Ampitheater // Hutto, TX



EDUCATION Texas State Technical College Waco Associate of Applied Science in Building Construction Technology

CERTIFICATIONS

- · OSHA 10 HR
- · OSHA 30 HR
- COA Int'l Codes Council
- NCCER Carpentry & Craft Technology

CAREER HIGHLIGHTS MW Builders // 2019

- Assistant Project Manager // 2020
- Project Engineer // 2019

YEARS IN THE INDUSTRY



ANDRES ZAPATA Project Manager

As Project Manager, Andres is responsible for the day-to-day management and administration of the project and reports to the Senior Project Manager. He is responsible for maintaining the project budget and works with the Project Superintendent to ensure that subcontractors and suppliers comply with the project schedule and the performance of all elements of their contracts. He maintains effective and open lines of communication with the Owner to ensure that all contract requirements are met and expectations exceeded.

RELEVANT PROJECT EXPERIENCE

Titan NorthPark Building 8 // Georgetown, TX 194,800 SF, design-build, till-up, industrial building and tenant improvements

Titan NorthPark Building 6 // Georgetown, TX 435,714 SF, design-build, tilt-up

TNP Building V // Georgetown, TX 297,576 SF, tilt-up, flex-space industrial building

Dallas Midpoint Crossing // Lancaster, TX 550,000 SF, design-build, tilt-up

Enterprise Industrial Park Bldg 4 // Schertz, TX 250,428 SF. till-up, cross-dock warehous

Enterprise Industrial Park Bldg 6 // Schertz, TX 187,288 SF, tilt-up

Multi-Family – New Hope Housing, Dale Carnegie $\,$ // Houston, TX 170 fully furnished studio apartment housing

Multi-Family – Camden, North End Phase 1 & 2 // Phoenix, AZ Variety of open-concept apartment housing



CERTIFICATIONS

- · OSHA 30 HR
- · Rough Terrain Forklift
- · Qualified HILTI Operator
- · Boom/Scissor Lift Operator
- Procore Project Management Training

CAREER HIGHLIGHTS MW Builders # 2016

- · Superintendent // 2021
- · Asst. Superintendent // 2016

YEARS IN THE INDUSTRY



ZACH RICKARD Superintendent

As Project Superintendent, Zach is responsible for project field operations, safety and quality assurance. His activities include: project planning and documentation; coordination and scheduling of trades; construction supervision; safety program implementation; and quality control management. He maintains effective communication with project management, field staff, subcontractors, self-performance crews and the Owner's Representative.

Zach brings 7+ years of construction experience to the team and has worked on a wide variety of projects type, including those similar in scope to the Killeen Fire Station No. 4 Training Facility project. He also has significant experience working on projects at Fort Hood, just outside the City of Killeen.

RELEVANT PROJECT EXPERIENCE

Oncor Distribution Service Center // Hutto, TX
19,250 SF, till-up, distribution service center, 5 PEMB canopies, office & training spaces

Bell County Expo Livestock & Exhibit Area // Belton, TX 170,533-SF, split-level performance arena & renovations

Mission Training Complex Simulations Center // Ft. Hood, TX 140,000 SF, mission training complex

FY18 Tactical Equipment Maintenance Facility // Ft. Hood, TX 57,371 SF, tactical equipment maintenance facility

Selma Building 2 // Selma, TX 305,760 SF, design-build, tilt-up

KVAL // Hutto, TX 52,500 SF, design-build, tilt-up, build-to-suite

Commerce Center South // Austin, TX 330,000 SF, design-build, 4 buildings, tilt-up

Texas Disposal System Building // Creedmoor, TX 50.150 SF, design-build. tilt-up

1st Cavalry Headquarters Renovation // Ft. Hood, TX 148,000 SF, 3-story, interior & exterior renovation

Aloft Hotel // San Antonio, TX 69.330 SF, 4-story hotel, 136 keys

Element by Westin // Richardson, TX 75,396 SF, 4-story hotel, 123 keys

Tru / Home 2 Suites by Hilton // Pflugerville, TX 89,815 SF, 5-story hotel, 179 keys

Projects in bold italics are included in this proposal

REFERENCES

Our experience across Texas on projects similar to the City of Killeen Fire Station No. 4 EOC Training Facility has given us the privilege of working with many Owners, developers, and architects throughout the state. Please feel free to contact some of our partners listed below.

John Francis

Contract Manager
Bell County (retired)
254.217.6299
john.francis@bellcounty.texas.gov

Bill Schumann

County Commissioner
Bell County
254.933.6726
bill.schumann@bellcounty.texas.gov

Regina Stephenson

General Services Director City of Midland 432.685.7233 rstephenson@midlandtexas.gov

Ashley Coco

Senior Architectural Project Manager Parkhill 432.681.6168 acoco@parkhill.com

Charles Blumenauer

Fire Chief
City of Midland
432.685.7332
cblumenauer@midlandtexas.gov

Mark Pelletier, AIA

Principal
Vandergriff Group Architects
432.687.0781
mpelletier@vandergriff-group.com

Justin Myers, AIA

Principal
Martinez Architects
281.346.7371
justinm@martinez-architects.com

ADDITIONAL SIMILAR PROJECTS

TABLE 4 – SIMI	LAR PROJECTS COM	PLETED WITHIN L	AST 5 YEARS	A STORY
REFERENCE PR				
Project Description				
Project sits on a 3.5-acre	site and consists of a new two-sto	ry Utilities Service Center camp	us for the City of Midland. In	cludes administration offices/
	staff and maintenance personnel.			
wash bays. The project co	emprises multiple city-owned facility	ies on a complex site and includ	des heavy-duty pavement fo	r garbage trucks.
Owner	Project Name	Contract Amount	Date Completed	% Change Orders
City of Midland	Utilities Service Center	\$11,943,253	11/04/2023	4.10%
Owner's Reference	Information			*
Name	Title	Organization	Telephone	E-Mail
Regina Stephenson	General Services Director	City of Midland	432.685.7233	rstephenson@midlandtexas.g
Architect's Referen	nce Information			
Name	Title	Company	Telephone	E-Mail
Ashley Coco	Sr. Architectural Project Manager		432.681.6168	acoco@parkhill.com
REFERENCE PR	OJECT 2			
Project Description				
Owner	Project Name	Contract Amount	Date Completed	% Change Orders
Oncor Electric Delivery		\$8,245,190	11/29/2022	-2.76%
Owner's Reference				
Name	Title	Organization	Telephone	E-Mail
Rachel Bryen	Project Manager	Oncor Electric Delivery	682.276.4418	Rachel.Bryen@oncor.co
Architect's Referer	ice Information			7. 32
Name	Title	Company	Telephone	E-Mail
Derek Dizon	Architect	Merriman Anderson Architects	214.347.7068	derekd@merriman-maa.co
REFERENCE PR	OJECT 3	وبوليون والمناوي	remaining sure	
Project Description				
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On the following pages, we have provided supplementary project sheets to further demonstrate the additional relevant project experience listed above.

Statement of Qualifications



CITY OF MIDLAND UTILITIES SERVICE CENTER

Our seventh project for the City of Midland consists of the construction of vehicle maintenance facilities comprising three new pre-engineered metal buildings and related sitework. The largest building is a new, two story office facility totaling 28,130 SF with four adjoining pull-through bays for storage of service trucks. This building houses the Department of Water and Wastewater Utilities and features conference rooms, collaborative areas, break rooms, training rooms, exercise rooms, locker and shower facilities, and public reception areas.

The second building is an 8,665 SF vehicle service shop with a service bay, lift bay and inspection bay. Adjoining offices feature training, break room and storage facilities.

The third building is a 3,029 SF three-bay general purpose storage building. Sitework includes new construction of a 1,358 SF drive-through vehicle wash bay with load-bearing CMU walls, approximately 80,000 SF of new concrete paving, new perimeter fencing, utilities and landscaping. An existing fuel facility was incorporated into the site design, and the city's fueling facility remained in uninterrupted operation during construction.

LOCATION Midland, TX

OWNER City of Midland

ARCHITECT Parkhill

COMPLETION DATE November 2023

DELIVERY METHOD General Contractor

PROJECT SIZE 41,400 SF

ADDITIONAL QUALIFICATIONS // ADDITIONAL REFERENCE PROJECT INFORMATION









ONCOR HUTTO DISTRIBUTION SERVICE CENTER

MW Builders was selected by Oncor to provide general contractor services for its new service center in Hutto, Texas (Williamson County). This project consists of a 19,250 SF main building, five PEMBs (canopies), and associated site improvements. The main building includes structural masonry and steel and light-gauge framing for interior partitions and ceilings. Site improvements consist of a retention pond, site fencing, paving, landscaping, and other miscellaneous amenities across a site of roughly 20 acres.

LOCATION Hutto, TX

OWNER

Oncor Electric Delivery

ARCHITECT Merriman Anderson Architects

COMPLETION DATE November 2022

DELIVERY METHOD
General Contractor

PROJECT SIZE 19,250 SF







MISSION TRAINING COMPLEX (MTC) SIMULATIONS CENTER

This new Mission Training Center (MTC) located on Fort Hood provides individual learning through collective, simulation-driven mission command training for III Corps and Fort Hood units. The new 143,481 SF facility doubled the original square footage and consolidated the mission training complex, which initially encompassed ten buildings scattered throughout the installation.

The new facilities have the capacity to train the entire Corps headquarters with its subordinate divisions at one time or train multiple battalions and brigades simultaneously. The MTC provides holistic and realistic command training in addition to serving as the hub for mission training for Fort Riley, KS; Fort Carson, CO; and Fort Sill, OK. The MTC will primarily train active-duty soldiers, but the facilities are also open to allied forces such as the National Guard, Reserves, Air Force, Navy, and Marines.

The building has an extensive cable management system due to all the technology required for battle simulation and training. Additionally, there are large classrooms that can be made smaller or larger for class size. The building also houses office space, storage facilities, and an after-action review room, as well as auditorium seating with projector screens so the soldiers can learn. Finally, there's a 99,000 SF outdoors Tactical Operations Center (TOC) yard, where the soldiers can use outdoor tactical equipment and experience field simulation.

LOCATION Fort Hood, TX

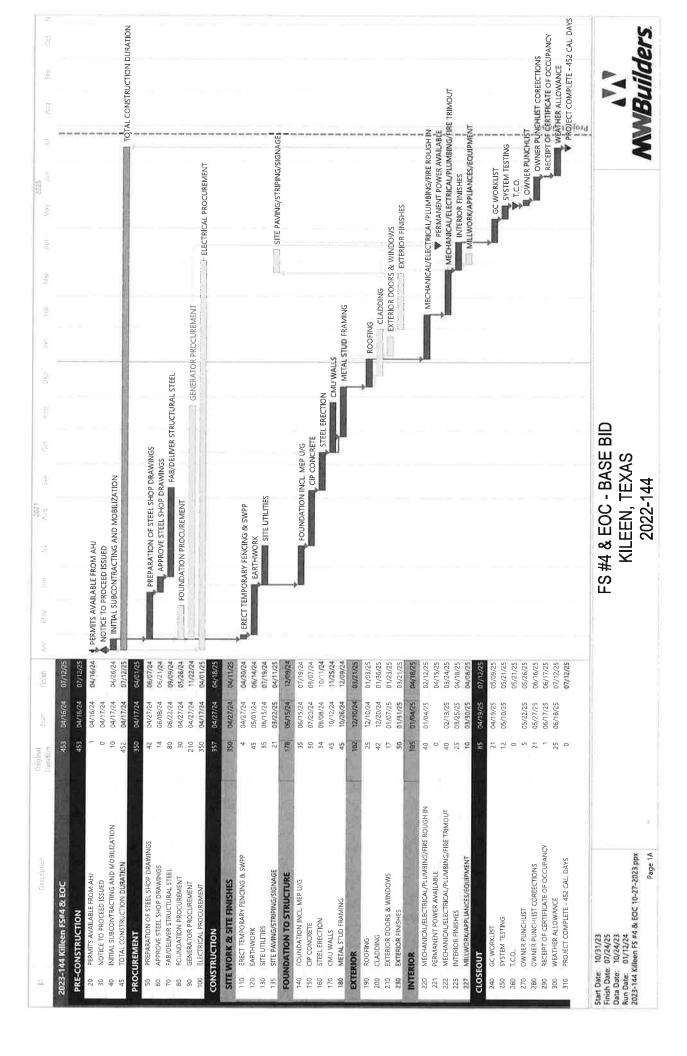
OWNER U.S. Army Corps of Engineers

ARCHITECT Clark Nexsen

COMPLETION DATE February 2020

DELIVERY METHOD
General Contractor

PROJECT SIZE 143,481 SF



SAMPLE CONCEPTUAL COST ESTIMATE

	S	1		FJ Young
egory	Description		30)% estima
C.1	Site Selective Demolition		\$	75,0
C.2	Earthwork and Paving		\$	508,0
C.3	Erosion Controls		\$	4,0
C.4	Site Concrete - Turnkey		s	86,1
C.5	Temporary Fencing		\$	11,2
C.6	Site Furnishings		\$	5,8
U.1	Water & Sanitary Sewer		\$	120,0
U.2	Storm Sewer & Area Drains		_	w/abo
L.1	Landscaping & Irrigation	allowance	\$	10,0
S.1	Building Concrete - Turnkey		\$	282,3
S.2	Metal Fabrications - Materials		\$	285,0
S.3	Metal Fabrications - Installation		\$	115,0
A.1	Building Selective Demolition		\$	175,0
A.2	Termiticide		\$	4,9
A.3	Masonry		\$	612,6
A.4	Rough Carpentry		\$	75,0
A,5	Water Repellent Coatings		\$	15,9
A.6	Dampproofing & Joint Sealants/Air Barrier		\$	35,5
A.7	Roofing Systems		\$	350,0
8.A	Firestopping		\$	15,0
A.9 A.10	Doors & Hardware Materials		\$	100,0
	Doors & Hardware Installation		\$	12,3
A.11	Coiling Doors & Grilles		\$	22,5
A.12 A.13	Windows, Glass & Glazing		\$	201,2
A,13	Translucent Windows		\$	25,0
A.14 A.15	Light Gauge Framing, Gypsum, etc. Elastomeric Stucco		\$	660,0
A.16	Ceramic Tile		\$	237,4
A.17	Epoxy Terrazzo		\$	121,0
A.18	Fluid Applied Sports Flooring		\$	25,0
A.19	Carpet, Resilient & Other Flooring		\$	93,0
A.20	K-13 Cellulose Insulation		12	100,8
A.21	Fiberglass Spray Insulation	-	_	
A.21			-	100.5
A.23	Tape, Float, Texture & Paint Specialties		\$	108,5
A.24	Markerboards & Tackboards		\$	50,0
A.25	Fabric Wrapped Tackboards		s	3,5
A.26	Interior & Exterior Signage (Allowance)		\$	
A.27	Lockers		9	10,0
A.28	Architectural Millwork, Finish Carpentry		\$	235,0
A.29	Plastic Laminate Wall Panel Systems		\$	
A,30	Residential Equipment	_	\$	70,0
A.31	Gymnasium Divider Curtain, Goals, Pads			39,0
A.32	Bleachers		\$	
A.33	Window Treatments		\$	100,0
A.34	Recessed Floor Mats		\$	22,3
A.35	Cleaning		\$	2,0
M.1	Fire Protection		\$	30,0
M.2			\$	294,6
M.3	Plumbing		\$	707,2
M.4	Mechanical Combo		\$	446,5
			*	w/abo
E.1	Electrical/Special Systems		\$	1,112,4
	SUBTOTAL		_	67.040.4
	General Conditions		_	\$7,619,2
	SUBTOTAL		_	\$658,
		0470000	_	\$8,277,3
	Bond Buildess Bigk Innuance	9179300	_	\$73,
	Builders Risk Insurance	9179300	_	\$33.4
	MWB Insurance	9179300	_	\$70,9
	CM Contingency		_	\$457
	SUBTOTAL		_	\$8,912,5
	Fee @ 2,00%			\$178,2
	TOTAL			\$9,090,7
	Abatement Budget			\$75,0
	TOTAL			\$9,165,7
		71		
	Alternate 1 - upper wall cabinets		S	35,0
	Alternate 2 - 10" storm in lieu of sumps		Ś	

SAMPLE DETAILED COST ESTIMATE

ATTACHMENT A.1 - Guaranteed Maximum Price Summary ECTOR COUNTY ISD - THREE NEW ELEMENTARIES

