

ST. PETERSBURG CITY COUNCIL

Report

Meeting of December 9, 2021

TO: The Honorable Ed Montanari, Chair, and Members of City Council

SUBJECT: A Resolution accepting the Guaranteed Maximum Price (“GMP”) Proposal No. 1 for construction of the water, sewer and stormwater utility services in the Fairfield Ave. South right-of-way in the amount of \$2,145,199 submitted by Horus Construction Services, Inc. (“Horus”) on November 12, 2021, for the Deuces Rising Townhomes and Commercial Development Project (“Project”); authorizing the City Attorney’s office to make non-substantive changes to the First Amendment; authorizing the Mayor or his designee to execute the First Amendment to the Design-Build Agreement with a GMP between the City of St. Petersburg, Florida and Horus dated May 26, 2021, to incorporate the GMP Proposal No. 1 into the Agreement and modify other necessary provisions; approving a rescission of an unencumbered appropriation in the amount of \$1,473,717 from the General Fund (0001), Finance Department, Revenues and Transfers Division (320-3201); approving a transfer in the amount of \$1,473,717 from the unappropriated balance of the General Fund, resulting from the above rescission, to the Housing Capital Improvements Fund (3000); approving a supplemental appropriation in the amount of \$1,473,717 from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, to the Deuces T/H & Comm Development Project (18286); and providing an effective date.

EXPLANATION: *This project is being implemented as a Design-Build (“DB”) process which the Contractor and the Architect/Engineer work together under one contract to design and construct improvements. Under a DB process, the DB entity is initially authorized for pre-construction services, following the progression of this period, the DB entity submits GMP for elements to be approved and authorized for construction. The DB entity may submit one or multiple GMPs for completion of the work. If the City initiates any changes in excess of the original scope, the total City budget will be adjusted and reflected in the GMP.*

On April 1, 2021, City Council approved a DB Agreement with a GMP with Horus for partial preconstruction phase services consisting of concept development and public engagement, schematic design, design development, cost estimation and constructability reviews in an amount not to exceed \$540,964. Remaining preconstruction phase services consisting of complete construction documents, construction administration, final estimation and development of a GMP proposal was intended to be brought to City Council for approval as a future amendment following development of the concept and further resolution of limited site contamination concerns.

Schematic design phase services have commenced resulting in a conceptual plan to construct twenty-four residential townhomes and approximately 30,000 square feet of commercial development. Right-of-way utility design documents for the water, sewer and stormwater utility work have been completed and a GMP Proposal No. 1 for this work has been obtained. Preconstruction design development to further define the design of the townhomes and commercial development is continuing. A community public outreach was conducted on October 5, 2021.

This First Amendment to the Design-Build Agreement provides for the construction phase for utility work within the project limits. This GMP Proposal No. 1 in the amount of \$2,145,199 includes the construction of a new 8” water main and sanitary sewer mains and service laterals in the right-of-way of Fairfield Ave. So. Between 22nd St. So. And 23rd St. So. The work also includes removal of existing curbs on Fairfield Ave., removal and replacement of storm catch basins, and connection of the water and sanitary sewer to existing services. This utility work is an essential first phase of the work in anticipation of the future

construction of the townhomes and commercial development.

Authorization to add the completion of the preconstruction design phase services will be requested as part of a future Amendment to the Design-Build Agreement. This will include the completion of construction documents, construction administration services, refinement of cost estimates during the final design phases, constructability reviews, value engineering, project scheduling and procurement coordination. At the conclusion of the Preconstruction Phase, Horus shall provide a Final GMP Proposal to the City that shall not exceed the City's construction cost budget.

Upon completion of the construction documents for the townhome and commercial development, Horus will competitively bid the work in accordance with the terms and conditions set forth in the DB Agreement. The final Construction phase for the entire project shall commence upon City Council's approval of a future Guaranteed Maximum Price Amendment and subsequent issuance of a Notice to Proceed.

RECOMMENDATION: Administration recommends authorizing the Mayor or his designee to execute the Guaranteed Maximum Price ("GMP") Proposal No. 1 for construction of the water, sewer and stormwater utility services in the Fairfield Ave. South right-of-way in the amount of \$2,145,199 submitted by Horus Construction Services, Inc. ("Horus") on November 12, 2021, for the Deuces Rising Townhomes and Commercial Development Project ("Project"); authorizing the City Attorney's office to make non-substantive changes to the First Amendment; authorizing the Mayor or his designee to execute the First Amendment to the Design-Build Agreement with a GMP between the City of St. Petersburg, Florida and Horus dated May 26, 2021, to incorporate the GMP Proposal No. 1 into the Agreement and modify other necessary provisions; approving a rescission of an unencumbered appropriation in the amount of \$1,473,717 from the General Fund (0001), Finance Department, Revenues and Transfers Division (320-3201); approving a transfer in the amount of \$1,473,717 from the unappropriated balance of the General Fund, resulting from the above rescission, to the Housing Capital Improvements Fund (3000); approving a supplemental appropriation in the amount of \$1,473,717 from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, to the Deuces T/H & Comm Development Project (18286); and providing an effective date.