	ECTOR COUNT	TISD - THREE NEW				-	
Calegory	Description	Recommended Subcontractor	Budget at 95% estimate	Recommended Package	VE		GMP
C,1	Site Selective Demolition	MW Builders	\$ 15,820	\$ 16,000		S	16,000
C.2A	Earthwork at Kellus Turner	mvv Duitacia	\$ 1,020,308	\$ 835,000		S	835,000
C,2B	Earthwork at Knox, Dawn		\$ 1,242,170		_	5	1,928,600
C.3	Paving		\$ 1,133,365			S	1,020,000
0,0	Road Widening at Dawn	Allowance	\$ 518,543	5 528,543		5	528,543
C.4	Erosion Controls	MW Builders	\$ 41,625	\$ 49,000	-	S	49,000
C.5	Temporary Fencing	MW Builders	\$ 36,000	\$ 40,000	-	5	40,000
C.6	Fencing & Gates	MAA Driiders			_		
C.7				\$ 95,575		S	95,575
	Modular Retaining Walls		\$ 250,000	\$ 198,675		S	198,675
C,8	Verona Pavers		\$ 575,936	\$ 173,962		S	173,962
C.9	Playground Equipment		\$ 655,802	\$ 316,146		S	316,146
C,10	Fabric Shade Structures		\$ 146,835	\$ 69,161		S	69,161
C,11	Marquee & Neon Signage		\$ 77,064	\$ 83,064		S	83,064
C,12	Pre-Engineered Building		s -	\$ 11,514		S	11,514
U.1	Water & Sanitary Sewer Utilities		\$ 371,100	\$ 1,090,558	-5200,000	S	890,558
	Offsite Utilities at Dawn		\$.	with above	95.51	S	
U,2	Storm Sewer & Area Drains	MW Bullders	\$ 231,000	\$ 134,125		S	134,125
L1	Landscaping & Irrigation	WAY DUNGETS	\$ 1,007,500	\$ 614,385		S	614,385
L,2	Well Capping		\$ 6,100			S	
				- APPRILITATION OF THE PROPERTY OF THE PROPERT			5,700
S,1	Building & Site Concrete - Turnkey		\$ 6,290,741	\$ 6,520,756		S	6,520,756
	Concrete Paving		\$ -	with above		\$	
S.2	Metal Fabrications - Materials		\$ 3,433,862	\$ 3,333,895	-8300,000	S	3,033,895
S.3	Metal Fabrications & Tiltwall - Installation	MW Builders	\$ 1,311,873	\$ 1,911,000		S	1,911,000
A,1	Termiticide		\$ 33,675	\$ 29,862		\$	29,862
A.2	Masonry		\$ 161,250		-5437,000	5	161,000
A.3	Thin Brick at Metal Stud Locations	Allowers					101,000
		Allowance	\$ -	\$ 180,000	-5160,000	\$	DES SON
A 4	Rough Carpentry	MW Builders	\$ 352,500	\$ 687,000	-530.000	\$	657,000
A,5	Water Repellent Coatings		\$ 72,000	\$ 44,460		\$	44,460
A.6	Air Barrier & Joint Sealants		\$ 141,261	\$ 441,293	-\$300.006	S	141,293
A.7	Roofing Systems		\$ 1,967,025	\$ 1,869,000		\$	1,869,000
A,7a	Metal Wall Panels/Soffits			\$.		\$	
A_8	Doors & Hardware Materials		\$ 495,000	\$ 388,975		S	388,975
	Access Control Hardware Option		\$ 300,000	\$ -		\$	
A.9	Doors & Hardware Installation	MW Builders	\$ 83,700	\$ 60,000		S	60,000
A.10	Windows, Glass & Glazing		\$ 1,518,255	\$ 1,097,388		8	1,097,388
A,11	Insulated Translucent Panels		\$ 259,806	\$ 211,050		S	211,050
A.12	Overhead Coiling Grilles		\$ 36,000	\$ 67,632		S	67,632
A,13	Drywall & Ceilings		\$ 3,450,000	\$ 3,900,000	-\$45.000	S	3,855,000
A,14	Portland Cement Plastering		s -	\$.		5	2,200,000
A,15	Tile Systems		\$ 786,450	\$ 663,830	1835.000	S	638,830
A.16	Carpet, Resilient & Other Flooring		\$ 283,674	\$ 239,193	\$25,000	5	214,193
A.17	Resilient Sports Floor Covering				>SS0:000		
A,17			\$ 195,474	\$ 202,575	5550,1700	S	152,575
	Polished Concrete Systems		\$ 403,236	\$ 581,100		S	581,100
A.19	Taping, Texturing & Painting		\$ 1,085,310	\$ 740,084		S	740,084
A.20	Laminate Casework & Finish Carpentry		\$ 259,452	\$ 338,320		S	338,320
A.21	Specialties	MW Builders	\$ 154,380	\$ 267,000		S	267,000
A.22	Visual Display Surfaces		\$ 60,000	\$ 43,652		S	43,652
A.23	Lockers		\$ 2,880	\$ 4,782		S	4,782
A.24	Signage		\$ 42,000	\$ 46,220		S	46,220
A.25	Folding Panel Partitions		\$ 357,000	\$ 444,005		\$	444,005
A,26	Folding Glass Panel Partitions		\$ 1,250,100	\$ 901,929		S	901,929
A.27	Foodservice Equipment		\$ 1,275,000	\$ 1,419,540		S	1,419,540
A.28	Athletic Equipment		\$ 81,000	\$ 38,500		S	38,500
A,29	Gymnasium Bleachers		\$ -	\$ 44,328		S	44,328
A,30	Window Treatments		\$ 36,000	\$ 18,810		S	18,810
A,31	Applied Films		\$ 150,000	\$ 122,938	151980996	s	10,010
A.32	Resin Panels	MW Builders	\$ 195,000	\$ 273,000	-5278,000	S	540
A.33	Elevator	MAY POUNCES	\$ 135,000	\$ 192,354	-02.70,1889	S	171,354
A,34	Final Cleaning	MW Builders	\$ 48,963	\$ 96,000	506.10599	S	96,000
A,35		SINDING VVIVI					90,000
	Unistrut Framing	A II	\$ -	\$ 45,000		\$	45.000
A.36	Trophy Cases	Allowance	\$ 15,000	\$ 15.000		S	15,000
A.37	Miscellaneous		\$ -	\$ -		\$	
X01	Add new wet well, irrigation pump house		\$ 60,000	\$.		\$	140
M.1	Fire Protection			\$ 1,132,771		6	4 400 774
M.2						S	1,132,771
	Plumbing			\$ -	4 x x x x x x x x x x x x x x x x x x x	S	10.010.000
M,3	HVAC		\$ 7,782,000		>511,030,000	S	10,818,000
E,1	Electrical/Special Systems		\$ 6,948,655	\$ 7,867,620	-3635,000	\$	7,332,620
	Electrical Allowance - Kellus Turner	Allowance	\$ -	\$ 40,000		S	40,000
	Permit		waived	waived			waived
	SUBTOTAL		\$52,058,360		-\$3,538,938		\$51,538,932
	Bond		\$363,232	\$344,237			\$322,11
	Insurance/OCP		\$195,931	\$212,250			\$212,25
	General Conditions		\$1,039,911	\$1,039,911			\$1_039_91
	SUBTOTAL		\$53,657,434	\$56,674,268			\$53,113,21
	Builders Risk Insurance		included	included			include
	Owner Contingency		d	not included			not include
	CM Contingency for CM's own use		\$1,326,086	\$1,326,086			\$1,326,08
	SUBTOTAL		\$54,983,520	\$58,000,354		_	\$54,439,29
	1						
	Fee @ 1.10%		\$583,481	\$638,004			\$598,703
	TOTAL CONSTRUCTION		\$55,567,001	\$58,638,358			55,038,00

PROJECT CONCEPT AND APPROACH

MW Builders' concept and approach to construction phase services for this project builds upon pre-planning and the necessary instructions for carrying out in detail the entirety of the construction phase. The mission of the construction phase is to successfully execute those instructions to deliver benefits on behalf of the City of Killeen. These benefits may be measured in terms of four key metrics: cost, schedule, quality, and safety.

COST CONTROL

From our standpoint, the most important means of cost control is through timely contract compliance. Effective cost control is primarily oriented to securing qualified subcontractors, purchasing complete scopes of work, and achieving on-time completions. Through decades of working as a design builder and general contractor at Fort Hood (now Fort Cavazos), we have built important local relationships with key major subcontractors and suppliers. We combine a regional database of subcontractors, suppliers, and cost information to ensure that we identify and deliver the strongest idea at a competitive cost. While selecting subcontractors for this project, we will look for financially strong, technically competent firms who have the available resources to service this project. By managing costs during construction, we often deliver additional benefits to our clients by performing additional improvements (beyond the original scope of work) without exceeding our client's available budget.

During construction, MW Builders will control costs through:

- Leveraging our prior experience constructing fire stations with Martinez Architects and their design consultants
- Leveraging our relationships with key local subcontractors and providing effective subcontractor oversight and communication
- Staffing the project with the right team
- · Quality control that results in quality workmanship
- · Effective scheduling and risk management

SCHEDULE MANAGEMENT

MW Builders' project manager and superintendent are supported by our project controls personnel. We utilize Phoenix scheduling software to build and implement the project schedule. The project superintendent will conduct weekly onsite subcontractor meetings to discuss general issues, work coordination, status of submittals, procurement, and scheduling. During these meetings, two-week look-ahead schedule reports will be distributed and reviewed with the subcontractors. Status of long lead items and project milestones will also be reviewed and discussed. Subcontractor work schedules will be addressed and adjusted to comply with the project schedule.

QUALITY CONTROL

MW Builders has developed and maintains a standard program for quality control addressing all work involved with the project. Now led by Chad Berg, a former EMS Director for the City of Killeen, our quality control program aims to define and implement a project-specific assurance plan for achieving quality standards for each definable feature of work. It encompasses the submittal process along with pre-planning and inspection procedures, documentation, materials testing, correction of deficiencies and close-out procedures. The goal of the quality control program is to record and ensure correction of deficiencies and prevent deficiencies from occurring.

SAFETY

Providing a safe and healthy work environment is the most important aspect of any project. To us, safety is not something that can simply be mandated but rather a culture that is established. MW Builders' abilities to safely deliver quality work on time and within budget are reasons why we are the best choice of contractor for this exciting project. The safety of students, staff, and those who share the use of active facilities scheduled for ongoing construction operations is paramount. Emergency egress routes must be identified and maintained, and public access must not be allowed into areas of ongoing construction activities. We stand fully prepared to provide a safe and secure worksite for the City of Killeen.

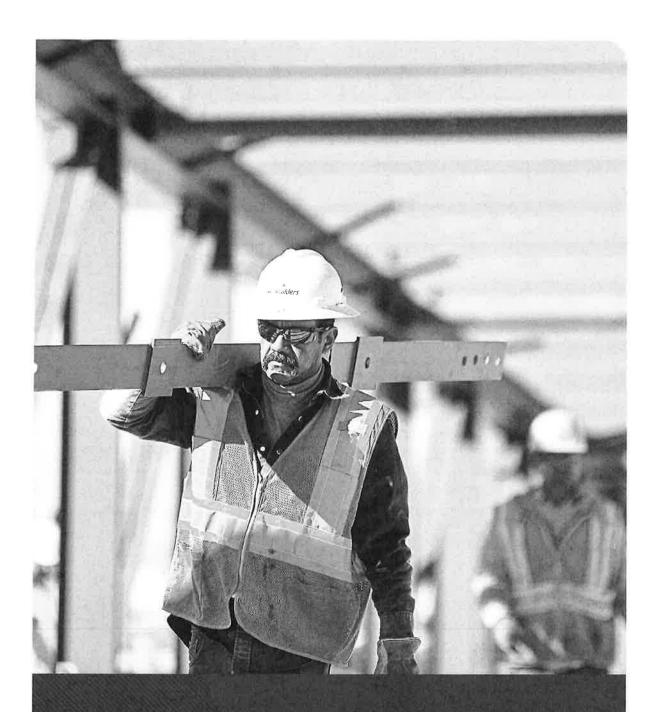
We anticipate that the critical construction issues for this project will include the following:

- 1. PUBLIC SAFETY: In addition to jobsite safety, implementing site safety planning and procedures on the project to ensure public safety will be a critical issues on this project. In addition to traffic along busy Trimmier Road, the safety of adjacent Killeen ISD bus and pedestrian traffic adjacent to the project site is of primary concern. Analyzing the project to address public safety through the use of temporary measures such as construction fencing, signage, and traffic controls will be very important in building this project safely. Processes such as crane no-swing zones and construction traffic and delivery routes will be considered and implemented where necessary. MW Builders' site-specific safety plan will include these measures and require Activity Hazard Analysis (AHA) from subcontractors and self-perform crews for all construction activities. These AHAs will be formally submitted, reviewed, and discussed with the appropriate subcontractor prior to the beginning of a work activity.
- 2. GAINING MOMENTUM: In order to deliver the project that the City of Killeen expects, it will be important that the preconstruction phase of this project is completed in a timely and thorough manner to not only set the table for the construction team, but to also allow them to start work on schedule. To this end, MW Builders' project team is committed to working closely with the design team and city's representatives through processes that may include permitting and utility coordination and/or the identification and negotiation of any cost engineering or value engineering strategies that the City of Killeen may wish to explore. In our experience, projects such as this one must establish a group of go-to team members that represent each of the project stakeholders. It is the responsibility of these team members to keep lines of communication open and push for the resolution of issues.
- **3. COORDINATION:** In order to promote open communication and coordination between the construction team members, MW Builders will hold coordination meetings during the project to ensure design, construction, and potential schedule issues are addressed in a timely manner. Attendees should include the design team, Contractor's team, and the representatives of all of the City of Killeen's stakeholders as needed. Further, MW Builders will hold weekly subcontractor coordination meetings with required attendance by all subcontractor foremen. The weekly subcontractor coordination meetings will cover topics such as safety, quality and production, upcoming events, goals for the coming week, and environmental impacts.
- **4. PROCUREMENT:** Timely buy-out of major subcontractors is critical to maintain the project schedule and for the submittal process and material procurement. This would include an emphasis upon procurement of earthwork, utilities, concrete, mechanical, electrical, plumbing, structural steel/PEMB, cladding, roofing, and flooring subcontractors and their associated equipment, materials, and systems.
- **5. SUBMITTALS:** Timely execution of the submittal process by MW Builders and our subcontractors and suppliers. Timely review of submittals by the approval authority: essential information from the owner would include participation in the review of submittals that pertain to HVAC equipment, security, communication, and various selected finishes. Owner participation will help enhance the potential for timely procurement during the construction phase.
- **6. SCHEDULE MANAGEMENT:** Maintaining critical milestone dates to include underground rough-ins, foundation, structural steel and PEMB erection, framing, dry-in, in-wall rough-ins, flooring, finishes, and close-out.
- 7. PROJECT CLOSEOUT: Implementing timely project closeout. It will be essential for the owner's representatives and the designers to participate in the closeout process, including attendance at red-zone planning meetings and commissioning. MW Builders provides our clients with unparalleled service during and after construction. We believe timely responses to warranty and service calls will not only uphold our reputation as a quality builder, but will also provide us with a continuous relationship with an important client. Being local to the Killeen area will help MW Builders in this pursuit.

Additional benefits of selecting MW Builders as your contractor involve the implementation of *our values* in service of your construction projects:

- We lead in a spirit of teamwork.
- Our caring heart is reflected in our involvement in and contribution to the communities in which we live.
- We treat our owners, architects, subcontractors, and suppliers with integrity.
- Our entrepreneurial spirit is reflected in our contracting, scheduling, resourcing, and jobsite coordination.
- Our quality control program produces quality craftsmanship from our own work force and subcontractors.

We look forward to implementing these concepts and approach on behalf of the City of Killeen as well as building a valued relationship with an important client.



SECTION 4REQUIRED FORMS

SECTION 00 73 06

APPENDIX A CITY OF KILLEEN GENERAL TERMS AND CONDITIONS

1. General Conditions

Bidders are required to submit their Bid upon the following express conditions:

- (a) Bidders shall make all investigation necessary to thoroughly inform themselves regarding plant and facilities for delivery of material and equipment as required by the Bid conditions. No plea of ignorance by the bidder of conditions that exist or that may hereafter exist as a result of failure or omission on the part of the bidder to make the necessary examinations and investigations, or failure to fulfill in every detail the requirements of the contract documents, will be accepted as a basis for varying the requirements of the City or the compensation to the bidder.
- (b) Unless specifically stated otherwise in the specifications, only new products or equipment will be acceptable.

2. Preparation of Bid

Bid will be prepared in accordance with the following:

- (a) All information required by the Bid shall be furnished. The bidder shall print or type his/her name and manually or electronically sign the Bid and each continuation sheet on which an entry is made.
- (b) Unit prices shall be shown and where there is an error in extension of the price, the unit price shall govern.
- (c) Alternate Bids will not be considered unless authorized by the City within the specifications.
- (d) Proposed delivery time must be shown and shall include weekends and holidays if requested by the City.
- (e) The City qualifies for exemption from State and Local Sales and Use Taxes pursuant to the provision of Article 20.04(f) of the Texas Limited Sales, Excise and Use Tax Act. Taxes normally levied on the purchase, rental and lease of materials, supplies and equipment used or consumed in performance of the Contract may be exempted by issuing to suppliers an exemption certificate in lieu of tax. Exemption certificates comply with State Comptroller of Public Accounts Ruling No. 95-0.07. Any such exemption certificate issued in lieu of tax shall be subject to State Comptroller of Public Accounts Ruling No. 95-0.09, as amended. Failure by the Bidder or the bidder's Subcontractors to take advantage of the City's exemption and to obtain such exemption certificate shall make him responsible for paying taxes incurred on materials furnished on the Project without additional cost to or reimbursement by the City.

3. Description of Supplies

Any catalog of manufacturer's reference used in describing an item is merely descriptive, and not restrictive, unless otherwise noted, and is used only to indicate type and quality of material. Bidders are required to state exactly what they intend to furnish; otherwise, they will be required to furnish the item as specified.

4. Submission of Bid

By submitting your Bid, you acknowledge that the City of Killeen will not accept any Bid, or execute any submitted contract in conjunction with a Bid that requires the City to agree to any of the following:

- Governing law other than the law of the State of Texas
- Venue other than Bell County
- Mandatory arbitration
- Artificial limitation of liability



- Artificial statute of limitation
- Waiver of trial by jury
- Indemnify a vendor
- (a) Bid and changes thereto shall be enclosed in a sealed envelope addressed to the Purchasing Office, City of Killeen. The names and address of Bidder, the date and hour of the Bid opening and the Bid number shall be placed on the outside of the envelope.
- (b) Bids must be submitted on the forms furnished. Telegraphic Bids will not be considered. However, Bids may be modified by written notice provided such notice is received prior to the time and date set for the Bid opening.
- (c) All Bid documents shall be sealed and submitted no later than the specified date and hour of the Bid opening to:

Electronically submit bids to OpenGov E-Bidding Site: (https://procurement.opengov.com/login)

OR

Delivery Address:
City of Killeen
Attn: Purchasing Division
802 N 2nd Street
Building E, 2nd Floor
Killeen, TX 76541

5. Rejection of Bid

- (a) The City may reject a Bid if:
 - 1. The Bidder mistakes or conceals any material fact in the Bid, or if
 - 2. The Bid does not strictly conform to law or the requirements of the Bid, or if
 - 3. The Bid is conditional, except that the Bidder may qualify his Bid for acceptance by the City as an "All or None" basis.
- (b) The City may, however, reject all Bids whenever it is deemed in the best interest of the City to do so, and may reject any part of a Bid unless the Bid has been qualified as provided in section 5(a) 3 above.

6. Withdrawal of Bid

A bidder may withdraw a bid that has been submitted at any time up to the due date and time. To accomplish this, a written request signed by an authorized representative of the bidder must be submitted to the Director of Procurement and Contract Management at LLuciano@KilleenTexas.gov. All bids shall be valid for a period of ninety (90) days after the bid opening

7. Late Bid or Modifications

Bid and modifications received after the time set for the Bid opening will not be considered.

8. Clarification or Objection to Bid Specifications

If any person contemplating submitting a Bid for this contract is in doubt as to the true meaning of the specifications, or other Bid documents, or any part thereof, he may submit to Purchasing, a request for clarification by the deadline established in the Bid. All such requests for information shall be made in writing and the person submitting the



request will be responsible for its prompt delivery. Any interpretation of the Bid, if made, will be made only by an addendum duly issued. A copy of such addendum will be distributed to all known bidders who have expressed an interest in this bid. The City will not be responsible for any other explanation or interpretation of the proposed Bid made or given prior to the award of the contract. Any objection to the specifications and requirements, as set forth in the Bid documents must be filed in writing with the Purchasing Division by the deadline established in the Bid.

9. Discounts

- (a) Prompt payment discounts will be considered in making the award provided the period of the discount offered is sufficient to permit payment within such period in the regular course of business.
- (b) In connection with any discount offered, time will be computed from the date of receipt of supplies or services or from the date a correct invoice is received, whichever is the later date. Payment is deemed to be made on the date of mailing of the check.

10. Award of the Contract

- (a) The contract will be awarded to the lowest responsible bidder. "Lowest responsible bidder" means the Bidder submitting the lowest bid meeting all requirements of the specifications, instructions, and terms and conditions of the bid and who has the financial and practical ability to perform all obligations of the Contract fully and reliably, taking into consideration qualifications and past performance of the Bidder. The following are considered examples of performance that is not responsible and may lead to a determination that the Bidder is not responsible:
 - * Falsification of information provided in bid response;
 - * Non-observance of safety requirements;
 - * Failure to meet requirements of federal, state, or local law, as applicable, including employment;
 - * Substantial failure to adhere to contractually agreed-upon schedules; and
 - * Poor past performance on City projects such as use of defective materials, refusal to correct defective work not in accordance with contract documents, failure to reasonably resolve disputes, termination for cause, or performance leading to litigation.

Determination of most advantageous Bid for the municipality may be based on, but not limited to:

- * Unit price
- * Total Bid price
- * Terms and discounts
- * Delivery date
- * Product warranty
- * Special needs and requirements of City
- * Past experience with product/service
- * City's evaluation of the bidder's ability, financial, strength, and ethical standards
- * Quality of the bidder's goods or services
- * The extent to which the goods or services meet the municipality's needs

- * Bidder's past performance
- * Demurrage charges, freight costs and mileage
- * Estimated costs of supplies, maintenance, etc.
- * Estimated surplus value, life expectancy
- * Results of testing samples
- * Conformity to specifications
- * Training requirements, location, etc.
- * Location of maintenance facility/service person; ability to provide for minimum down time
- * The total long-term cost to the municipality to acquire the bidder's goods or services
- * Reputation of bidder and of bidder goods and services
- (b) The City reserves the right to accept any item or group of items of this Bid, unless the Bidder qualifies his Bid by specific limitation. Reference section 5(a) 3 above.
- (c) A written award of acceptance mailed or otherwise furnished to the successful Bidder(s) will then be followed up with a contract/service agreement for review by the City's legal team, if not otherwise specified within.



- (d) Prices must be quoted "F.O.B. Destination (Killeen) with all transportation charges prepaid," unless otherwise specified in the Bid.
- (e) If identical Bids are received from two or more bidders and those Bids are the lowest and best Bid, the tie shall be broken in accordance with provisions in Chapter 271 of the Texas Local Government Code.
- (f) As stated in Section 271.905 (b) of the Texas Local Government Code, "In purchasing under this title any real property or personal property that is not affixed to real property, if a local government receives one or more competitive sealed Bids from a bidder whose principal place of business is in the local government and whose Bid is within three percent of the lowest Bid price received by the local government from a bidder who is not a resident of the municipality, the local government may enter into a contract with: (1) the lowest bidder; or (2) the bidder whose principal place of business is in the local government if the governing body of the local government determines, in writing, that the local bidder offers the local government the best combination of contract price and additional economic development opportunities for the local government created by the contract award, including the employment of residents of the local government and increased tax revenues to the local government."
- (g) As stated in Section 271.9051 (b) of the Texas Local Government Code, "In purchasing real property or personal property that is not affixed to real property, or services, if a municipality receives one or more competitive sealed Bids from a bidder whose principal place of business is in the municipality and whose Bid is within five percent of the lowest Bid price received by the municipality from a bidder who is not a resident of the municipality, the municipality may enter into a contract for an expenditure of less than \$100,000 or a contract for other purchases in an amount of less than \$500,000 with: (1) the lowest bidder; or (2) the bidder whose principal place of business is in the municipality if the governing body of the local government determines, in writing, that the local bidder offers the municipality the best combination of contract price and additional economic development opportunities for the municipality created by the contract award, including the employment of residents of the municipality and increased tax revenues to the municipality."

11. Ex Parte Communication

Please note that to ensure the proper and fair evaluation of a proposal, the City prohibits ex parte communication (e.g., unsolicited) initiated by the Proposer to a City Official or employee evaluating or considering the proposal prior to the time a formal decision has been made. Questions and other communication from proposers will be permissible with only the Director of Procurement and Contract Management until the time and the day specified as the deadline for questions. Any communication between Proposer and the City after the deadline for questions will be initiated by the appropriate City Official or employee in order to obtain information or clarification needed to develop a proper and accurate evaluation of the proposals. Participation in any ex parte communication, whether or not initiated by the Proposer, may be grounds for disqualifying the offending proposer from consideration or award of the solicitation then in evaluation, or any future solicitation.

Additionally, neither the City of Killeen City Council nor City staff, except in the course of City-Sponsored inquiries, briefings, interviews, or presentations, shall initiate any contact with a Proposer or directly discuss or promote any proposal with any Proposers, including their agents and representatives.

12. Bid Protest

Any bidder wishing to file a protest concerning alleged improprieties with this solicitation must submit the protest in written format to the Purchasing Division within 5 business days after the specified time of the Bid opening. The formal written protest must identify the name of the bidder contesting the solicitation, the project name and number, and the specific grounds for the protest with all supporting documentation. A response to the protest will be prepared by Purchasing within 10 business days of receipt of the protest. All determinations made by the City are final.

13. Termination for Governmental Non-Appropriations



This contract is a commitment of the City's current revenues only. Should the terms of the Bid require payment of funds over more than the current fiscal year ending September 30, the following shall apply:

- (a) For each lease, City represents and warrants: that it has appropriated and budgeted the necessary fund to make all rent payments required pursuant to such lease for the remainder of the fiscal year in which the payment term commences; and that it currently intends to make rent payments for the full lease term as scheduled in the applicable payment schedule if funds are appropriated for the rent payment in each succeeding fiscal year by its governing body. Without contractually committing itself to do so, City reasonably believes that monies in an amount sufficient to make all rent payments can and will lawfully be appropriated; therefore, City agrees to budget requests to include the rent payments payable during each fiscal year in the budget requests presented to City's governing body for each fiscal year; provided, that City's governing body retains authority to approve or reject any such budget request. All rent payments shall be payable out of the general funds of the City or out of other funds legally appropriated, therefore. Lessor agrees that no lease will be a general obligation of the City and no lease shall constitute a pledge of either the full faith and credit of the City or the taxing power of the City.
- (b) If City's governing body fails to appropriate sufficient funds in any fiscal year for rent property or other payments due under a lease and if other funds are not legally appropriated for such payment, then a non-appropriation event shall be deemed to have occurred. If a non-appropriation event occurs, then: (1) the City shall give lessor immediate notice of such non-appropriation event and provide written evidence of such failure by the City's governing body; (2) on the return date, the City shall return to Lessor all of the equipment covered by the affected lease, at the City's sole expense; (3) the affected lease shall terminate on the return date without penalty to the City; (4) return date means the last day of the fiscal year for which appropriations were made for the rent payments due under a lease.

14. Termination of Contract

This contract shall remain in effect until the contract expires, delivery/completion and acceptance of products and/or performance of services ordered or until terminated by either party with a thirty (30) day written notice prior to any cancellation. All bidders must state therein the reasons for such cancellation. The City reserves the right to award a cancelled contract to next best offeror as it deems to be in the best interest of the City.

15. Assurance of Compliance

For Equal Employment Opportunity and Small and/or Minority Business Enterprise Requirements the bidder agrees that if this Bid is accepted, he/she will not engage in employment practices which have the effect of discriminating against employees or prospective employees because of race, color, religion, national origin, sex, age, handicap, or political belief or affiliation.

16. Conflict of Interest Disclosure Questionnaire

The Bidder agrees that if a member of the City Council, a Councilmember's close relative, or any officer or employee of the City has a financial interest, direct or indirect, or by reason of ownership of stock in any corporation, in any contract with the City, or be financially interested, directly or indirectly, in the sale to the City any land, materials, supplies or services except on behalf of the City, as an officer or employee, the official shall file before a vote or decision on any matter involving the business entity or the real property, an affidavit stating the nature and extent of the interest and shall abstain from further participation in the matter if:

- (a) in the case of a substantial interest in a business entity the action on the matter will have a special economic effect on the business entity that is distinguishable from the effect on the public; or
- (b) in the case of a substantial interest in real property, it is reasonably foreseeable that an action on the matter will have a special economic effect on the value of the property, distinguishable from its effect on the public.

Chapter 176 of the Texas Local Government Code mandates the public disclosure of certain information



concerning persons doing business or seeking to do business with the City of Killeen, including affiliations and business and financial relationships such persons may have with the City of Killeen. An explanation of the requirements of Chapter 176 and complete text of the new law are available at: https://www.ethics.state.tx.us/data/forms/conflict/CIQ.pdf

17. Gratuities

It shall be a breach of ethics to offer, give, or agree to give any employee of the City or for any employee of the City to solicit or accept from another person, a gratuity, or an offer of employment in connection with any decision regarding any part of a program requirement, proposal, or purchase request pending before the City.

18. Kickbacks

It shall be a breach of ethics for any payment, gratuity, or offer of employment to be made by or on behalf of a subcontractor under a contract to the prime contractor or higher tier subcontractor for any contract for the City, or any person associated therewith, as an inducement for the award of a subcontract or order.

19. Venue for Legal Action

This agreement shall be governed and construed according to the laws of the State of Texas. Venue for purposes of any and all lawsuits, causes of actions, claims or disputes shall be in Bell County, Texas.

20. Conflicts in Terms and Conditions for Bids

If any conflicts exist between the Terms and Conditions for Bids and the standard form of agreement between the owner and Bidder, the standard form of agreement between the owner and bidder shall prevail.

21. Insurance

All bidders shall have the appropriate amount of insurance while delivering the items once awarded, this coverage shall be present as to cover all losses up until the City accepts the items in writing.

A. Comprehensive General Liability and Property Damage Insurance.

The bidder shall take out and maintain during the life of this Contract such Comprehensive General Liability and Property Damage Insurance as shall protect the City from claims for damages or personal injury, including accidental death, as well as from claims for property damages which may arise from delivering the item under this contract, whether such operations be by himself or by a subcontractor or by anyone directly or indirectly employed by either of them, and the minimum amounts of such insurance shall be as follows:

Bodily Injury.

- (1) Each Occurrence \$1,000,000
- (2) Annual Aggregate \$2,000,000

Property Damage Insurance.

- (1) Each Occurrence \$1,000,000
- (2) Annual Aggregate \$2,000,000

B. Comprehensive Automobile Liability.

Bodily Injury

(1) Each Person - \$500,000



(2) Each Accident - \$1,000,000

Property Damage

(1) Each Occurrence - \$1,000,000

22. Disclosure of Interested Parties

Texas Government Code Section 2252.908 requires that parties contracting with governmental entities submit a disclosure of interested parties form for contracts entered into after January 1, 2016. Successful bidders shall electronically submit the form at the following website: https://www.ethics.state.tx.us/filinginfo/1295/ and provide the City with a certified copy prior to Council approval of the Bid award.

23. Acknowledgement - "Boycott Israel"

By signing and submitting this bid the vendor hereby verifies that it does not boycott Israel and will not boycott Israel during the term of this contract. Boycotting Israel is defined in Texas Government Code section 808.001 to mean refusing to deal with, terminating business activities with, or 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.

24. Acknowledgement - 'Boycott Energy Companies"

By signing and submitting this bid the vendor hereby verifies that it does not boycott energy companies and will not boycott energy companies during the term of the contract. "Boycott energy company" is defined in Texas Government Code section 809.001 to mean, without an ordinary business purpose, 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 with a company because the company: (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by Paragraph (A).

25. Acknowledgement – "Prohibition on contracts with companies that discriminate against firearm and ammunition industries"

By signing and submitting this bid the vendor hereby verifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of the contract against a firearm entity or firearm trade association. Discriminate against a firearm entity or a firearm trade association are defined in Texas Government Code section 2274.001 as (A) with respect to the entity or association, to (i) refuse to engage in the trade of any goods or services; (ii) refrain from continuing an existing business relationship; (iii) terminate an existing business relationship; or (iv) otherwise express a prejudice against the entity or association; and (B) does not include the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories.

SIGNATURE: _	And Palinar	DATE:	November 7, 2023
PRINT NAME: _	Todd Winnerman, President		



AFFIDAVIT

State	Texas		
County of	Travis		
	Todd Winnerman	, being duly sworn deposes a	nd attests that he/she is
	(name) President (title)	and is a duly authorized repr	
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		ications and related information, that h	
that he/she is a	authorized to submit such infor	mation on behalf of the Offeror, and the	nat such documents are true and
correct and co	ntain no factual errors or mater	ial misrepresentations.	
2.1	101-		
Month 1	Runn		
Signature			
Signed and sw	orn to me before this 7th	day of November	, 20 23
	50,000,000	**************************************	
allis	n Lavia		
Notary Public	;	n Notary	LLISON LAIRD Public, State of Texas
Mv Commissio	on expires: 10-2-2024	Comm	Expires 10-02-2024

County: Bell Project: Killen Fire Station No. 4/EOC/Training Facility Bid No.: 24-11

Litigation Summary

Summary of current or past project-necessitated litigation pursued by, or brought against, your firm in the previous five (5) years:

There are no judgments pending or outstanding against MW Builders, Inc. or its officers, nor have there been any
originating in the past five years. Construction contracting is challenging, and as with any major construction company,
from time to time we are involved in claims or litigation arising in the ordinary course of business. Given the size and
nature of our business, the number and type of litigation and/or claims are well below average. Unfortunately, from time to
time, MW Builders is forced to utilize dispute resolution to protect its rights. We view arbitration and litigation as a last
resort, and we encourage mediation to solve conflict when it occurs.

CERTIFICATION OF CONTRACTOR REGARDING DEBARMENT, SUSPENSION AND OTHER RESPONSIBILITY MATTERS

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 7 CFR Part 3017, Section 3017.510, Participants' responsibilities. The regulations were published as Part IV of the January 30, 1989 Federal Register (pages 4722-4733).

BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS

- 1) The prospective primary participant certifies to the best of its knowledge and belief, that it and its principals:
 - a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transaction by an Federal department or agency;
 - b) Have not within a three-year period preceding this proposal been convicted of or had a civil judgment rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
 - c) Are not presently indicted for or otherwise criminally or civilly charged by a governmental entity (Federal, State or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
 - d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.
- Where the prospective primary participant is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

MW Builders, Inc.	
Organization Name	
24-19: Killeen Fire Station No. 4/EOC/Training Facility	
Project Number and Name	
Todd Winnerman, President	
Name(s) and Title(s) of Authorized Representatives	
Mad Odinan	November 7, 2023
Signature(s)	Date

PROJECT: KILLEEN FIRE STATION NO. 4/EOC/TRAINING FACILITY

Instructions for Certification Regarding Debarment, Suspension, and Other Responsibility Matters

- 1) By signing and submitting this form, the prospective primary participant is providing the certification set out on the corresponding certification in accordance with these instructions.
- 2) The inability of a person to provide the certification required below will not necessarily result in denial of participation in this covered transaction. The prospective participant shall submit an explanation of why it cannot provide the certification set out on this form. The certification or explanation will be considered in connection with the department or agency's determination whether to enter into this transaction. However, failure of the prospective primary participant to furnish a certification or an explanation shall disqualify such person from participation in this transaction.
- 3) The certification in this clause is a material representation of fact upon which reliance was placed when the department or agency determined to enter into this transaction. If it is a later determined that the prospective primary participant knowingly rendered an erroneous certification, in addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.
- 4) The prospective primary participant shall provide immediate written notice to the department or agency to whom this proposal is submitted if at any time the prospective primary participant learns that its certification was erroneous when submitted or has become erroneous by reason of changed circumstances.
- 5) The terms "covered transaction," "debarred," "suspended," "ineligible," "lower tier covered transaction," "participant," "person," "Primary covered transaction," "principal," "proposal," and "voluntarily excluded," as used in this clause, have the meanings set out in the Definitions and Coverage section of the rules implementing Executive Order 12549. You may contact the department or agency to which this proposal is being submitted for assistance in obtaining a copy of those regulations.
- 6) The prospective primary participant agrees by submitting this form that, should the proposed covered transaction be entered into, it shall not knowingly enter into any lower tier covered transaction with a person who is debarred, suspended, declared ineligible, or voluntarily excluded from participation in this covered transaction, unless authorized by the department or agency entering into this transaction.
- 7) The prospective primary participant further agrees by submitting this form that it will include the clause titled "Certification Regarding Debarment, Suspension, Ineligibility and Voluntary Exclusion-Lower Tier Covered Transactions," provided by the department or agency entering into this covered transaction, without modification, in all lower tier covered transactions and in all solicitations for lower tier covered transactions.
- 8) A participant in a covered transaction may rely upon a certification of a prospective participant in a lower tier covered transaction that is not debarred, suspended, ineligible, or voluntarily excluded from the covered transaction, unless it knows that the certification is erroneous. A participant may decide the method and frequency by which it determines the eligibility of its principals. Each participant may, but is not required to, check the Non-procurement List.
- 9) Nothing contained in the foregoing shall be construed to require establishment of a system of records in order to render in good faith the certification required by this clause. The knowledge and information of a participant is not required to exceed that which is normally possessed by a prudent person in the ordinary course of business dealings.
- 10) Except for transactions authorized under paragraph 6 of these instruction, if a participant in a covered transaction knowingly enters into a lower tier covered transaction with a person who is suspended, debarred, ineligible, or voluntarily excluded from participation in this transaction, in a addition to other remedies available to the Federal Government, the department or agency may terminate this transaction for cause or default.