COST/FUNDING/ASSESSMENT INFORMATION: A portion of the funding has been previously appropriated in the Housing Capital Improvements Fund (3000), Deuces T/H & Comm Development Project (18286) (\$740,964) and the Water Resources Capital Projects Fund (4003), SAN Commerce Park Project (18224) (\$771,482). Funding for this project was also previously appropriated in the FY22 Adopted Budget in the General Fund (0001), Finance Department (320). Additional funding will be available after the approval of a rescission of a portion of this appropriation in the amount of \$1,473,717 from the General Fund (0001), Finance Department, Revenues and Transfers Division (320-3201), a transfer in the amount of \$1,473,717 from the unappropriated balance of the General Fund (0001), resulting from the above rescission, to the Housing Capital Improvements Fund (3000); and a supplemental appropriation in the amount of \$1,473,717 from the increase in the unappropriated balance of the Housing Capital Improvements Fund (3000), resulting from the above transfer, to the Deuces T/H & Comm Development Project (18286).

ATTACHMENTS: GMP Proposal No. 1
Resolution

RESOLUTION NO. 2021-____

A RESOLUTION ACCEPTING THE GUARANTEED MAXIMUM PRICE (“GMP”) PROPOSAL NO. 1 FOR CONSTRUCTION OF THE WATER, SEWER AND STORMWATER UTILITY SERVICES IN THE FAIRFIELD AVE. SOUTH RIGHT-OF-WAY IN THE AMOUNT OF \$2,145,199 SUBMITTED BY HORUS CONSTRUCTION SERVICES, INC. (“HORUS”) ON NOVEMBER 12, 2021, FOR THE DEUCES RISING TOWNHOMES AND COMMERCIAL DEVELOPMENT PROJECT (“PROJECT”); AUTHORIZING THE CITY ATTORNEY’S OFFICE TO MAKE NON-SUBSTANTIVE CHANGES TO THE FIRST AMENDMENT; AUTHORIZING THE MAYOR OR HIS DESIGNEE TO EXECUTE THE FIRST AMENDMENT TO THE DESIGN-BUILD AGREEMENT WITH A GMP BETWEEN THE CITY OF ST. PETERSBURG, FLORIDA, AND HORUS DATED MAY 26, 2021, TO INCORPORATE THE GMP PROPOSAL NO. 1 INTO THE AGREEMENT AND MODIFY OTHER NECESSARY PROVISIONS; APPROVING A RESCISSION OF AN UNENCUMBERED APPROPRIATION IN THE AMOUNT OF \$1,473,717 FROM THE GENERAL FUND (0001), FINANCE DEPARTMENT, REVENUES AND TRANSFERS DIVISION (320-3201); APPROVING A TRANSFER IN THE AMOUNT OF \$1,473,717 FROM THE UNAPPROPRIATED BALANCE OF THE GENERAL FUND, RESULTING FROM THE ABOVE RESCISSION, TO THE HOUSING CAPITAL IMPROVEMENTS FUND (3000); APPROVING A SUPPLEMENTAL APPROPRIATION IN THE AMOUNT OF \$1,473,717 FROM THE INCREASE IN THE UNAPPROPRIATED BALANCE OF THE HOUSING CAPITAL IMPROVEMENT FUND (3000), RESULTING FROM THE ABOVE TRANSFER, TO THE DEUCES T/H & COMM DEVELOPMENT PROJECT (18286); AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of St. Petersburg, Florida (“City”) and Horus Construction Services, Inc. (“Horus”) entered into a design-build agreement (“Agreement”) on May 6, 2021 for Horus to provide pre-construction and construction phase services for the Deuces Rising Townhomes and Commercial Development Project (“Project”); and

WHEREAS, pursuant to that Agreement, Horus was authorized to provide initial pre-construction phase services in an amount not to exceed \$540,964, with the additional compensation for the remaining pre-construction phase services being subject to City Council approval to a future date; and

WHEREAS, Horus submitted its first guaranteed maximum price (“GMP”) proposal on November 12, 2021 in the amount of \$2,145,199 for construction of the water, sewer and stormwater utility services in the Fairfield Ave. South right-of-way (“GMP Proposal No. 1”); and

WHEREAS, the City desires to accept GMP Proposal No. 1 and incorporate it into the Agreement; and