SECTION 00 73 08

CERTIFICATE OF COPORATE RESOLUTION

Ι,	Jeremy Lambden , S	ecretary, hereby certify as follows:
1.	I am the duly elected, qualified and acting Secretary of	MW Builders, Inc.
	a S- corp	
2.	The Corporation is duly incorporated, legally existing and in	good standing under the laws of the State
	of, and is duly qualified to transact business	and to own, operate and develop its
	properties in the State ofTexas	
}.		
		ard of Directors of the Corporation in
	accordance with the By-laws of the Corporation and applical	
	entered in the minutes of such meeting in the minute book of	·
	rescinded or modified in any respect and are presently in full	force and effect,
ŀ.	The following persons are duly elected, qualified and acting	officers of the corporation and hold
	respective offices set opposite their names:	
	Todd Winnerman : President : P	dent
	Jason Oldham : Vice F	President
	Jeremy Lambden : Secret	ary
	TO CERTIFY WHICH I have executed this certificate this _ 2023.	7th day of November
	Se	cretary
	STATE OF Texas COUNTY OF Travis	
	This instrument was acknowledged before me on the7th	day of November,
	2023 by Jeremy Lambden , S	Secretary, of
	MW Builders, Inc.	a corporation, on behalf of
	said Corporation.	
F		allism Land
1	ALLISON LAIRD Notary Public, State of Texas No	
1	Na Comm. Expires 10-02-2024	otary Public, State of TEXAS nme: Allison Laurd
	Or Notary ID 12121474 M	y commission expires 10 2 2024



STATEMENT OF UNANIMOUS CONSENT TO ACTION TAKEN IN LIEU OF A SPECIAL MEETING OF THE BOARD OF DIRECTORS

June 4, 2020

In lieu of a Special Meeting of the Directors of MW Builders, Inc. (the "Corporation"), the undersigned, constituting all of the Directors of the Corporation (the "Directors"), do hereby unanimously adopt, and consent to, the following resolutions and declare them to be in full force and effect as if they were adopted at a meeting duly held:

WHEREAS, The Corporation in its regular course of business must sign bid and proposal/documents and other related forms in order to properly submit bids and proposals for construction projects. Todd Winnerman is a duly elected President of the Corporation and in such an Officer position possesses the necessary and required authority to sign on behalf of, and bind the Corporation to, such bid and proposal documents, including all documents related thereto.

WHEREAS, in a Statement of Unanimous Consent dated January 24, 2017, the Corporation previously authorized Todd Winnerman to take these actions in his then-current role as Vice President of the Corporation, and now wishes to reaffirm that authorization for Todd Winnerman in his current capacity as President of the Corporation.

WHEREAS, it is necessary and in the best interest of the Corporation to approve this Board Resolution confirming that Todd Winnerman possesses such authority to fully bind the Corporation for any and all bids and proposal documents, and all documents related thereto.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors hereby reaffirms its January 24, 2017 Statement of Unanimous Consent regarding Todd Winnerman's authority, and confers upon Todd Winnerman as President of the Corporation all rights, empowerment, approvals and authority to sign on the Corporation's behalf all bids and proposal documents/forms and all documents related thereto, during the year 2020, and continuing during Todd Winnerman's tenure as President of the Corporation.

BE IT FURTHER RESOLVED, that this consent be in lieu of a special meeting of the Directors and shall be filed in the minute book of the Corporation in place of any minutes of any such meeting.

David Cimpl

R. Jason Evelyn

SECTION 00 73 08.1

NON-COLLUSION AFFIDAVIT

STA	ATE OF	Теха	as		§					
СО	UNTY OF	Trav	ris		§					
	h of the und	ersigne	ed, beir	g first duly		eposes and s	says that:			
Α.	Todd Winner	man	is the	President		of	MW Bu	uilders, Inc.		
Λ.	and		_							
	which entity	/(ies) is	/are th	e		of			the e	ntity
	making the								0	,
В.	The Proposition partnership, corporation directly or in proposal, and Proposer or proposing; to communicate Proposer, or of any other in the propose or the content pay, and limited liabition venturer or in the proposer.	the I indirect the Ir anyon the Property of the Ir anyon to fix a Property of the Ir has rents the Ir fee I lity continuous to the Ir fee I lity continuous the I lity continuous the Ir fee I	any, as Proposa tly indu not dire ne else poser he confer any ove ser, or greemen not, dire ereof, o to any mpany,	sociation, of all is genuing uced or so ectly or indicate mass not in a ence with erhead, protosecure ectly or indicate corporation organization.	organizatione and molicited are irectly color and anyone to fit or costant any advantagements color partnon, partnon, proportagements on, partnon, proportagements on, partnon, proportagements on, partnon, partnon, partnon, proportagements on, partnon, proportagements on, proportagements on, partnon, partnon, proportagements on, proportagements	ot collusive by other Proposal of Proposal	or shame opposed to priced, conditional transfer of the conditional transfer or the conditional transfer or transfer or transfer or any	nited liability; the Proposed in the Proposed	y compar poser has false or s greed with refrain to by agreem or any of osal, or of one intere ; and, furt down the paid, and	ny or not ham any from nent, other that ested ther, reof, I will ture,
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	(Signatui						gnature)	•		
	Todd Winne	rman								
	(Name P					(Na	ame Print	:ed)		
	D:d4									
-	President (Title)				G 	/Ti-	tle)			



CONFLICT OF INTEREST QUESTIONNAIRE

FORM CIQ

For vendor doing business with local governmental entity

	ges made to the law by H.B. 23, 84th Le	G / G	OFFICE USE ONLY
This questionnaire is being filed in ac has a business relationship as defin vendor meets requirements under Se		Date Received	
By law this questionnaire must be filed than the 7th business day after the difiled. See Section 176.006(a-1), Local filed.	d with the records administrator of the local grate the vendor becomes aware of facts that rall Government Code.	overnmental entity not later require the statement to be	
A vendor commits an offense if the ventor offense under this section is a misde	endor knowingly violates Section 176.006, Lo	ocal Government Code. An	
Name of vendor who has a bu	usiness relationship with local govern	mental entity.	
N/A			
completed questionnaire	re filing an update to a previously filed on the appropriate filing authority not the originally filed questionnaire was in	later than the 7th busines	ss day after the date on which
Name of local government of	ficer about whom the information is be	eing disclosed.	
-			
3	Name of Officer		
	or other business relationship with th ion 176.003(a)(2)(A). Also describe an		
Complete subparts A and B for	or each employment or business relation		
CIQ as necessary.			
	overnment officer or a family member of ment income, from the vendor?	the officer receiving or I	kely to receive taxable income,
	Yes No		
	receiving or likely to receive taxable incor		
of the local gover local government	nment officer or a family member of the al entity?	officer AND the taxable	ncome is not received from the
	Yes No		
	or business relationship that the vend respect to which the local governmer percent or more.		
N/A			
	vendor has given the local government o tion 176.003(a)(2)(B), excluding gifts de		
1.10	/		
- Mall De	mm	11/07	/2023
Signature of vendor doi	ng business with the governmental entity		ate

CERTIFICATE OF INTE		FOR M 1295			
Complete Nos. 1 - 4 and 6 if the Complete Nos. 1, 2, 3, 5, and 6	OFFI	CE USE ONLY			
Name of business entity filing form, a entity's place of business.				uskile	
2 Name of governmental entity or state which the form is being filed.			-tx	•	
3 Provide the identification number us and provide a description of the serv	ed by the governmental entity or state a rices, goods, or other property to be pro	gency to vided upd	track of ide the cont	entify the contract, ract.	
4 Name of Interested Party	City, State, Country	Natur	Nature of Interest (check applic		
Nume of interested 1 arty	(place of business)	Cor	ntrolling	Intermediary	
	KUI				
	St. MMM. ethilo				
	14.				
	No.				
	X VI				
	10				
.:0	9				
5 Check only if there is to Interest	ed Party.]			
6 UNSWORN DECLARATION					
My name is	and my date	of birth is _		<u>~</u>	
My address (street) (street) decrease under penalty of perjury that the fore	(city)	(state	e) (zip cod	ie) (country)	
Executed in County, S	State of , on the day o	f(moi		year)	
	Signature of authorized	agent of co (Declarant)	ntracting busi	ness entity	
ADD	ADDITIONAL PAGES AS NECE	SSARY			



Contract Verification

Texas law provides that a governmental entity may not enter into certain contracts for goods and services with a company unless the company provides written verification regarding aspects of the company's business dealings.

- Texas Government Code, Chapter 2271 the company must verify that it does not boycott Israel and will not boycott Israel during the term of the contract. Boycott Israel is defined in Government Code Chapter 808.
- Texas Government Code, Chapter 2274 the company must verify that it does not boycott energy companies and will not boycott energy companies during the term of the contract. Boycott energy company is defined in Government Code Chapter 809.
- Texas Government Code, Chapter 2274 the company must verify that it does not have a practice, policy, guidance or directive that discriminates against a firearm entity or firearm trade association and will not discriminate during the term of the contract against a firearm entity or firearm trade association. Verification is not required from a sole source provider. Discriminate, firearm entity and firearm trade association are defined in Government Code Chapter 2274.

Affected by the above statutes are contracts 1) with a company with ten (10) or more full-time employees, <u>and</u> 2) valued at \$100,000 or more to be paid wholly or partly from public funds. A contract with a sole proprietorship is not included.

By signing below, I verify that the company listed below does not boycott Israel, does not boycott energy companies and does not discriminate against firearms entities or firearm trade associations and will not do so during the term of the contract entered into with the City of Killeen. I further certify that I am authorized by the company listed below to make this verification.

And Palmer -	MW Builders, Inc.
Signature	Company Name
Todd Winnerman	President
Printed Name	Title
11/7/2023	
Date	



January 26, 2024



Ms. Lorianne Luciano
Director of Procurement & Contract Management
City of Killeen
101 N College Street
Killeen, TX 76541

RE: Recommendation of General Contractor for Construction of Fire Station 4 / EOC / Training Facility

Ms. Luciano,

We have reviewed and scored the two (2) proposals submitted for the construction of the Fire Station / EOC / Training facilities project. Based on the attached Scoring Tabulation, MW Builders is the highest-scoring Respondent. We therefore recommend the City enter into contract negotiations with MW Builders for this project.

This recommendation is based on the scoring of the submittals received, in accordance with the published scoring criteria established by the Bid Specifications. As the highest-scoring Respondent, MW Builders is recognized as the Respondent able to provide the best value to the City.

Statement of Qualifications (Qualitative Evaluation)

ICGM Group did not submit a Statement of Qualifications (Tables 1-5) nor a response to the Additional Qualifications Requested, both published in the Bidding Specifications. Conversely, MW Builders not only provided all the requested Qualifications, but scored adequately as compared to an industry-standard baseline for similar contracts as observed by the Architect across the state for similar contracts.

Bid Proposal Amount (Quantitative Evaluation)

ICGM Group's bid amount is incomplete and deemed unresponsive, as a cost breakdown for the two (2) Bid Alternates was not provided, nor were Unit Prices provided. Both were requested on the Bid Form. Instead, a single total (assumed to be base bid) was provided. Additionally, the total bid provided by ICGM is deemed to not fall within the range of reasonable and responsible construction costs for the quality and scope of the facilities defined in the contract documents. Engaging in a construction contract for the bid amount submitted could undermine the city's goals for completion of an acceptable and adequate facility within the published timeframe for construction, and could expose the City to unnecessary risk.MW Builders' Bid is both within industry standard for current market conditions as well as in-line with professional cost estimates provided by the Architect's cost consultant during design.

The attached Tabulation Summary is organized to match the Selection & Scoring Criteria published in the Bid Specifications. The Bid Tabulation, or evaluation of Proposed Cost is also included.

Please contact me if any additional information is needed.

Sincerely,

Justin Myers, AIA

Partner, Martinez Architects

SELECTION CRITERIA POINT TABULATION

(Scoring Matrix as defined by "Additional Qualifications" from Bidding Specifications)

City of Killeen Fire Station No. 4 / EOC / Training Facility Bid Date: January 17, 2024

General Contractor	Proposed	Experience &	Client	Project	Schedule & Cost	Proposal	Interview	-
	Cost	Qualifications	References	Approach	Estimates	Total	Evaluation	lotal
Point Value	40	30	10	10	10	100	25	125
ICGM Group	INCOMPLETE	UNRESPONSIVE	UNRESPONSIVE UNRESPONSIVE	UNRESPONSIVE	UNRESPONSIVE	0.0	0	0.0
MW Builders	40.0	18	6	8	8	83.0	0	83.0

Point Tabulation - Evaluation of Proposed Cost (40 Points)	posed Cost	(40	Points)
General Contractor	ICGM Group	р	MW Builders
Base Bid	\$ 7,783,086	00.	\$ 7,783,086.00 \$ 17,197,000.00
Alternate 1: Support Building	€	*	\$ 4,987,000.00
Alternate 2: Fire Training Structures	₩.	E.	\$ 1,634,000.00
тотаг	\$ 7,783,086	00.	\$ 7,783,086.00 \$ 23,818,000.00
Points Awarded	INCOMPLETE	Е	40.0

City of Killeen EOC and FS 4 - Training Campus Killeen, Texas



Schematic Design Estimate
June 9, 2023



1101 Ocean Drive P.O. Box 2682 Corpus Christi, Texas 78403 Office: 361/882-0469 Fax: 361/884-9358

www.agcm.com





RECAP SHEET

				MARK-UP	PERCENT	WE 100
DISCIPLINE / SCOPE OF WORK	QUANTITY	UNIT	UNIT COST	APPLIED	OF TOTAL	TOTAL
1. Total Construction Cost	40,790	SF	\$393.32	0%	60.8%	\$16,043,512
2. General Conditions	40,790	SF	\$27.53	7%	4.3%	\$1,123,046
3. Bonds & Insurance	40,790	SF	\$20.20	4%	3.1%	\$823,995
4. General Contractor Fee/Profit	40,790	SF	\$18.93	4%	4.1%	\$772,330
GENERAL CONTRACTORS'S CONSTRUCTION COST						
TOTAL	40,790	SF	\$459.99	15%	71.1%	\$18,762,883

				MARK-UP	PERCENT	
DISCIPLINE / SCOPE OF WORK	QUANTITY	UNIT	UNIT COST	APPLIED	OF TOTAL	TOTAL
5. Training Tower (FF-4) Owner Provided QUOTE	40,790	SF	\$20.84	0%	3.2%	\$850,000
6. Design/Surveying/Estimating Fees	40,790	SF	\$31.99	0%	4.9%	\$1,305,000
7. Owner Soft Cost (Testing, FF&E, etc.) Assumed 7.5%						
based on Owners Review Comments	40,790	SF	\$34.50	7.5%	5.3%	\$1,407,216
OWNERS COST TOTAL	40,790	SF	\$87.33	25%	13.5%	\$3,562,216
PROJECT COST (EXCLUDING ESCALATION, EST &						
DESIGN CONTINGENCY)	40,790	SF	\$547.32	35%	84.6%	\$22,325,099

				MARK-UP	PERCENT	
DISCIPLINE / SCOPE OF WORK	QUANTITY	UNIT	UNIT COST	APPLIED	OF TOTAL	TOTAL
8. Estimating & Design Contingency	40,790	SF	\$84.17	0%	13.0%	\$3,433,312
9. Escalation	40,790	SF	\$15.76	0%	2.4%	\$642,716
TOTAL PROJECT COST (INCLUDING ESCALATION, EST & DESIGN CONTINGENCY)		SF	\$647.25	84%	100.0%	\$26,401,127

Page 2 of 25 RECAP





SUMMARY SHEET - CONSTRUCTION COST

				PERCENT	
DISCIPLINE / SCOPE OF WORK	QUANTITY	UNIT	UNIT COST	OF TOTAL	тота
1. General Requirements	40,790	SF	\$0.00	0.00%	\$0
2. Demolition	40,790	SF	\$0.31	0.06%	\$12,794
3. Concrete	40,790	SF	\$24.93	4.45%	\$1,016,800
4. Masonry	40,790	SF	\$10.68	1.91%	\$435,545
5. Metals	40,790	SF	\$38.41	6.86%	\$1,566,600
6. Wood, Plastics, and Composites	40,790	SF	\$19.34	3.45%	\$788,841
7. Thermal and Moisture Protection	40,790	SF	\$25.44	4.54%	\$1,037,661
8. Openings	40,790	SF	\$21.08	3.77%	\$859,945
9. Finishes	40,790	SF	\$42.83	7.65%	\$1,747,079
10. Specialties	40,790	SF	\$4.55	0.81%	\$185,681
11. Equipment	40,790	SF	\$2.68	0.48%	\$109,183
12. Furnishings	40,790	SF	\$3.30	0.59%	\$134,415
13. Special Construction	40,790	SF	\$28.16	5.03%	\$1,148,616
14. Conveying Systems	40,790	SF	\$2.70	0.48%	\$110,000
15. Fire Suppression	40,790	SF	\$0.00	0.00%	\$0
16. Plumbing	40,790	SF	\$14.01	2.50%	\$571,470
17. HVAC	40,790	SF	\$23.51	4.20%	\$958,854
18. Electrical	40,790	SF	\$31.92	5.70%	\$1,301,968
19. Communications	40,790	SF	\$4.16	0.74%	\$169,680
20. Electronic Safety and Security	40,790	SF	\$6.45	1.15%	\$262,975
21. Earthwork	40,790	SF	\$28.96	5.17%	\$1,181,315
22. Exterior Improvements	40,790	SF	\$44.15	7.89%	\$1,800,878
23. Utilities	40,790	SF	\$15.77	2.82%	\$643,213
Subtotal Construction Cost	40,790	SF	\$393.32	70.25%	\$16,043,512
24. General Conditions	40,790	SF	\$27.53	4.92%	\$1,123,046
25. Estimating & Design Contingency	40,790	SF	\$84.17	15.03%	\$3,433,312
26. Bonds & Insurance	40,790	SF	\$20.20	3.61%	\$823,995
27. Escalation	40,790	SF	\$15.76	2.81%	\$642,716
28. General Contractors Fee / Profit	40,790	SF	\$18.93	3.38%	\$772,330
29. Training Tower (FF-4) Owner Provided					
QUOTE			EXCLUDED	, INCLUDED	IN RECAP
Total Construction Cost	40,790	SF	\$559.91	100.0%	\$22,838,910





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
. Ge	eneral Requirements	40,790	SF	\$0.00		\$0
	. No Scope	23.5%			ded in General Co	•
_	emolition	40,790	SF	\$0.31		\$12,794
a.	. Remove and Replace Existing Asphalt Pavement	250	SF	\$14.25		\$3,563
	Remove & Replace Existing Site Concrete - Allowance	1	LS	\$5,000.00		\$5,000
C.	. Remove Existing Trees Within Area	600	SF	\$3.50		\$2,100
d.	. Sawcut/Remove Existing Curb And Gutters	145	LF	\$2.15		\$312
e.	Demolish & Dispose Asphalt Pavement	200	SF	\$9.10		\$1,820
. Ca	st-In-Place Concrete	40.790	SF	\$24.93		\$1,016,800
3.1	FS 04 and EQC	25.070	SF	\$22.35		\$560.274
a.	Piles	,				<u> </u>
	Pile Drilling, auger 24" diameter (@ 20' depth)	26	EA	\$1,050,00		\$27,384
	Pile reinforcing, ready-mix and pumping	26	EA	\$1,950.00		\$50,856
	Pile Caps	26	EA	\$850.00		\$22,168
b.	Grade Beams/Tie Beams					÷,·
	Exterior Grade Beams & Tie Beams Formwork	4,806	SFCA	\$8.50		\$40,851
	Exterior Grade Beams-Assumed 24" x 36" (3 - #7					
	cont. T&B & #4 Stirrups 12" o.c.)	8	TON	\$3,500.00		\$29,241
	Exterior Grade Beams, Ready-mix, place and finish	196	CY	\$220.00		\$43,076
T	Interior Grade Beams & Tie Beams Formwork	8,582	SFCA	\$8.50		\$72,943
	Interior Grade Beams Assumed 18" x 36" (2 - #6 cont. T&B & #4 Stirrups 12" o.c.)	14	TON	\$3,500.00		\$48,510
	Interior Grade Beams Ready-mix, place and finish	318	CY	\$220.00		\$69,923
C.	Slab on Grade - 5" at living spaces	11,455		,		7
	Bar Reinforcing, #3's at 15" O.C.E.W.	3	TON	\$3,500.00		\$12,068
	Concrete - (5" thk., 3,000 PSI with 10% for Waste)	178	CY	\$175.00		\$31,183
	Concrete Place and Finish	178	CY	\$26.50		\$4,722
	Vapor barrier	11,455	SF	\$0.30		\$3,437
	Curing	11,455	SF	\$0.30		\$3,437
Ч	Slab on Grade - 8" Apparatus Bay	4,850				· ·
Į.	Bar Reinforcing, #4's at 12" O.C.E.W.	3	TON	\$3,500.00		\$11,373
	Concrete - (8" thk., 4,000 PSI with 10% for Waste)	120	CY	\$205.00		\$24,672
	Concrete Place and Finish	120	CY	\$26.50		\$3,189
	Vapor barrier	4.850	SF	\$0.30		\$1,455
	Curing	4,850	SF	\$0.30		\$1,455
6	Mis. Concrete	4,000	JI.	ψ0.30		φ1,400
U.	Upper Level Floor Slab, 3" LWIC Floor	89	CY	\$250.00		\$22,331





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
	Equipment/Mechanical Pads - Assuming (5) 20x20	2,000	SF	\$18.00		\$36,000
3.2	2 Maintenance Building	16,885	SF	\$27.04		\$456,527
a.	. Piles					
	Pile Drilling, auger 24" diameter (@ 20' depth)	20	EA	\$1,050.00		\$20,513
1	Pile reinforcing, ready-mix and pumping	20	EA	\$1,950.00		\$38,095
	Pile Caps	20	EA	\$850.00		\$16,606
b.	. Grade Beams/Tie Beams					
	Exterior Grade Beams & Tie Beams Formwork	4,200	SFCA	\$8.50		\$35,700
	Exterior Grade Beams-Assumed 24" x 36" (3 - #7 cont. T&B & #4 Stirrups 12" o.c.)	7	TON	\$3,500.00		\$25,554
	Exterior Grade Beams, Ready-mix, place and finish	171	CY	\$220.00		\$37,644
	Interior Grade Beams & Tie Beams Formwork	7,493	SFCA	\$8.50		\$63,686
	Interior Grade Beams Assumed 18" x 36" (2 - #6 cont. T&B & #4 Stirrups 12" o.c.)	11	TON	\$3,500.00		\$38,583
	Interior Grade Beams Ready-mix, place and finish	278	CY	\$220.00		\$61,050
c.	Slab on Grade - 5" at living spaces	5,055				
	Bar Reinforcing, #3's at 15" O.C.E.W.	2	TON	\$3,500.00		\$5,325
	Concrete - (5" thk., 3,000 PSI with 10% for Waste)	79	CY	\$165.00		\$12,975
	Concrete Place and Finish	79	CY	\$26.50		\$2,084
	Vapor barrier	5,055	SF	\$0.30		\$1,517
	Curing	5,055	SF	\$0.30		\$1,517
d.	Slab on Grade - 8" Apparatus Bay	7,155				
	Bar Reinforcing, #4's at 12" O.C.E.W.	5	TON	\$3,500.00		\$16,778
	Concrete - (8" thk., 4,000 PSI with 10% for Waste)	178	CY	\$205.00		\$36,398
	Concrete Place and Finish	178	CY	\$26.50		\$4,705
	Vapor barrier	7,155	SF	\$0.30		\$2,147
	Curing	7,155	SF	\$0.30		\$2,147
e.	Mis. Concrete					
	Upper Level Floor Slab, 3" LWIC Floor	48	CY	\$250.00		\$11,904
	Equipment/Mechanical Pads - Assuming (3) 20x20	1,200	SF	\$18.00		\$21,600
Ma	sonry	40,790	SF	\$10.68		\$435,545
4.1	FS 04 and EOC	25,070	SP	\$11.62		\$291,265
a.	Limestone Veneer at Columns	1,280	SF	\$45.75		\$58,560
b.	Brick Veneer	8,075	SF	\$24.75		\$199,856
c.	Exterior 8" CMU	675	SF	\$19.85		\$13,399
d.	8" CMU at Elevator	600	SF	\$18.25		\$10,950
e.	Dumpster Enclosure - Allowance	1	LS	\$8,500.00		\$8,500
4.2	Maintenance Building	25.070	SF	\$5.76		\$144,280





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
a.	8" CMU at Apparatus Bay, Exercise, PPE, Utility, Workroom, Exercise, PPE, Utility, Workroom, Decon, Dumpster Enclosure	7,440	SF	\$18.25		\$135,780
b.	. Dumpster Enclosure - Allowance	1	LS	\$8,500.00		\$8,500
. Me	etals	40,790	SF	\$38.41		\$1,566,600
5.1	I FS 04 and EOC	25,070	SF	\$51.64		\$1,294,583
a.	Structural Steel / Joist Framing at 2nd Floor - (Allowed . 8 Pounds per SF)	35	TON	\$3,800.00		\$133,304
b.	Connections, Baseplates, Gussets, Stiffeners, Lintels, Bracing, Uplift Bridging, etc (Allowed 15% of Weight)	5	TON	\$3,800.00		\$19,996
C.	Erection, Mobilization, Demobilization, etc	40	TON	\$2,200.00		\$88,752
d.	. Composite Metal Floor Decking	88	SQ	\$525.00		\$46,043
e.	Structural Steel / Joist Framing at Roof - (Allowed 6 Pounds per SF)	71	TON	\$3,800.00		\$271,434
f.	Connections, Baseplates, Gussets, Stiffeners, Lintels, Bracing, Uplift Bridging, etc (Allowed 15% of Weight)	11	TON	\$3,800.00		\$40,715
g.	Erection, Mobilization, Demobilization, etc	82	TON	\$2,200.00		\$180,718
h.	Metal Roof Decking	238	SQ	\$495.00		\$117,860
i.	Secondary Stairs - Steel Framed with Concrete Filled Metal Pans	372	LF RSR	\$325.00		\$121,024
j.	Secondary Stairs - Metal Guardrail & Handrails	255	LF	\$225.00		\$57,375
k,	Guardrails at Mezzanine	65	LF	\$285.00		\$18,525
I.	6" Exterior Metal Stud Partition Framing	19,590	SF	\$10.15		\$198,839
5.2	Maintenance Building	16,886	SF	\$16,11		\$272,017
a.	Structural Steel / Joist Framing at 2nd Floor - (Allowed 8 Pounds per SF)	19	TON	\$3,800.00		\$71,060
b.	Connections, Baseplates, Gussets, Stiffeners, Lintels, Bracing, Uplift Bridging, etc (Allowed 15% of Weight)	3	TON	\$3,800.00		\$10,659
c.	Erection, Mobilization, Demobilization, etc	22	TON	\$2,200.00		\$47,311
d.	Composite Metal Floor Decking	47	SQ	\$525.00		\$24,544
e.	Secondary Stairs - Steel Framed with Concrete Filled Metal Pans	160	LF RSR	\$325.00		\$52,068
f,	Secondary Stairs - Metal Guardrail & Handrails	105	LF	\$225.00		\$23,625
g.	Guardrails at Mezzanine	150	LF	\$285.00		\$42,750
Wo	ood, Plastics, and Composites	40,790	SF	\$19.34		\$788,841
6.1	FS 04 and EOC	23.750	SF	\$27.59		\$655,278





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
T			+		OI TOTAL	
a.		40,790	SF	\$1.45		\$59,146
b.	,	22,250	SF	\$9.50		\$211,375
C.	Sheathing at Exterior Wall	19,590	SF	\$2.50		\$211,375
d,	- J	22,250	SF	\$2.80		\$62,300
e.						
-	Base Cabinets, Plastic Laminate	20	LF	\$380.00		\$7,600
1_	Wall Cabinets, Plastic Laminate	20	LF	\$325.00		\$6,500
_	Countertop, Plastic Laminate	20	LF	\$80.00		\$1,600
f,	Millwork at Kitchen					
	Base Cabinets, Plastic Laminate	35	LF	\$380.00		\$13,300
	Wall Cabinets, Plastic Laminate	18	LF	\$325.00		\$5,850
	Countertop, Stainless Steel					
g.	Millwork at Breakroom					
	Base Cabinets, Plastic Laminate	45	LF	\$380.00		\$17,100
	Countertop, Stainless Steel	45	LF	\$80.00		\$3,600
h.	Millwork at Copy/Supply and Study Rooms					
	Built-In Desk, Plastic Laminate, Concealed Carriers	397	LF	\$81.26		\$32,260
	Tall Cabinets Officer Dorms and Kitchen Work Areas	8	EA	\$1,500.00		\$12,000
	Laminate	65	LF	\$80.00		\$5,200
	Kitchen Island, Base Cabinet & Countertop	12	LF	\$506.00		\$6,072
6.2	Maintenance Building	17,040	SF	\$7.84		\$133,563
a.	Rough Carpentry - Allowance	17,040	SF	\$1.45		\$24,708
b.	Roof Underlayment	7,050	SF	\$9.50		\$66,975
c.	Rough Carpentry - Roof - Allowance	7,050	SF	\$2.80		\$19,740
d.	Built-In Desk, Plastic Laminate, Concealed Carriers	125	LF	\$84.00		\$10,500
e.	Tall Cabinets Officer Dorms and Kitchen Work Areas	5	EA	\$1,500.00		\$7,500
f.	Countertops at Restrooms and Laundry, Plastic Laminate	8	LF	\$80.00		\$640
g.	Work Bench	1	EA	\$3,500.00		\$3,500
The	ermal and Moisture Protection	40,790	SF	\$25.44		\$1,037,661
7.1	FS 04 and EOC	25,070	SF	\$36.38		\$912,026
a.	Fluid Applied Moisture Barrier / Damp proofing at Exterior Wall	19,590	SF	\$2.25		\$44,078
b.	Fire, Moisture and Acoustical Caulking and Sealants - Allowance	25,070	SF	\$1.45		\$36,352
c.	Batt Insulation at Exterior Wall	19,590	SF	\$1.75		\$34,283
d.	2" Rigid Insulation at Exterior Wall	20,265	SF	\$2.50		\$50,663
е.	Vinyl Faced Ceiling Insulation at Apparatus Bay	4,845	SF	\$4.10		\$19,865





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
f.	Standing Seam Metal Roof	23,810	SF	\$15.00		\$357,150
_	Cap/Coping - Allowance	820	LF	\$35.00		\$28,700
_	Metal Wall Panels	6.415	SF	\$22.50		\$144,338
h.	Exterior Metal Perforated Screen-Allowance	4,000	SF	\$40.00		\$160,000
	Interior Metal Wall Paneling at Apparatus Bay & Shop Areas	2,440	SF	\$15.00		\$36,600
7.2	Maintenance Building	17,040	SF	\$7.37		\$125,635
a.	Fluid Applied Moisture Barrier / Damp proofing at Exterior Wall	11,350	SF	\$2.25		\$25,538
b.	Fire, Moisture and Acoustical Caulking and Sealants - Allowance	17,040	SF	\$1.45		\$24,708
c.	Vinyl Faced Ceiling Insulation at Apparatus Bay	7,090	SF	\$4.10		\$29,069
d.	Interior Metal Wall Paneling at Apparatus Bay & Shop Areas	3,088	SF	\$15.00		\$46,320
Ор	enings	40,790	SF	\$21.08		\$859,945
8.1	FS 04 and EOC	25,070	SF	\$22,69		\$568,835
a.	Exterior Hollow Metal Doors 3'-0" x 7'-0"	7	EA	\$950.00		\$6,650
b.	Exterior Hollow Metal Frames 3'-0" x 7'-0"	7	EA	\$475.00		\$3,325
c.	Interior Hollow Metal Doors - 3'-0" x 7'-0"	12	EA	\$625.00		\$7,500
d.	Interior Pocket Doors 3'-0" x 7'-0"	15	EA	\$930.00		\$13,950
e.	Interior Wood Solid Core Doors 3'-0" x 7'-0"	47	EA	\$615.00		\$28,905
f.	Interior Hollow Metal Frames 3'-0" x 7'-0"	59	EA	\$425.00		\$25,075
g.	Exterior Storefront Entrance 3'-0" x 7'-0"	7	EA	\$4,200.00		\$29,400
h,	Hardware at Exterior Single Door Openings	7	EA	\$1,400.00		\$9,800
i.	Hardware at Interior Single Door Openings	74	EA	\$1,000.00		\$74,000
j,	Exterior Curtainwall - Allowance	835	SF	\$95.00		\$79,325
k.	Exterior Storefront - Allowance	1,405	SF	\$85.00		\$119,425
1.	Exterior Punched Openings	540	SF	\$50.00		\$27,000
m.	Overhead Door at Apparatus Bay, 14'-0" x 12' HT, Fully Glazed, Motorized	4	ĒΑ	\$15,120.00		\$60,480
	Bi-Folding Door at Apparatus Bay, 14'-0" x 14' HT, Fully Glazed, Motorized	4	EA	\$21,000.00		\$84,000
8.2	Maintenance Building	17,040	SF	\$17.08		\$291,110
a.	Exterior Hollow Metal Doors 3'-0" x 7'-0"	4	EA	\$950.00		\$3,800
b.	Exterior Hollow Metal Frames 3'-0" x 7'-0"	4	EA	\$475.00		\$1,900
C.	Interior Hollow Metal Doors - 3'-0" x 7'-0"	15	EA	\$625.00		\$9,375
d.	Interior Wood Solid Core Doors 3'-0" x 7'-0"	11	EA	\$615.00		\$6,765
e.	Interior Hollow Metal Frames 3'-0" x 7'-0"	26	EA	\$425.00		\$11,050