WHEREAS, the funding needed for GMP Proposal No. 1 will be available after (i) a rescission of an unencumbered appropriation in the amount of \$1,473,717 from the General Fund (0001), Finance Department, Revenues and Transfers Division (320-3201), (ii) a transfer in the amount of \$1,473,717 from the unappropriated balance of the General Fund, resulting from the above rescission, to the Housing Capital Improvements Fund (3000), and (iii) a supplemental appropriation in the amount of \$1,473,717 from the increase in the unappropriated balance of the Housing Capital Improvement Fund (3000), resulting from the above transfer, to the Deuces T/H & Comm Development Project (18286); and

WHEREAS, the additional GMP proposals for the Project to be submitted by Horus pursuant to the Agreement, and the corresponding increase to the total GMP for the Project for each GMP proposal, will be subject to acceptance and approval by City Council.

NOW THEREFORE, BE IT RESOLVED by the City Council of the City of St. Petersburg, Florida, that the Guaranteed Maximum Price (“GMP”) Proposal No. 1 for construction of the water, sewer and stormwater utility services in the Fairfield Ave. South right-of-way in the amount of \$2,145,199 submitted by Horus Construction Services, Inc. (“Horus”) on November 12, 2021, for the Deuces Rising Townhomes and Commercial Development Project (“Project”) is hereby accepted.

BE IT FURTHER RESOLVED that the City Attorney’s Office is authorized to make non-substantive changes to the first amendment.

BE IT FURTHER RESOLVED that the Mayor or his designee is authorized to execute the first amendment to the design-build agreement with a GMP between the City of St. Petersburg, Florida and Horus dated May 26, 2021, to incorporate the GMP Proposal No. 1 into the Agreement and modify other necessary provisions.

BE IT FURTHER RESOLVED that an unencumbered appropriation in the amount of \$1,473,717 from the General Fund (0001), Finance Department, Revenues and Transfers Division (320-3201) is hereby rescinded.

BE IT FURTHER RESOLVED that there is hereby approved the following transfer from the unappropriated balance of the General Fund (0001) to the Housing Capital Improvements Fund (3000), resulting from the above rescission, for FY22:

General Fund (0001)

Transfer to: Housing Capital Improvements Fund (3000) \$1,473,717

BE IT FURTHER RESOLVED that there is hereby approved from the increase in the unappropriated balance of the Housing Capital Improvement Funds (3000), resulting from the above transfer, the following supplemental appropriation for FY22:

Housing Capital Improvement Fund (3000)


Deuces T/H & Comm Development Project (18286) \$1,473,717

This resolution shall become effective immediately upon its adoption.

Approvals:



City Attorney (Designee) 00596765



Budget Director



**20205-019 City of St. Petersburg
(Commerce Park/ Deuces Rising)**

*Guaranteed Maximum Price Proposal No. 1 – Right of
Way Work*

November 12, 2021

Prepared for:



Table of Contents

- Item 1- Guaranteed Maximum Price (GMP) Proposal No. 1
- Item 2- Project Summary
- Item 3- Enumeration of Contract Documents
- Item 4- Allowance Items
- Item 5- Assumptions and Clarifications
- Item 6- Guaranteed Maximum Price No. 1 Breakdown
- Item 7- Construction Schedule

Item 1- Guaranteed Maximum Price Proposal No.1

Design-Builder proposes to complete the work described in this document for the Guaranteed Maximum Price Proposal No. 1 (GMP No. 1) of (\$2,145,199). Two million one hundred forty-five thousand one hundred ninety-nine dollars.

This price is for the performance of work described in this document Items 2-7.

GMP No. 1 is valid thru January 9, 2022, after this date HORUS can rescind the pricing.

Item 2- Project Summary

Provide water service and sanitary sewer on Fairfield Ave So between 22nd and 23rd Streets.

Connect water and sewer to existing at 22nd St and Fairfield Ave and 23rd St and Fairfield Ave.

Horus will determine elevations, calculate the slope, excavate trench, and install trench boxes for safety (in compliance with OSHA standards), install pipe, laterals, services and backfill trenches.

Perform water testing, hydrovac and chlorination before each line can be released.

Mill existing asphalt pavement along with existing concrete curbs (along Fairfield Ave).

Provide temporary base (using milled asphalt and crushed concrete) for the street during construction Phase of Fairfield Ave. Milling removes the asphalt surface to a full depth removal.

Remove and replace catch basins on Fairfield Ave.

Supply and install landscaping sleeves under base to ensure proper irrigation throughout the project (this will ensure that the street will not have to be disturbed when irrigation is installed).