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
f.	Hardware at Exterior Single Door Openings	4	EA	\$1,400.00		\$5,600
_	Hardware at Interior Single Door Openings	26	EA	\$1,000.00		\$26,000
-	Exterior Punched Openings	144	SF	\$50.00		\$7,200
	Overhead Door at Apparatus Bay, 14'-0" x 14' HT, Fully					
j.	Glazed, Motorized	3	EA	\$17,640.00		\$52,920
j.	Hangar Door, 50' x 18'-0" HT	1	EA	\$166,500.00		\$166,500
. Fin	nishes	40,790	SF	\$42.83		\$1,747,079
9.1	FS 04 and EOC	25,070	SF	\$57.81		\$1,449,357
a.	Flooring					
	Sealed Concrete at Apparatus Bay, Maintenance Bay, Storage, Supply, Shop, Riser, Gear Rooms, IT, Electrical	8,330	SF	\$2.85		\$23,741
	LVT Flooring at Corridors, Kitchen, Dayroom, Breakrooms, Laundry & , Lobbies	5,120	SF	\$5.95		\$30,464
	Tile Flooring at Restrooms & Changing	1,230	SF	\$12.50	ļi	\$15,375
	Carpet Flooring at Offices, Training	890	SY	\$45.00		\$40,050
	Rubber Flooring at Exercise room	850	SF	\$35.00		\$29,750
b.	Base					
	Tile Base at Restrooms	375	LF	\$6.15		\$2,306
	Rubber Base, Roppe 4"	4,230	LF	\$2.50		\$10,575
C.	Ceiling					
	Suspended Acoustical Tile System, 2' x 2'	13,975	SF	\$4.15		\$57,996
	Gypsum Ceiling at Restrooms, Showers, Etc.	1,230	SF	\$9.25		\$11,378
d.	Painting & Coatings					
	Interior Painting, CMU, Gypsum Walls, etc.	54,990	SF	\$1.85		\$101,732
	Paint Exposed Ceiling at Apparatus Bay & Exercise	8,330	SF	\$4.50		\$37,485
e.	Wall Surfacing					
	Ceramic Tile Walls at Restrooms, 9' Ht.	3,375	SF	\$15.50		\$52,313
	Ceramic Tile Walls at Kitchen Backsplash, 1"-6" Ht.	30	SF	\$15.50		\$465
	Corridor/Room Separation- Interior Metal Stud Wall Framing - Includes 3-5/8" Metal Stud, Insulation, 5/8" GWB, etc.	1,660	LF	\$128.25		\$212,895
	Shop/Bay- Interior Metal Stud Wall Framing - Includes 6" Metal Stud, Insulation, 5/8" GWB, etc.	4,545	LF	\$151.50		\$688,568
	Plumbing-Interior Metal Stud Wall Framing - Includes 3-5/8" Metal Stud, Insulation, 5/8" GWB, etc.	115	LF	\$190.40		\$21,896
	Interior Gypsum Wall Board Assembly at Exterior Wall	19,590	SF	\$5.50		\$107,745
	Acoustical Wall Panels at Training - Assumed 4' HT	185	SF	\$25.00		\$4,625





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
9.2	Maintenance Building	17,040	SF	\$17.47		\$297,722
a.	Flooring					
	Sealed Concrete at Apparatus Bay, Maintenance Bay, Storage, Supply, Shop, Riser, Gear Rooms, IT, Electrical	12,490	SF	\$2.85		\$35,597
	VCT Flooring at Corridors, Kitchen, Dayroom, Breakrooms, Laundry, Janitor, Lobbies	2,720	SF	\$4.15		\$11,288
	Epoxy Flooring at Restrooms & Changing	140	SF	\$9.50		\$1,330
	Carpet Flooring at Offices, Training	87	SY	\$42.00		\$3,640
b.	Base					
	Rubber Base, Roppe 4"	2,305	LF	\$2.00		\$4,610
c.	Ceiling					
	Suspended Acoustical Tile System, 2' x 2'	3,335	SF	\$4.15		\$13,840
	Gypsum Ceiling at Restrooms, Showers, Etc.	140	SF	\$9.25		\$1,295
d.	Painting & Coatings					
	Interior Painting, CMU, Gypsum Walls, etc.	29,720	SF	\$1.85		\$54,982
	Paint Exposed Ceiling at Apparatus Bay & Support Spaces	12,655	SF	\$4.50		\$56,948
e.	Wall Surfacing					
	FRP Panels at Restrooms & Janitor	765	SF	\$8.50		\$6,503
	Corridor/Room Separation-Interior Metal Stud Wall Framing - Includes 3-5/8" Metal Stud, Insulation, 5/8" GWB, etc.	217	LF	\$128.25		\$27,830
	Plumbing-Interior Metal Stud Wall Framing - Includes 3-5/8" Metal Stud, Insulation, 5/8" GWB, etc.	26	LF	\$190.40		\$4,950
	Interior Gypsum Wall Board Assembly at Exterior Wall	13,620	SF	\$5.50		\$74,910
0. Spe	ecialties	40,790	SF	\$4.55		\$185,681
10.	1 FS 04 and EOC	23,750	SF	\$6.86		\$162,950
a.	Restroom Accessories					
	36" Grab Bar	4	EA	\$86.25		\$345
	42" Grab Bar	4	EA	\$91.25		\$365
	L-Shaped Grab Bar at ADA Shower	2	EA	\$207.50		\$415
	Fold Down Shower Seat at ADA Shower	2	EA	\$685.00		\$1,370
	ADA Shower Threshold	2	EA	\$212.50		\$425
	Shower Curtain, Rod, Hooks - 3'	2	EA	\$150.00		\$300
	Shower Curtain, Rod, Hooks - 5'	6	EA	\$250.00		\$1,500
	Soap Dispenser	12	EA	\$165.00		\$1,980





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
Ť			_		OFTOTAL	
1	Paper Towel Dispenser & Waste Receptacle Combo	12	LF	\$472.50		\$5,670
-	Mirrors, 24" x 48"	11	EA	\$402.50		\$4,428
-	Toilet Paper Dispenser	13	EA	\$167.50		\$2,178
1	Sanitary Napkin Disposal	3	EA	\$50.00		\$150
	Robe Hook	9	EA	\$86.25		\$776
	Towel Bar	9	EA	\$75.00		\$675
	Broom & Mop Rack	1	EA	\$361.25		\$361
b.	Room Signage	61	EA	\$125.00		\$7,625
c.	Exterior Extruded Metal Letters "Emergency Operations Center Training Acadamy" - Allowance	40	EA	\$350.00		\$14,000
c,	Exterior Extruded Metal Letters "EOC" - Allowance	3	EA	\$2,500.00		\$7,500
d.	Exterior Extruded Metal Number "4" - Allowance	1	EA	\$2,500.00		\$2,500
f.	Fire Extinguisher, Recessed Cabinet	6	EA	\$500.00		\$3,000
g.	Projector & Screen at Training - Allowance	3	LS	\$6,000.00		\$18,000
h.	Corner Guards, Rigid Vinyl, 3" Wings, 8' HT	21	EA	\$161.25		\$3,386
i.	Markerboard, Best-Rite 4' x 6' at Training	3	EA	\$787.50	Ì	\$2,363
	Tackboard, Best-Rite 4' x 4' at Training	3	EA	\$387.50		\$1,163
k.	Enclosed Bulletin Board, Aarco 10-942, Illuminated, 4' x 8'	1	EA	\$4,170.00		\$4,170
1.	PPE Storage, Gear Grid Storage Units	110	EA	\$711.88		\$78,306
10.	2 Maintenance Building	17,040	SF	\$1.33		\$22,731
a.	Restroom Accessories					
	36" Grab Bar	2	EA	\$86.25		\$173
	42" Grab Bar	2	EA	\$91.25		\$183
	L-Shaped Grab Bar at ADA Shower	2	EA	\$207.50		\$415
	Fold Down Shower Seat at ADA Shower	2	EA	\$685.00		\$1,370
	ADA Shower Threshold	2	EA	\$212.50		\$425
	Shower Curtain, Rod, Hooks - 5'	2	EA	\$250.00		\$500
	Soap Dispenser	2	EA	\$165.00		\$330
	Paper Towel Dispenser & Waste Receptacle Combo	2	EA	\$472.50		\$945
	Mirrors, 24" x 48"	2	EA	\$402.50		\$805
	Toilet Paper Dispenser	2	EA	\$167.50		\$335
	Sanitary Napkin Disposal	1	EA	\$50.00		\$50
	Robe Hook	2	EA	\$86.25		\$173
	Towel Bar	2	EA	\$75.00		\$150
	Broom & Mop Rack	1	EA	\$361.25		\$361





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
_		QUANTITY	+		OFTOTAL	
b.	Room Signage	26	EA	\$125.00		\$3,250
	Exterior Extruded Metal Letters "Fire Station					
C.	Maintenance Hanger" - Allowance	28	EA	\$350.00		\$9,800
f.	Fire Extinguisher, Recessed Cabinet	5	EA	\$500.00		\$2,500
h.	Corner Guards, Rigid Vinyl, 3" Wings, 8' HT	6	EA	\$161.25		\$968
1. Eq	uipment	40,790	SF	\$2.68		\$109,183
11.	.1 FS 04 and EOC	23,750	SF	\$2.12		\$50,420
a.	Kitchen Equipment	1	LS	\$30,700.00		
	Residential Range	1	EA	\$11,500.00		\$11,500
	Residential Range Hood	1	EA	\$1,700.00		\$1,700
	Refrigerator	5	EA	\$1,900.00		\$9,500
	Dishwasher	2	EA	\$1,300.00		\$2,600
	Ice Maker - Allowance	111	EA	\$5,400.00		\$5,400
b,	Laundry & PPE Equipment	1	LS	\$19,720.00		
	PPE Drying Cabinet	1	EA	\$16,500.00		\$16,500
	Residential Washer	1	EA	\$1,720.00		\$1,720
	Residential Dryer	1	EA	\$1,500.00		\$1,500
11.	2 Maintenance Building	17,040	SF	\$3.45		\$58,763
a.	Kitchen Equipment	1	LS	\$21,800.00		
	Residential Range	1	EA	\$11,500.00		\$11,500
	Residential Range Hood	1	EA	\$1,700.00		\$1,700
	Refrigerator	1	EA	\$1,900.00		\$1,900
	Dishwasher	1	EA	\$1,300.00		\$1,300
	Ice Maker - Allowance	1	EA	\$5,400.00		\$5,400
b.	Laundry & PPE Equipment	1	LS	\$36,962.50		_
	Commercial Extractor	3	EA	\$11,247.50		\$33,743
	Residential Washer	1	EA	\$1,720.00		\$1,720
	Residential Dryer	1	EA	\$1,500.00		\$1,500
2. Fur	rnishings	40,790	SF	\$3.30		\$134,415
12.	1 FS 04 and EOC	23,750	SF	\$4.60		\$109,350
a.	Kitchen & Breakroom Countertops, Stainless Steel	258	SF	\$255.00		\$65,790
b.	Restroom Quartz on Plywood Countertops & Plastic Laminate Plumbing Enclosure	88	LF	\$495.00		\$43,560
12.	2 Maintenance Building	17,040	SF	\$1.47		\$25,065
a.	Kitchen & Breakroom Countertops, Stainless Steel	75	SF	\$255.00		\$19,125





	ITEM	QUANTITY	UNIT	LINIT COST	PERCENT	TOTAL
_	ITEM	QUANTITY	UNIT	UNIT COST	OF TOTAL	TOTAL
b.	Restroom Quartz on Plywood Countertops & Plastic Laminate Plumbing Enclosure	12	LF	\$495.00		\$5,940
. Sp	ecial Construction	40,790	SF	\$28.16		\$1,148,616
13.	1 FS 04 and EOC	40,790	SF	\$7.42		\$302,575
a.	Cantilevered Canopies at EOC	1,705	SF	\$55.00		\$93,775
b,	Prefinished Metal (Wood Look) Soffit, Berridge FW-12	8,700	SF	\$24.00		\$208,800
13.	2 Maintenance Building	16,885	SF	\$41.68		\$703,805
a.	Pre-Engineered Metal Building					
	Clear Span Tapered Beam Frame, incl. misc. steel	17,040	SF	\$24.50		\$417,480
	Exterior Sheathing at Exterior Wall	13,620	SF	\$7.75		\$105,555
	Prefinished Gutters	200	LF	\$11.50		\$2,300
	Prefinished Downspouts	270	LF	\$16.50		\$4,455
	Trim & Fascia	450	LF	\$22.70		\$10,215
	Prefinished Metal Soffit, Berridge FW-12	250	SF	\$15.00		\$3,750
b.	Cantilevered Canopies at Maintenance Building	2,910	SF	\$55.00		\$160,050
13.	3 Classroom Building (PEMB)	1,410	SF	\$100,88		\$142,236
a.	Pre-Engineered Metal Building					
	Clear Span Tapered Beam Frame, incl. misc. steel	1,410	SF	\$20.00		\$28,200
	Metal Roofing (including Clear panels)	1,558	SF	\$7.50		\$11,685
	Prefinished Gutters	160	LF	\$10.00		\$1,600
	Prefinished Downspouts	120	SF	\$12.00		\$1,440
	Concrete Slab	1,558	SF	\$9.75		\$15,191
	Concrete Foundation	1,410	SF	\$21.50		\$30,315
	Propane Gas Tank - Assume 1000 Gln	1	EA	\$10,000.00		\$10,000
	Teaching Wall- Assumed 8" CMU Wall, 10' HT	500	SF	\$19.85		\$9,925
	Visual Aids (Projectors, Smart Boards, Markerboards, etc.	1	LS	\$8,500.00		\$8,500
	MEP - Fans, Light Fixtures & Power	1,410	SF	\$18.00		\$25,380
13.4	4 Training Building/Tower	1,410	SF	\$0.00		\$0
	Pricing Quote- Fire Training Tower & Adjacent Site Props	Excluded	i, Ass	umed Owne	er Provided	Pricing Que
Cor	nveying Systems	40,790	SF	\$2.70		\$110,000
	New Freight Elevators-Assumed Hydraulic 3,500 lb 2 Floors	1	EA	\$110,000.00		\$110,000
-	Suppression	40,790	SF	\$0.00		\$0
	Fire Sprinkler System, Wet Pipe System				. Assumed Not R	•





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
. Pli	umbing	40,790	SF	\$14,01		\$571,470 \$363,810
	.1 FS 04 and EOC	23,750	SF	\$15,32		
	Plumbing Fixtures	W411.04	01	4.000		9000,010
+=	ADA/TAS Water Closet, Floor Mounted	4	EA	\$2,590.00		\$10,360
	Standard Water Closet, Floor Mounted	8	EA	\$2,495.00		\$19,960
+	ADA/TAS Lavatory, Wall Hung	11	EA	\$2,255.00		\$24,805
	ADA/TAS Lavatory, Wall Hung, Stainless Steel at Dec	1	EA	\$2,590.00		\$2,590
	Kitchen Sink, Single, Stainless Steel, Drop-In	1	EA	\$2,195.00		\$2,195
	Kitchen Sink, Double, Stainless Steel, Drop-In	2	EA	\$3,000.00		\$6,000
	Mop Sink	1	EA	\$1,825.00		\$1,825
	3'-6"x5' Shower Stall	6	EA	\$4,500.00		\$27,000
	3'-6"x5' Shower Stall, Stainless Steel at Decon	1	EA	\$5,500.00		\$5,500
\top	3'x3' Shower Stall	2	EA	\$3,500.00		\$7,000
	ADA/TAS Electric Water Cooler, Dual Height with			7-1		V. 1000
	Bottle Filling Station	1	EA	\$3,050.00		\$3,050
\top	Eyewash Station	1	EA	\$7,500.00		\$7,500
_	Water Heaters, 50 Gal. (Includes Recirculating Pumps)	1	EA	\$22,500.00		\$22,500
1	Water Softener	11	EA	\$15,000.00		\$15,000
C.	Domestic Water Piping	1,735	LF	\$45.00		\$78,075
-	Sanitary Waste and Vent Piping	580	LF	\$40.00		\$23,200
e.	Trench Drains at Apparatus Bay	150	LF	\$225.00		\$33,750
f.	Compressed Air System at Apparatus Bay (80 Gal. Tank, 5 HP, 2 Stage/3Phase) - Allowance	1	LS	\$15,000.00		\$15,000
j.	Precast Sand-Oil Interceptor (750 Gal.)	1	LS	\$55,000.00		\$55,000
1.	Grease Waste Line (Allowance)	175	LF	\$20.00		\$3,500
16.	2 Maintenance Building	17,040	SF	\$12.19		\$207,660
a.	Plumbing Fixtures					
	ADA/TAS Water Closet, Floor Mounted	2	EA	\$2,590.00		\$5,180
	ADA/TAS Lavatory, Wall Hung	2	EA	\$2,255.00		\$4,510
	Kitchen Sink, Single, Stainless Steel, Drop-In	1	EA	\$2,195.00		\$2,195
	Kitchen Sink, Double, Stainless Steel, Drop-In	1	EA	\$3,000.00		\$3,000
	Mop Sink	2	EA	\$1,825.00		\$3,650
	3'-6"x5' Shower Stall	2	EA	\$4,500.00		\$9,000
	Eyewash Station	1	EA	\$7,500.00		\$7,500
b.	Water Heaters, 30 Gal. (Includes Recirculating Pumps)	1	EA	\$15,000.00		\$15,000
	Water Softener	1	EA	\$15,000.00		\$15,000