Provide Maintenance of Traffic for the duration of ROW work. This will include closing and barricading Fairfield Ave and providing necessary flagmen to direct vehicles and pedestrians to ensure safety.

Remove one Ficus Tree and electric pole that it entangles. This tree and electrical poles are in conflict on where the new water line will be installed.

Supply and install 3 manholes. This will be done conforming to the 90% drawings, this includes excavation, placing trench box, placing the manhole and backfilling per OSHA Standards.

All backfilling procedures will be compacted. Backfill material will be clean and free of large rocks.

Material testing will be performed by the owner.

Item 3- Enumeration of Design-Build Documents

Contract Documents include: **Ninety (90%) percent Un-Permitted Drawings** from Design Builder. Specifications, Construction Documents, the Agreement, General Conditions, Supplementary Conditions as expressly noted herein, and this Item #3, as well as the Guaranteed Maximum Price (GMP) Proposal in its totality.

See Attached

Fairfield Avenue Utility Work
 Enumeration of Design-Build Documents

Drawing #	Title	Date	
C0.0	Cover Sheet	8/31/2021	This document is included only as it relates to GMP Scope of Work
C1.0	Paving Demolition	8/31/2021	This document is included only as it relates to GMP Scope of Work
C1.1	Water & Wastewater & Profile	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.0	General Notes	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.1	General Notes	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.2	Roadway Details	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.3	Roadway Details	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.4	Sanitary Sewer Details	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.5	Sanitary Sewer Details	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.6	Sanitary Sewer Details	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.7	Water Details	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.8	Water Details	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.9	Water Details	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.10	Stormwater Details	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.11	Stormwater Details	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.12	Stormwater Details	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.13	Stormwater Details	8/31/2021	This document is included only as it relates to GMP Scope of Work
C2.14	Stormwater Details	8/31/2021	This document is included only as it relates to GMP Scope of Work

Item 4- Allowance Items

The Allowances noted below represent reasonably anticipated values included in this GMP No. 1 to cover the cost of certain items absent or not specified in sufficient detail in the Construction Documents as listed in the ENUMERATION OF DESIGN-BUILD DOCUMENTS Section of this GMP No. 1 or for which uncertainty remains. The amount of the Allowance stipulated herein is inclusive of all labor, materials, equipment taxes, delivery, insurances, bond, and fees necessary to perform the anticipated work, unless otherwise noted.

Allowances- Unless otherwise specifically noted, the term "Allowance" refers to the amount of money allocated to cover the cost of both materials and labor to furnish and install the specified material(s) or perform the specified work and any applicable sales tax only, overhead and profit are not included in the line item, however it is calculated within the stipulated fee.

Description of Allowance	Allowance Amonut
Performance and Payment Bond	\$ 38,759.00
Builder Risk Insurance	\$ 15,918.00
Professional Liability	\$ 35,746.00
GL/ Umbrella	\$ 16,802.00
Construction Contingency	\$ 100,211.00

Item 5- Assumptions and Clarifications

1. The following items are **not** included in this GMP:

- A. Final paving of Fairfield Ave South between 22nd and 23rd Streets
- B. Installing curb on either side of Fairfield Ave South
- C. Installing any sidewalks
- D. Providing any landscaping
- E. Installing, relocating, or removing any electric or power service
- F. Geotechnical surveys
- G. Providing office space for the owner
- H. Permit fees (The City of St. Petersburg will reimburse for all permitting fees)
- I. Removal of Asbestos Containing Material or any other hazardous or unsuitable material, unless specifically noted as an item included in the Scope of Work.
- J. Hazardous Material survey is excluded.
- K. Any cost for subsurface soil conditions.
- L. Impact Fees, Tap Fees, connection charges, system charges, meter fees, or other regulatory requirements/fees are excluded.
- M. Utility Consumption Fees are excluded.
- N. Performance Specifications are excluded.
- O. No costs are included for any primary power service or street lighting.
- P. Costs related to a threshold inspector are not included in this proposal.
- Q. Costs for FDOT requirements have not been determined and are, therefore, not included.

2. The following items are included in this GMP:

- A. P&P Bond
- B. Professional Liability Insurance (Errors and Omissions)
- C. Builder's Risk Insurance
- D. General Liability Insurance Jobsite Office Facility for the Owner, Architect, Engineer, or their representatives.

3. Warranties and Guarantees

Manufacturers' Express Warranties / Guarantees

Design shall collect and transmit to the Owner any and all standard manufacturers' warranties and standard manufacturers' guarantees specified in the Design-Build Documents.

4. Builder's Risk Insurance:

An Allowance of \$15,918 is included for Design-Builder to obtain and maintain Builder's Risk Insurance as required by the Contract.

5. Basis of this GMP Proposal is the **Ninety (90%) percent Un-Permitted Drawings** and other potential design changes subsequent to the submittal of this proposal:

This proposal is provided based on the **Ninety (90%) percent Un-Permitted Drawings**. If the Scope of Work changes due to permit review, require additional changes to the Design Documents work the GMP Proposal amount will be increased via change order and not funded from any Contingency or Buyout Savings.

6. It is acknowledged and agreed that, notwithstanding anything else to the contrary, the breakdown associated with the GMP No. 1 and/or the resulting Schedule of Contract Values shall in no way operate as line item guaranteed maximum prices.

7. Electronic BIM or CAD "As-Builts" are not included. Design-Builder will maintain "As-Built" documents on site during construction phase and provide the Owner and Architect a copy at project completion.

8. A Construction Contingency of **\$100,211.00** is included.

9. We have included costs for Document Management and Project Management Controls Services in our General Conditions. These services will be provided via a cloud-based platform that will allow direct access to all Construction personnel, including Owners, Architects and Subcontractors. Services will include the ability to access/manage the information via mobile device via the internet. Services included will be Plans and Specs Maintenance and distribution, RFI Control, Submittal Control, Punch list Management, Daily Reports along with other related functions inherent in the platform. The charge for these services shall be **\$3,500.00** and be billed as lump sum amount upon approval of GMP No. 1 and issue of the Notice to Proceed.

10. We have included costs for MIS Services related to the project in our General Conditions. This includes software updates associated with HORUS Construction

Services standard software provided for cost management, computer operating systems, PDF Software, word processing applications, and spreadsheet applications. This includes troubleshooting, virus Management/remediation, malware/adware management/remediation, updates, and maintenance to these systems. The charge for this service shall be \$4,000.00 and shall be billed as a lump sum amount upon approval of the GMP No. 1 and issuance of the Notice to Proceed.

11. Technical Clarifications are attached as Exhibit "C" to this GMP No. 1

- A. No work is included in this proposal to provide street scape improvements (New pavers, street signage, and site amenities) and utility replacement (new water and storm work).
- B. During Construction of certain phases of construction road/sidewalk closures will be required for a certain duration of time.
- C. No costs are included in this GMP for any irrigation as irrigation is not part of this scope of work. (Landscape sleeving will be installed on job)
- D. No cost is included in this GMP for any electrical work/street lighting as current design shows no electrical design for this project.
- E. Design-Builder will make every effort not to impede business to the west and northwest of Fairfield Avenue/23rd Street intersection.
- F. The clearances and allowance required for the underground utilities noted on the construction documents will be provided unless current subsurface utility conditions do not allow these clearances.
- G. No relocation of existing utilities is included unless specifically noted on the construction documents.
- H. No private utilities relocations are included in this proposal.
- I. Design-Builder will make every effort to preserve and keep in place all trees noted. In the event due to the installation of new utilities improvements this is not possible Design-Builder will notify the City of St. Petersburg for direction.
- J. If there are any required material deposits or advanced payments required for materials, the owner will allow the Design-Builder to bill in advance and make advance payment to prevent delays in procurement.
- K. This GMP No. 1 is based on **Ninety (90%) percent Un-Permitted Drawings** and changes made via permit comments will be in addition to this GMP via a Change Order by the owner.
- L. The issuance of the Design-Builder's Performance and Payment Bonds will be provided after approval of the GMP No. 1 and issuance of the Notice to Proceed by the owner.

- M. Stored material is anticipated. The owner will pay for on-site and off-site material with proper documentation.
- N. No salvaged items to be turned over to the owner are identified except for the fire hydrants. Any other salvages materials/equipment will become property of the Design-Builder.
- O. Repair to existing underground sanitary sewer piping, gas piping, fiber optic lines, storm piping, reclaimed water piping, wells, irrigation piping, tanks, domestic potable water piping or any other utility are excluded unless noted on the Construction Documents or damages by construction activities.
- P. Price breakdowns provided are for funding purposes only and should not be looked at as individual GMP's.
- Q. The intent of this Contract is to excavate the on-site material to design plan grade and place all fill excavated in building pad areas, trench backfill, common areas and roadway subgrade areas. Any deleterious material which is excavated will be placed one time in an area on-site within 750 feet as designated at the time of excavation by the Owner and/or its Engineer/Geotechnical representative.
- R. Our proposal is based on all onsite cut meeting all the project specifications and is assumed to be suitable for lot, pad, roadway, and trench backfill.
- S. This proposal does not include testing, removal, relocation, or disposal of soils or building (above and below ground) structures, contaminated by asbestos, petroleum products, chemicals, groundwater or by any other materials.
- T. The contractor recognizes that the standards and specifications of the appropriate underlying governing authority may apply except where plans or specifications vary, in which the plans and specifications provided will apply.
Streets & Drainage: F.D.O.T. Roadway and Traffic Design Standards, City of St. Petersburg
Sanitary: City of St. Petersburg Public Utilities Department
Water: City of St. Petersburg Water Department