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
Τ.			-		OFTOTAL	
_	Domestic Water Piping	615	LF	\$45.00		\$27,675
_	Sanitary Waste and Vent Piping	280	LF	\$40.00		\$11,200
e.	Trench Drains at Maintenance Building	150	LF	\$225.00		\$33,750
	Compressed Air System at Maintenance Bay (80 Gal.					
f.	Tank, 5 HP, 2 Stage/3Phase) - Allowance	1	LS	\$15,000.00		\$15,000
g.	Precast Sand-Oil Interceptor (750 Gal.)	1	LS	\$55,000.00		\$55,000
. HV	AC	40,790	SF	\$23.51		\$958,854
17.	1 FS 04 and EOC	23,750	SF	\$28.86		\$685,397
a.	DX Unit, (2TON) w/ Exhaust (Kitchen)	1	EA	\$6,500.00		\$6,500
b.	DX Units	35	TON	\$2,550.00		\$88,400
c.	Misc. Pads/ Enclosure	1	LS	\$15,000.00		\$15,000
d.	Ductless Mini Split, 2 Ton (IT)	1	EA	\$6,500.00		\$6,500
e.	Sheet Metal Ductwork, Flex Duct	9,075	LBS	\$10.50		\$95,288
f.	Sheet Metal Ductwork Insulation	6,806	SF	\$9.50		\$64,659
g.	Air Devices	16,500	SF	\$2.50		\$41,250
h.	Terminal Units (VVT at Dorms) & FCUs	14	EA	\$4,500.00		\$63,000
h.	Exhaust System & Ductwork- Apparatus Bay	4,595	SF	\$15.00		\$68,925
h(1.)	Mechanical Louver Allowance- Apparatus Bay	1	LS	\$20,000.00		\$20,000
j.	Exhaust Fans - Restroom, Kitchen, Fitness	1	LS	\$39,000.00		\$39,000
I.	Electric Unit Heaters (w/ heating element) at Apparatus Bay, Shop	5	EA	\$4,500.00		\$22,500
m.	Testing and Balancing	23,750	SF	\$2.00		\$47,500
n.	Controls & Instrumentation	23,750	SF	\$2.50		\$59,375
О.	Commissioning	23,750	SF	\$2.00		\$47,500
17.	2 Maintenance Building	17,040	SF	\$16.05		\$273,457
a.	DX Units	10	TON	\$2,550.00		\$24,707
b.	Ductless Mini Split, 2 Ton (Storage)	3	EA	\$4,500.00		\$13,500
c.	Sheet Metal Ductwork, Flex Duct	1,962	LBS	\$10.50		\$20,601
d.	Sheet Metal Ductwork Insulation	1,472	SF	\$9.50		\$13,979
e.	Air Devices	4,360	SF	\$2.50		\$10,900
f.	Exhaust System Allowance - Apparatus & Maintenance	7,060	SF	\$8.50		\$60,010
g.	Exhaust Fans - Restroom	2	LS	\$2,500.00		\$5,000
h.	Electric Unit Heaters (w/ heating element) at Maintenance Bay	4	EA	\$3,500.00		\$14,000
i.	Testing and Balancing	17,040	SF	\$2.00		\$34,080
1	Controls & Instrumentation	17,040	SF	\$2.50		\$42,600
1	Commissioning	17,040	SF	\$2.00		\$34,080
	ctrical	40,790	SF	\$31.92		\$1,301,968





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
18.	.1 FS 04 and EOC	23,750	SF	\$31.81		\$755,441
a.	Electrical Power Distribution	23,750	SF	\$5.55		
	400A, 208/120V 3 Wire Panel	1	EA	\$25,000.00		\$25,000
	208Y/120V Panel Allowance	23,750	SF	\$2.50		\$59,375
	Feeders: Conductors & Wire at Power Distribution Only Allowance	23,750	SF	\$2.00		\$47,500
b.	Power Devices	228	EA	\$450.00		\$102,375
C.	Power Devices, Heavy Duty	10	EA	\$650.00		\$6,500
d.	Disconnects	10	EA	\$400.00		\$4,000
d.	EOC Generator (Diesel) 250KW, Allowance	250	kw	\$450.00		\$112,500
	175KW Load Bank	1	EA	\$18,500.00		\$18,500
e.	Transformer (Dry Type, Single Phase, 25KVA) - Allowance	1	EA	\$25,000.00		\$25,000
f.	Grounding	23,750	SF	\$1.00		\$23,750
g.	Lightning Protection Allowance	23,750	SF	\$0.85		\$20,188
h.	Light Fixtures: Interior Building Fixtures - Allowance					
	Light Fixtures: Apparatus Bay - Allowance	18	EA	\$2,500.00		\$45,950
	Light Fixtures: Exterior Building Fixtures - Allowance	10	EA	\$1,250.00		\$12,500
	Light Fixtures: Dorms, Restrooms, Corridor	70	EA	\$750.00		\$52,477
	Light Fixtures: Kitchen, Dayroom, Training, Exercise	68	EA	\$650.00		\$44,130
	Light Fixtures: Offices, Conference, EOC	51	EA	\$650.00		\$33,180
	Light Fixtures: Lobbies	10	EA	\$950.00		\$9,822
	Light Fixtures: Support Spaces	49	EA	\$650.00		\$32,070
j.	Light Fixtures: Parking Lot Poles (30' pole LED) - Allowance	6	EA	\$7,500.00		\$45,000
I.	Lighting Controls - Allowance	23,750	SF	\$1.50		\$35,625
18.	2 Maintenance Building	17,040	SF	\$32.07		\$546,527
a.	Electrical Power Distribution	17,040	SF	\$5.97		
	400A, 208/120V 3 Wire Panel	1	EA	\$25,000.00		\$25,000
	208Y/120V Panel Allowance	17,040	SF	\$2.50		\$42,600
	Feeders: Conductors & Wire at Power Distribution Only Allowance	17,040	SF	\$2.00		\$34,080
b.	Power Devices	160	EA	\$450.00		\$72,180
C.	Power Devices, Heavy Duty	10	EA	\$650.00		\$6,500
d.	Disconnects	10	EA	\$400.00		\$4,000
d.	Maintenance Building Generator (Diesel) 100KW, Allowa	100	KW	\$450.00		\$45,000
	175KW Load Bank	1	EA	\$18,500,00		\$18,500





					PERCENT	
	ITEM	QUANTITY	UNIT	UNIT COST	OF TOTAL	TOTAL
	Transformer (Dry Type, Single Phase, 25KVA) -					
e.	Allowance	1	EA	\$25,000.00		\$25,000
f,	. Grounding	17,040	SF	\$1.00		\$17,040
g.	Lightning Protection Allowance	17,040	SF	\$0.85		\$14,484
h.	Light Fixtures: Interior Building Fixtures - Allowance					
	Light Fixtures: Maintenance Bay - Allowance	28	EA	\$2,500.00		\$70,600
	Light Fixtures: Exterior Building Fixtures - Allowance	8	EA	\$1,250.00		\$10,000
	Light Fixtures: Dorms, Restrooms, Corridor	8	EA	\$750.00		\$6,023
	Light Fixtures: Breakroom	4	EA	\$650.00		\$2,290
	Light Fixtures: Offices	11	EA	\$650.00		\$7,410
	Light Fixtures: Support Spaces	116	EA	\$650.00		\$75,260
	Light Fixtures: Parking Lot Poles (30' pole LED) -					
	Allowance	6	EA	\$7,500.00		\$45,000
l.	Lighting Controls - Allowance	17,040	SF	\$1.50		\$25,560
9. Communications		40,790	SF	\$4.16		\$169,680
19.	1 FS 04 and EOC	23,750	SF	\$4,59		\$109,009
a.	Communications System, Equipment Additions, Connections, Conduit & Wire Allowance					
	A/V Data Ports (Only common areas, living spaces and training, Conference, EOC)	58	EA	\$450.00		\$25,884
b.	Rough-in Allowance (inc. floor boxes, raceways, etc.)	23,750	SF	\$3.50		\$83,125
19.	2 Maintenance Building	17,040	SF	\$3.56		\$60,671
a.	Communications System, Equipment Additions, Connections, Conduit & Wire Allowance					
	A/V Data Ports (At Breakroom)	2	EA	\$450.00		\$1,031
b.	Rough-in Allowance (inc. floor boxes, raceways, etc.)	17,040	SF	\$3.50		\$59,640
. Ele	ectronic Safety and Security	40,790	SF	\$6.45		\$262,975
20.	1 FS 04 and EOC	23,750	SF	\$6.63		\$157,375
a.	Security System with Mass Notification - Allowance	1	LS	\$10,000.00		\$10,000
	Security Cameras	5	EA	\$3,500.00		\$17,500
b.	Fire Alarm System - Allowance	23,750	SF	\$2.50		\$59,375
C.	Uninterruptable Power Systems 15kVA, 10 mins	1	EA	\$25,000.00		\$25,000
d.	Door Access Control System at Exterior Doors, IT, EMS Supply Closets - Allowance	13	EA	\$3,500.00		\$45,500
	2 Maintenance Building	17,040	SF	\$6,20		\$105,600
11 1	Security System with Mass Notification - Allowance	1	LS	\$10,000.00		\$10,000
	Security Cameras	4	EA	\$3,500.00		\$14,000
Ь	Fire Alarm System - Allowance	17,040	SF	\$2.50		\$42,600





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
C.	. Uninterruptable Power Systems 15kVA, 10 mins	1	EA	\$25,000.00		\$25,000
	Door Access Control System at Exterior Doors -					
d.	. Allowance	4	EA	\$3,500.00		\$14,000
. Ea	ırthwork	290,000	SF	\$4.07		\$1,181,315
a.	. BMP's	6,444	BCY	\$11.88		
	Inlet Protection	6	EA	\$500.00		\$3,000
	Filter Fabric Fence	2,200	LF	\$5.50		\$12,100
	Rice Wattle (3 Locations)	6	EA	\$350.00		\$2,100
	Concrete Truck Washout	2	EA	\$2,750.00		\$5,500
	Stabilized Concrete Entrance	2	EA	\$5,500.00		\$11,000
C.	. Rough Grading	106,333	SY	\$1.25		\$132,917
d.	. Haul-Off Existing Soils	1,043	TL	\$125.00		\$130,377
e.	Fine Grade & Compact Subgrade	51,020	SY	\$3.13		\$159,438
f.	Fill Building Pad w/Select Fill	7,756	CY	\$32.50		\$252,056
f.	. Fill Site w/General Fill	23,620	CY	\$15.60		\$368,478
g.	Excavation For Grade Beams	1,057	BCY	\$18.75		\$19,816
h.	. Excavation For Tap & Water Line	56	BCY	\$18.75		\$1,042
i.	Backfill Following Utility Installation	56	BCY	\$32.50		\$1,806
j.	Backfill Building Perimeter	1,001	LCY	\$65.00		\$65,043
j,	Site Clearing	7	ACRE	\$2,500.00		\$16,644
. Ext	terior Improvements	40,790	SF	\$44.15		\$1,800,878
a.	Heavy Duty Concrete Pavement	81,754	SF			
	6" Lime Stabilization - (Includes Scarification, Grading & Compaction)	9,084	SY	\$8.95		\$81,300
	Perimeter Formwork	6,305	LF	\$5.50		\$34,679
	Bar Reinforcing, #3's at 18" O.C.E.W.	20.48	TON	\$3,600.00		\$73,726
	Concrete - (7" thk., 4,000 PSI with 10% for Waste)	1,943	CY	\$185.00		\$359,440
	Concrete Place and Finish	1,943	CY	\$22.50		\$43,716
	Curing	81,754	SF	\$0.50		\$40,877
	Expansion Joints	389	LF	\$20.00		\$7,787
b.	6" Curb & Gutter	6,273	LF	\$13.00		\$81,549
C.	Concrete Paving at Parking & Drives, 6" Thk.	38,285	SF	\$6.32		





	ITEM	QUANTITY	UNIT	UNIT COST	PERCENT OF TOTAL	TOTAL
Т	6" Lime Stabilization - (Includes Scarification,					
	Grading & Compaction)	4,254	SY	\$8.95		\$38,073
	Perimeter Formwork	4,260	LF	\$5.50	0	\$23,430
	Bar Reinforcing, #3's at 18" O.C.E.W.	9.59	TON	\$3,600.00		\$34,526
	Concrete - (5" thk., 3,500 PSI with 10% for Waste)	655	CY	\$165.00		\$108,092
T	Concrete Place and Finish	655	CY	\$22.50		\$14,740
	Curing	38,285	SF	\$0.50		\$19,143
	Expansion Joints	196	LF	\$20.00		\$3,923
d.	Concrete Sidewalks.	12,200	SF	\$6.93		
	Moisture Conditioned Subgrade - (Includes Scarification, Grading & Compaction)	1,356	SY	\$8.50		\$11,522
	2" Thick Compacted Bank Sand	76.81	CY	\$32.60		\$2,504
	Perimeter Formwork	3,209	LF	\$5.50		\$17,648
T	Bar Reinforcing, #3's at 18" O.C.E.W.	3.05	TON	\$3,600.00		\$10,980
	Concrete - (4" THK., 3,000 PSI with 10% for Waste)	164	CY	\$155.00		\$25,423
	Concrete Place and Finish	164	CY	\$22.50		\$3,690
	Curing	12,200	SF	\$0.50		\$6,100
	Expansion Joints	336	LF	\$20.00		\$6,728
e.	ADA Ramp	7	EA	\$2,000,00		\$14,000
f.	Standard Parking Stall Markings	146	EA	\$25.00		\$3,650
g.	Accessible Parking Stall Markings	6	EA	\$175.00		\$1,050
h.	Accessible Parking Stall Signage	6	EA	\$500.00		\$3,000
i.	Concrete Wheel stops (6')	6	EA	\$150.00		\$900
j.	Security Bollards at OH Apparatus Bay, Exercise Doors, Dumpster Enclosure - Assuming 16 Ea	16	EA	\$750.00		\$12,000
k.	Security Fence	1,327	LF	\$185.00		\$245,434
l.	Entry Gates, Motorized	2	EA	\$10,000.00		\$20,000
m.	Flag Poles including Foundations	2	EA	\$7,800.00		\$15,600
n.	Monumental Sign (Allowance)			Exclu	ıded	
0.	Landscape and Irrigation Allowance	121,860	SF	\$1.95		\$237,627
p.	Sodding	85,302	SF	\$2.00		\$170,604
q.	Hydroseeding	36,558	SF	\$0.75		\$27,419
Util	lities	40,790	SF	\$15.77		\$643,213
a.	Water Distribution					
	New Tap and connect new addition to existing loop	1	LS	\$4,500.00		\$4,500
	Main domestic water line: 4"	270	LF	\$115.00		\$31,050
	Main domestic water line: 2"	540	LF	\$85.00		\$45,900
	Tapping Saddle, Gate Valve, Boxes	1	LS	\$8,000.00		\$8,000





					PERCENT	
	ITEM	QUANTITY	UNIT	UNIT COST	OF TOTAL	TOTAL
	Fire Hydrants - FDC connections			Ex	cluded/Non-shov	vn
b.	. Sanitary Sewer - Connection					
	Connect to existing system	1	LS	\$4,500.00		\$4,500
	Sewer line 6" SDR PVC	765	LF	\$65.00		\$49,725
	45deg. Cleanouts	19	EA	\$1,250.00		\$23,750
	SS Manhole (Includes Excavation)	3	EA	\$8,500.00		\$25,500
C.	Storm Sewer - Connection Allowance					
	Storm Drain Line 12" RCP	68	LF	\$275.00		\$18,563
	New Junction Boxes	4	EA	\$7,500.00		\$30,000
	Connection to EXISTING Junction Boxes	4	EA	\$2,500.00		\$10,000
	Storm Manhole (Includes Excavation)	5	EA	\$9,500.00		\$47,500
	Mainline Connection to Existing Pond/storm Outfall- Includes Headwall	725	LF	\$85.00		\$61,625
d.	d. Natural Gas, Allowance (Metering and Connections)			Excluded/Non-shown		
e.	Electrical Service Connections/Allowance					
	Primary Underground Lines - Duct banks - to Main Electrical Room	720	LF	\$330.00		\$237,600
	Misc. Site Electrical Allowance	1	LF	\$25,000.00		\$25,000
f.	Misc. (Backflow Preventers, Meters/Tap, etc.)	1	LS	\$20,000.00		\$20,000
	Subtotal Construction Cost	40,790	SF	\$393.32	70.25%	\$16,043,512
4. Gene	eral Conditions	40,790	SF	\$27.53	4.92%	\$1,123,046
5. Estir	mating & Design Contingency	40,790	SF	\$84.17	15.03%	\$3,433,312
26. Bond	ds & Insurance	40,790	SF	\$20.20	3.61%	\$823,995
7. Esca	alation	40,790	SF	\$15.76	2.81%	\$642,716
8. Gene	eral Contractors Fee / Profit	40,790	SF	\$18.93	3.38%	\$772,330
	Total Construction Cost	40,790	SF	\$559.91	100.00%	\$22,838,910





COMPOSITE WORKSHEET

ı.	Construction Costs	% Mark-Up Factor	
	A. General Conditions	7.0%	
	B. Estimating & Design Contingency	20,0%	
	C. Bonds & Insurance	4.0%	
	D. Escalation - 4 Months	3.0%	
	E. General Contractors Fee / Profit	3.5%	

Total

A. General Conditions

7.0%

This represents Direct Costs to the Contractor for construction of the project not associated with specialty trades. Supervisory personnel, temporary field office facilities, miscellaneous equipment and construction aids are items typically identified as General Conditions expenses.

B. Estimating & Design Contingency

20.0%

An amount allowed for items that may be necessary for construction of the project but are not yet identified in the plans and specifications or are unforeseen, associated with the original project quality and scope. It is not intended to cover increases in quality, scope or escalation. The amount varies from 20% to 50% at Feasibility / Program, 25% at Conceptual Design, 20% at Schematic Design, 15% to 25% at Design Development, 5% to 10% at Construction Documents and 0% at Bid Documents, based on historical and statistical data and industry standards. The estimator is responsible, based on their experience and review of the planning documents, to assign an appropriate value for this item using the percentages above as a guideline.

C. Bonds & Insurance

4.0%

This item represents the amount the Contractor will pay to secure Performance and Payment Bonds, General Liability Insurance, Builder's Risk Insurance and other protective means during construction of the project. These items are necessary for protection of both the Owner and the Contractor and are typically required by the Financing Entity, State and Local Governing Authorities.