Item 6- Guaranteed Maximum Price No. 1 Breakdown

HORUS		Deuces Rising - St Petersburg, FL
		Concept Budget [Right of Way Only]-UPDATE
		November 9, 2021
Cost Code	Description	11/9/2021 Estimate Total
GENERAL CONDITIONS & Requirements		262,379
	GENERAL CONDITIONS	179,574
	Mobilization	
	As-Builts	
	Stormwater Pollution Prevention Plan	
	Site Management (Trailer, Site Utilities, Storage, Dumpster, Toilets, Clean Up, MIS Services, Safety, Photographs)	
	Material Handling	
	GENERAL REQUIREMENTS-Staffing	82,805
SITE DEVELOPMENT		1,419,276
31-2000	SITE PREPARATION & EARTHWORK (Concrete removal, Grading, Streetlight removal, Dry Utilities)	473,000
32-6350	ASPHALT MILLING (Asphalt milling and removal, Build Subgrade and Base, Maintenance of Traffic)	370,000
32-7050	SITE SIGNAGE	2,000
33-5100	WATER MAINS (Labor/Material/Equipment/Dewatering/Shoring)	201,105
33-5300	SANITARY SEWER (Labor/Material/Equipment/Dewatering/Shoring)	250,000
33-5320	STORM DRAIN (Labor/Material/Equipment/Dewatering/Shoring)	123,171
LANDSCAPING & SITE AMENITIES		52,083
32-7100	FENCES & GATES	32,400
32-7101	ENTRY GATE SYSTEM-Site Security	9,734
32-8000	LANDSCAPING / IRRIGATION (Tree Removal/Stump Grinding and Irrigation Sleeving)	9,949
SITE DEVELOPMENT & BUILDING SUB-TOTAL		1,733,738
FEES		104,024
6%	DESIGN/BUILDER'S FEE	104,024
CONSTRUCTION SUB-TOTAL		1,837,763
DIRECT COST		207,437
	CONSTRUCTION CONTINGENCY	100,211
2%	PERFORMANCE AND PAYMENT BOND	38,759
1%	GL/UMBRELLA	16,802
1%	BUILDERS RISK INSURANCE	15,918
2%	PROFESSIONAL LIABILITY	35,746
SUB-TOTAL		2,045,199
ALLOWANCES		100,000
	OWNERS ALLOWANCE	100,000
GRAND TOTAL		2,145,199

Item 7- Construction Schedule

Final Completion shall be within Thirty (30) calendar days following the Date of Substantial Completion of the Work.



Dueces Rising Townhomes and Commercial Development

ID	Task Name	Remaining Duration	DO NOT EDIT Start	DO NOT EDIT Finish	Half 2, 2021						
					M	J	J	A	S	O	N
1	Deuces Rising Townhomes and Commercial Development	729 days?	Tue 5/18/21	Mon 3/25/24							
2	Project Design	663 days?	Tue 5/18/21	Wed 12/20/23							
3	Right of Way-Design	201 days	Tue 5/18/21	Mon 2/28/22							
4	Schematic Design--30%	34 days	Tue 5/18/21	Mon 7/5/21							
10	Design Development--60%	23 days	Tue 7/6/21	Thu 8/5/21							
17	Construction Documents--90%	57 days	Tue 7/27/21	Thu 10/14/21							
23	Construction Documents--100%	58 days	Thu 12/9/21	Mon 2/28/22							
24	Goes to City Council	1 day	Thu 12/9/21	Thu 12/9/21							
25	Executed Agreements	22 days	Fri 12/10/21	Mon 1/10/22							
26	Issue NTP	1 day	Wed 1/12/22	Wed 1/12/22							
27	City Review & Secure Permits	21 days	Tue 1/11/22	Tue 2/8/22							
28	Excute Subcontractor Agreements	14 days	Wed 2/9/22	Mon 2/28/22							
29	Right of Way - Construction	121 days	Tue 3/1/22	Thu 8/18/22							
30	Mobilization	5 days	Tue 3/1/22	Mon 3/7/22							
31	Sanitary Line Staking	2 days	Tue 3/8/22	Wed 3/9/22							
32	MOT Setup	1 day	Thu 3/10/22	Thu 3/10/22							
33	Saw Cut/Milling on Fairfield	3 days	Fri 3/11/22	Tue 3/15/22							
34	Curb, Catch Basin and Storm Drain Removal	4 days	Wed 3/16/22	Mon 3/21/22							
35	Dewatering Setup	7 days	Fri 3/11/22	Mon 3/21/22							
36	Sanitary Line and Manhole Crew Coordinati	7 days	Tue 3/22/22	Wed 3/30/22							
37	Sanitary Lines and Manholes	25 days	Thu 3/31/22	Wed 5/4/22							
38	Sanitary As-Builts	1 day	Thu 5/5/22	Thu 5/5/22							
39	Storm Drain Crew Coordination	5 days	Fri 5/6/22	Thu 5/12/22							
40	Storm Drain Staking	1 day	Fri 5/13/22	Fri 5/13/22							
41	Install Storm Drain	13 days	Mon 5/16/22	Thu 6/2/22							