D. Escalation - 4 Months

3.0%

Allowed 0.75% per month.

E. General Contractors Fee / Profit

3.5%

Overhead represents Indirect Costs borne by the Contractor for Home Office expenses associated with the project. Items such as Accounting, Submittal Processing, Contracting and Legal Fees fall under this category. Profit represents the amount the Contractor proposes for its margin after all costs associated with constructing the project are satisfied. This is first and foremost based on risk analysis and secondly on market conditions.





ENERA	AL .
1.	The purpose of this estimate is to provide a Schematic Design estimate for the City of Killeen Fire Station No. 4, EOC & Training Campus project. The major elements of the project include 25K SF, Two-Story Fire Station & EOC, 17K Two Story Maintenance Hangar, Classroom & Training Tower that includes Sitework and Utilities, Kitchen, Training and Workshop rooms, Apparatus bay and Dayroom and Dormitories including Rest Rooms.
2.	The estimate is based on Based on "City of Killeen - Fire Station #4 &EOC/Training Campus SD" plan sheets dated 5/19/23 Issued May 20, 2023
3.	The estimate has been prepared by certified professional estimators accredited with both ASPE (American Society of Professional Estimators) and AACEI (Association for the Advancement of Cost Engineering International). Having adopted their Standard & Recommended Practice manual as our own, our methods and product are industry approved. These descriptions constitute the levels of the estimate. Estimates within each of these phases may be prepared multiple times during the design process as more information becomes available, or when changes are made. With each level of the estimate, the estimate will be become more detailed as more information is provided and fewer assumptions are being made. The associated estimate contingencies may decrease at each level to typically 0% at the bid level
4,	Order of Magnitude (Level Three) This level is usually prepared to develop a project budget and is based on historical information with adjustments made for specific project conditions. Budgets are based on costs per square foot, number of cars, rooms, seats, or other units of measure. Allowances must be made for site work and specific project conditions. Information required for this level is a project program and desired quality level from the Owner. Estimate may range from 5% to 10%.
5.	The estimate contains percentages for general contractor mark-ups reflective of a competitive sealed proposal procurement method. See the "Composite Worksheet" for the percentages used.
6.	The following is a list of the various cost resources used in the development of the cost estimate. · AG CM historical data · R.S. Means · Estimator judgment · Specialty vendors and suppliers
7.≓	All dimensions listed in the estimate are listed as "X" x "Y" respectively. The horizontal dimension "X" first and vertical dimension "Y" second.
8.	This cost estimate excludes Soft Cost for the project as indicated in RECAP





9,	The "Total Construction Cost" shown on the summary sheet is expected to fall within the range of the low to
	high of 3 - 4 qualified bids. This number is not intended to predict the outcome of non-competitive (single bid
	submitted) or overly competitive (greater than 5 bids submitted) bidding climates.
10.	The unit cost shown in the Detail Sheets of the estimate represent pricing for FY2023, Quarter 2.
11.	Includes 3.0% Escalation (0.75% Months, assuming 4 Months)
12.	Excludes cost for hazardous material and/or asbestos abatement.
13.	Includes normal working hours. Excludes night and/or weekend work.
2. Demo	olition
1.	Includes an allowance for Removal and Replacement of Asphalt Paving and Curb/Gutter at Panther Way.
2.	Includes Demolition of existing Asphalt Paving on site.
3.	Includes Removal of Landscape (Trees, Grass, etc.) at the proposed Vehicle Entrance.
3. Conc	rete
1,	Includes 8" Thk Slab @ Apparatus Bay and 5" Thk at living spaces.
2.	Includes 24" Dia. Drilled Piers, 20' Depth
3.	See Estimate Detail for Concrete Reinforcing Assumptions
4.	Includes 3" LWIC at Upper Levels over Metal Decking
5.	Includes Allowance for Miscellaneous Equipment/Mechanical Pads.
4. Maso	nry
1,	Includes Exterior Limestone & Coping at Columns and Brick Veneer as Shown.
2.	Includes 12" CMU at the exterior walls and 8" CMU at the interior walls around the Apparatus Bay, Exercise,
	PPE, Utility, and Workroom.
3.	Includes (2) Dumpster Enclosure
5. Meta	ls
1.	See Estimate Detail for Structural Steel Allowance
2.	Includes PEMB for Maintenance Building in Div. 13 Special Construction
6. Wood	, Plastics, and Composites
1.	Includes Plastic Laminate Cabinetry at the Workroom, Dayroom, and Kitchen.
7. Thern	nal and Moisture Protection
1.	Includes Standing Seam Metal Roofing.
2.	Includes Batt & Rigid Insulation at Exterior Walls.
3.	Includes Interior Metal Wall Paneling, 8' HT at Bays Areas
4.	Includes allowances for Flashing, Trim, and Cap/Coping.





8. Opei	nings
1.	See Estimate for Door, Frames, & Glazing Assumptions
2.	Includes interior Pocket Doors at the Dorm-Restroom openings and Solid Core Wood Doors with Hollow Metal Frames at the remaining openings.
9. Finis	hes
1.	Includes Sealed Concrete Flooring at the Apparatus Bay, Tile in the Restrooms, and LVT & VCT Flooring at the remaining areas.
2.	Includes 9' HT Ceramic wall tile at the Restrooms.
3,	Assumed 4' High Acoustical Wall Panels at 25% of the wall in the Training Room & Conference Room.
4,	See Estimate Details for Additional Assumptions
10. Spe	cialties
1.	Allowance included for a Projector & Screen in the Training Room.
11. Equ	ipment
1.	Includes Residential and Commercial Equipment per the Specs and Equipment Floor Plans.
12. Furi	nishings
1.	Includes Stainless Steel Countertops at the Kitchen.
2.	Movable Furniture has been excluded and assumed OFOI.
13. Spe	cial Construction
1,	Includes the PEMB assemblies.
2.	Includes Canopies, Training Tower, & Classroom Building
3.	See Estimate Details for Additional Assumptions
14. Con	veying Systems
1.	Includes Freight Elevator
15. Fire	Suppression
1.8	Excluded, assumed not required.
16. Plur	nbing
1.	Includes one 50 Gal. Water Heaters.
2.	Includes an allowance for the Compressed Air System in the Apparatus Bay. \$15000
3.	Includes an allowance for a 750 Gallon Sand-Oil Separator in the Apparatus Bay. \$55000
4.	Includes Natural Gas system piping/infrastructure allowance.
5.	Includes an allowance for the Storm Water System.





17. HV/	
1.	Includes Roof Top Units for the various building zones. Includes VVT Type System (for 5 TON RTU Only) w/
	Terminal Units serving each dorm.
2.	Includes Gas Unit Heaters at the Apparatus Bay and an Electric Unit Heater int the Utility Room.
3.	Includes allowances for Testing, Balancing, and Commissioning.
18. Elec	trical
1.	Includes an allowance for a 300KW Diesel Generator.
2.	Includes an allowance for a 25KVA Dry Type, Single Phase Transformer,
3.	Includes allowances for Electrical Distribution equipment & feeders.
19. Con	nmunications
1,	Includes an allowance for Communications System, Equipment Additions, Connections, Conduit & Wire.
2 0. Elec	tronic Safety and Security
1.	Includes allowances for the Security with Mass Notification, Door Access, and Fire Alarm Systems.
21. Eart	hwork
1.	Includes Erosion Control, building and Detention Pond Excavation, and grading.
1.	Includes Allowance of 2.5' Deep General Fill for Leveling of Site
1.	Includes 3' Deep of Existing Building soil removal, & 6' Deep of Select Fill.
3.	See Estimate Details for Additional Assumptions
22. Exte	rior Improvements
1,	Includes Light Duty 5" and Heavy Duty 8" Concrete Drive and Parking, with 4" sidewalks
2.	Includes Bollards at all of the Overhead Doors and Dumpster Enclosure.
3.	Planting, Sod, and Seeding has been carried with preliminary quantities.
23. Utili	ties
1.	Includes new domestic water tap, and fire line, and connection to existing loop.
2.	Includes allowance for 2 Fire Hydrants - FDC connections.
34	Includes Primary lines underground encased in concrete duct bank.
4.	Includes allowance for Backflow preventers.
5.	Excludes Detention Pond Scope in the Base Bid. See Separately Identified Items.

CERTIFICATE OF INTERESTED PARTIES

FORM **1295**

1 of 1

_					
	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	
1	Name of business entity filing form, and the city, state and countr of business.	y of the business entity's place		cate Number: 1116234	
	MW Builders, Inc.				
2	Midland, TX United States	contract for which the form in	Date F 01/25		
2	Name of governmental entity or state agency that is a party to the being filed.	contract for which the form is	O LIZ SI	4U4 1	
	City of Killeen, Texas			cknowledged:	
			02/28		
3	Provide the identification number used by the governmental entity description of the services, goods, or other property to be provided	y or state agency to track or identify ed under the contract.	the co	ntract, and prov	ide a
	24-19				
	Construction of new fire station facility				
4				Nature of	
	Name of Interested Party	City, State, Country (place of busine	ess)	(check ap	
_			-	Controlling	Intermediary
			7		
_					
			_		
5	Check only if there is NO Interested Party.			,	
3	UNSWORN DECLARATION				
	My name is	, and my date of b	oirth is		
	My address is				
	(street)	(city) (sta	ate)	(zip code)	(country)
	I declare under penalty of perjury that the foregoing is true and correct.				
	Executed inCounty,	State of, on the _	da	y of	_, 20
			-	(month)	(year)
		Signature of authorized agent of contr (Declarant)	racting	business entity	

CERTIFICATE OF INTERESTED PARTIES

FORM **1295**

1 of 1

	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.		CEF	OFFICE USE	
1	Name of business entity filing form, and the city, state and count of business.	try of the business entity's place		ficate Number:	
	MW Builders, Inc.		2024	-1110234	
	Austin, TX United States		Date	Filed:	
2	Name of governmental entity or state agency that is a party to th	e contract for which the form is	01/25	5/2024	
	being filed.		 		
	City of Killeen, Texas		Date	Acknowledged:	
_					
3	Provide the identification number used by the governmental enti- description of the services, goods, or other property to be provided		the co	ontract, and pro	vide a
	24-19				
	Construction of new fire station facility			N-4	
4	Name of Interested Party	City, State, Country (place of busin	000)	Nature of (check ag	f interest
	Name of Interested Party	City, State, Country (place of busine	622)	Controlling	Intermediary
				Controlling	interinculary
			-		
5	Check only if there is NO Interested Party.				
6	UNSWORN DECLARATION				
	My name isTodd Winnerman	and my date of	birth is	11/16/71	
	My address is	Pflugerville T	X	78660	USA
	(street)	(city) (st	ate)	(zip code)	(country)
	I declare under penalty of perjury that the foregoing is true and correc	t.			
	Travia	T	0511		
	Executed inCounty	, State of on the _	<u>25th</u> d	lay of <u>January</u> (month)	/, 20 <u>24</u>
		11-1-		(17/
		And Odina			
		Signature of authorized agent of cont	racting	business entity	

AWARD FOR CONSTRUCTION SUPPORT FACILITY PROJECT FIRE STATION #4/ E.O.C./ TO MW BUILDERS

February 20, 2024

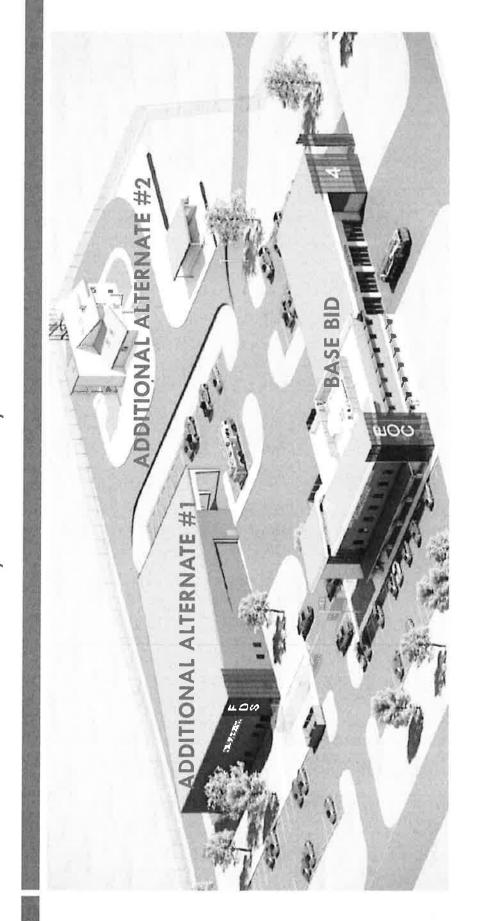
RS-24-026

- Emergency Operations Center, and a Support Services Building □ Project includes construction of a new Fire Station #4, an
- In FY 2022 Capital Improvement Plan (CIP), \$11,900,000 of ARPA Funding for Emergency Operations Center (EOC)/Fire Operations* was approved
- □ In FY 2023 Capital Improvement Plan (CIP), \$5,700,000 for Fire Station #4 New Build* was approved

*Funding requested was based on construction prices for similar projects being built during that time

Background (cont'd)

- approval, city staff requested the bid be advertised as follows: Due to increased construction costs since the initial funding
- $f \Box$ Base Bid Fire Station #4 / EOC / Training Academy Building
- Additional Alternate 1 Support Services Building
- □ Additional Alternate 2 Fire Training Tower & Structures
- delay the construction of the Fire Station #4~/ E.O.C. / Training Provides ability to scale back the project, if necessary, and not Academy



Background (cont'd)

- □ Martinez Architects provided the professional services for design and bidding
- Bids were opened and read aloud on January 17, 2024
- Two (2) bids were received for the project, only one was

General Contractor	ICGM Group	MW Builders
Base Bid	\$ INCOMPLETE	\$17,197,000
Alternate 1: Support Building	\$ NOT SUBMITTED	\$4,987,000
Alternate 2: Fire Training Structures	\$ NOT SUBMITTED	\$1,634,000
TOTAL	*\$ INCOMPLETE	\$23,818,000

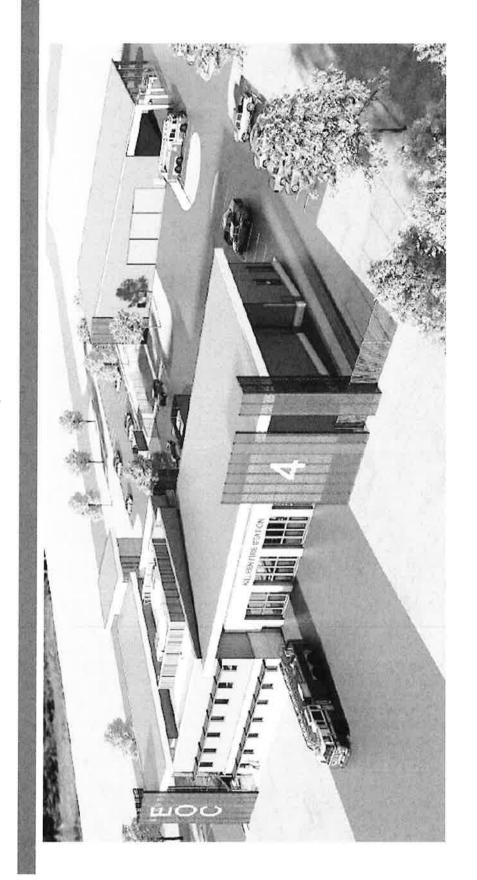
- construction estimate was to be provided to city staff upon □ As part of the architectural design contract, a third-party completion of the site and construction design
- construction estimate which, was completed in June 2023 AGCM was hired by Martinez Architects to provide the
- Only the bid received from MW Builders was determined to be consistent with the construction estimate

Budget (cont'd)

Project	ARPA Funding	YTD Spent / Committed	Total Budget Remaining
EOC/Fire Operations	\$12,185,170	\$1,136,276	\$11,048,894
Fire Station #4	\$5,749,042	\$546,799	\$5,202,243
Sub-total	\$17,934,212	\$1,683,075	\$16,251,137
Base Bid			\$17,197,000
Alternate 1 — Support Services Buil	s Building		\$4,987,000
		Total Cost	\$22,184,000
		Shortfall	(\$5,932,863)
Options for addt'I funding at mid-year budget amendment:	id-year budget amend	ment:	
Governmental CIP Fund Balance -	ice – Unassigned		\$1,900,000
General Fund Excess Fund Balance	lance from FY 2023		\$4,500,000

□ Location of the new facility is 9200 Trimmier Road adjacent to the KISD Transportation Facility













PROPOSED PROJECT CONSTRUCTION TIMELINE

If approved:

- □ Contract Negotiation and Notice to Proceed (NTP) 4 Weeks
- □ Ground-Breaking (After NTP is issued) 3 Weeks
- Substantial Completion 18 Months
- □ Project Closeout 1 Month
- □ Conclusion of Warranty Period 1 Year

Alternatives Considered

City Council has four (4) alternatives:

- Reject all bids and do not move forward
- Fire Station #4 / E.O.C. / Training Facility Project Base Bid, Award Bid 24-19 to MW Builders for the construction of the Additional Alternate 1, AND Additional Alternate 2 in the amount of \$23,818,000
- Fire Station #4 / E.O.C. / Training Facility Project Base Bid Award Bid 24-19 to MW Builders for the construction of the ONLY in the amount of \$17,197,000
- Fire Station #4 / E.O.C. / Training Facility Project Base Bid and Additional Alternate 1 in the amount of \$22,184,000 □ Award Bid 24-19 to MW Builders for the construction of the

Recommendation

 Staff recommends awarding Bid 24-19 to MW Builders for the the City Manager to execute any and all change orders within designee to enter a contract with MW Builders, and authorize amount of \$22,184,000, authorize the City Manager or his Facility Project - Base Bid and Additional Alternate 1 in the construction of the Fire Station No. 4 / E.O.C. / Training the amounts set by state and local law.