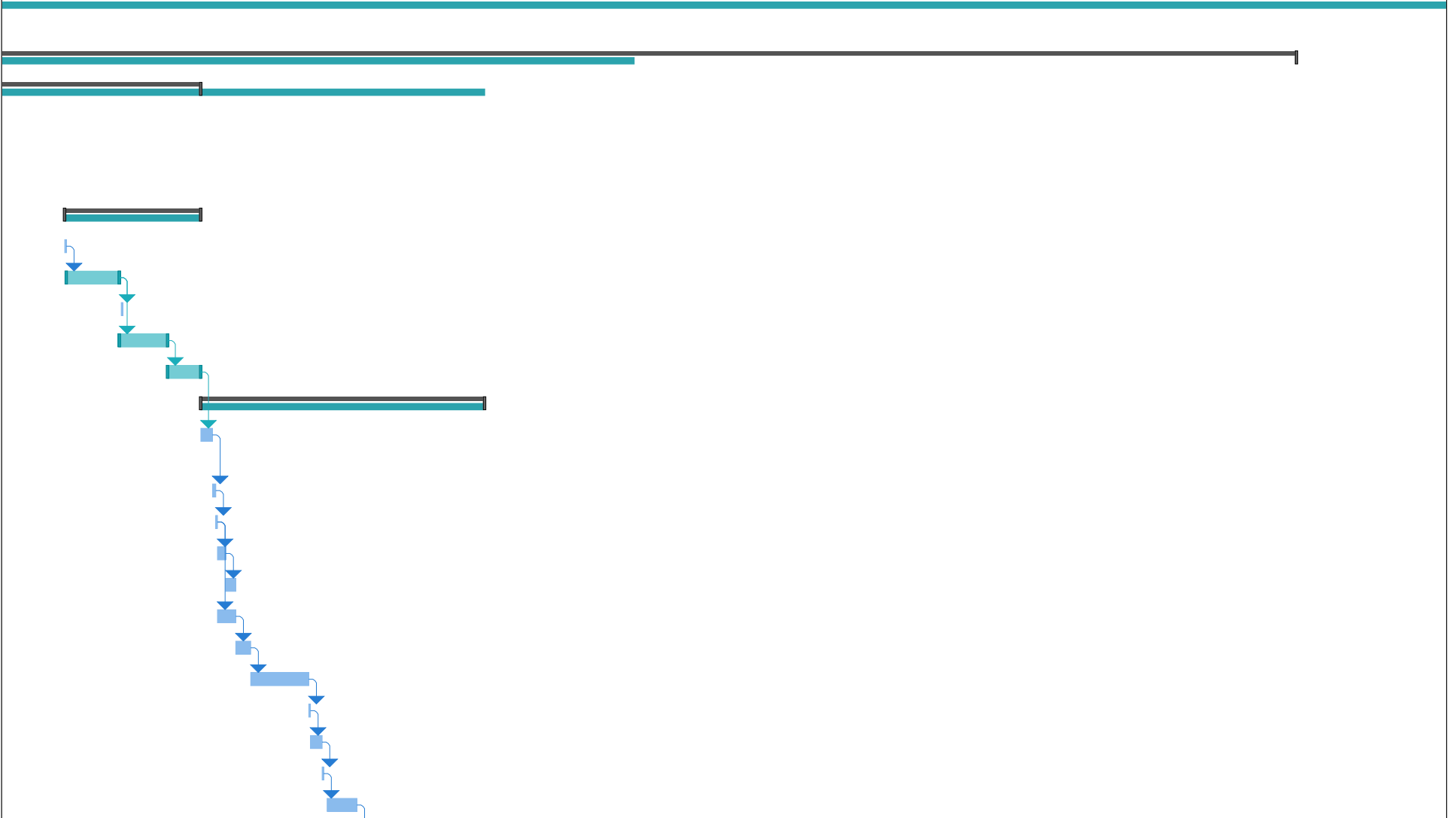
Dueces Rising Townhomes and Commercial Development

ID	Task Name	Remaining Duration	DO NOT EDIT Start	DO NOT EDIT Finish	Half 2, 2021							
					M	J	J	A	S	O	N	
42	Storm Drain As-Builts	1 day	Fri 6/3/22	Fri 6/3/22								
43	Water Line Crew Coordination	7 days	Mon 6/6/22	Tue 6/14/22								
44	Water Line Staking	1 day	Wed 6/15/22	Wed 6/15/22								
45	Water Line	23 days	Thu 6/16/22	Tue 7/19/22								
46	Water line As-Builts	1 day	Wed 7/20/22	Wed 7/20/22								
47	Re-establish Grade	4 days	Thu 7/21/22	Tue 7/26/22								
48	Install Catch Basins	5 days	Wed 7/27/22	Tue 8/2/22								
49	Build Subgrade	4 days	Wed 8/3/22	Mon 8/8/22								
50	Place and Finish Base	4 days	Tue 8/9/22	Fri 8/12/22								
51	Final Inspection (ROW)	1 day	Mon 8/15/22	Mon 8/15/22								
52	Substantial Completion	1 day	Wed 8/17/22	Wed 8/17/22								
53	Pre-Construction-Project Design	341 days?	Tue 7/20/21	Wed 11/16/22								
85	Construction Phase	343 days	Thu 11/17/22	Fri 3/22/24								



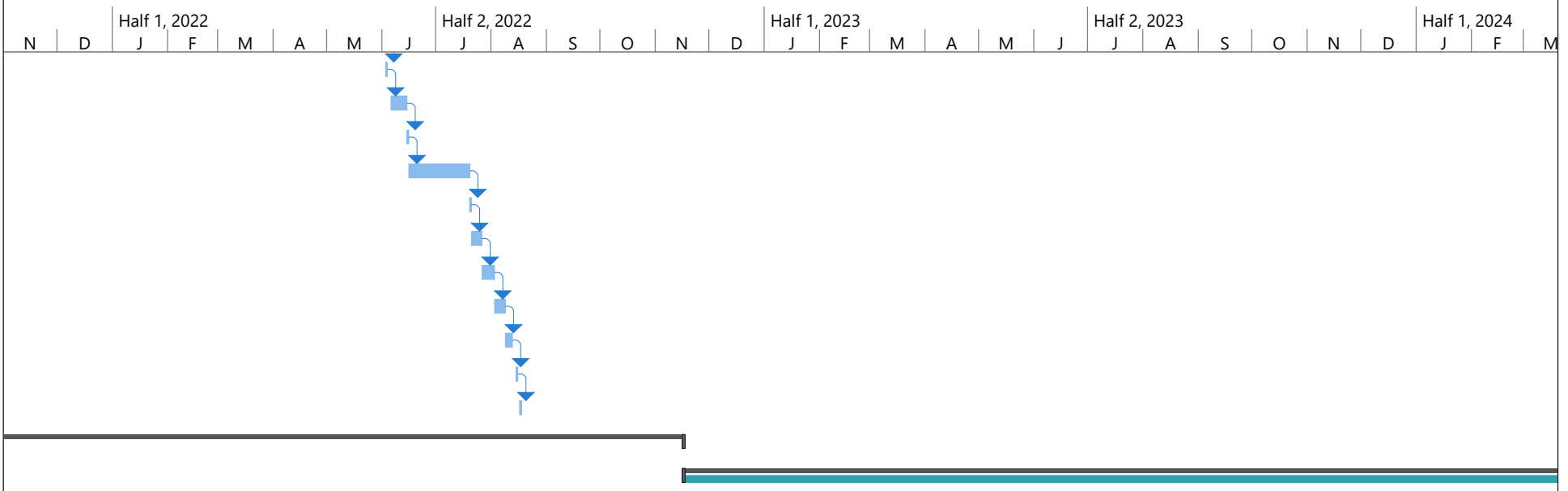
Dueces Rising Townhomes and Commercial Development

N		D		Half 1, 2022						Half 2, 2022						Half 1, 2023						Half 2, 2023						Half 1, 2024			M
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M					





Dueces Rising Townhomes and Commercial Development





Dueces Rising Townhomes and Commercial Development

				Half 2, 2024				Half 1, 2025				Half 2, 2025				Half 1, 2026				Hal									
M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	



Dueces Rising Townhomes and Commercial Development

M	A	M	J	Half 2, 2024				Half 1, 2025				Half 2, 2025				Half 1, 2026				Hal								
				J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J



Dueces Rising Townhomes and Commercial Development



Task		Summary		External Milestone		Critical	
Milestone		Project Summary		Deadline		Progress	