CITY OF WEST WENDOVER

FIRE STATION & COMMUNITY RECREATION CENTER

DESIGN-BUILD RFP RESPONSE

SEPTEMBER 30, 2021

BIG-D CONSTRUCTION

TABLE OF CONTENTS

CITY OF WEST WENDOVER

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DESIGN-BUILD RFP RESPONSE | SEPTEMBER 30, 2021

BIG-D CONSTRUCTION

1

WEST WENDOVER FIRE STATION &
COMMUNITY RECREATION CENTER

COVER LETTER (PAGE)

BIG-D CONSTRUCTION


ORIENTATION
BIG-D
CONSTRUCTION

September 30, 2021

Ms. Anna Bartlome, City Clerk
City of West Wendover
1111 N. Gene L. Jones Way
West Wendover, NV 89883

RE: WEST WENDOVER FIRE STATION & COMMUNITY & RECREATION CENTER

Dear Selection Committee Members:

Big-D Construction and JRCA is pleased to present our proposal for the design and construction of the new City of West Wendover Fire Station and Community Recreation Center.

As stated in our previously submitted SOQ, we believe we have assembled a well-qualified team with the right experience to take on this (these) projects. Our firms enjoy an excellent working relationship, cultivated through design and construction of many past successful projects, and we are committed to working closely with the City of West Wendover and Aqua Engineering to accomplish all project goals.

In addition to our previously proposed team, we are adding the civil and structural engineering design subconsultants below to the design-build team and are including their respective resumes under Tab 3 – Additional Items. As for mechanical, electrical, and plumbing, Big-D intends to select MEP team members with design-build capabilities once the project begins, and with approval from the City.

Added Design-Build Team Members

James R. Child Architect (JRCA)
577 South 200 East, Salt Lake City, UT 84101
John Swain (Landscape Architect), 801-533-2100, johnswain@gallowayus.com
Christian Michaelson (Civil Engineer), 801-533-2100, christianmichaelson@gallowayus.com
172 N. East Promontory Suite 274, Farmington, UT 84025

BHB Consulting Engineers
2766 S Main St, Salt Lake City, UT 84115
Alex Piket (Structural Engineer), 801-355-5656, alex.piket@bhbengineers.com

I will personally oversee the project as Project Executive, and I am confident that our proposed team will succeed in all phases of the project. Again, you have our commitment that we will base all our decisions on integrity and the best interests of the City.

Thank you for your consideration and we look forward to working with you. Our extensive public facility experience, history of design-build project delivery, and decades of working in a team environment will result in project success.

Respectfully Submitted,

Rich Hazel
President
Big-D Construction

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2

WEST WENDOVER FIRE STATION &
COMMUNITY RECREATION CENTER

MANAGEMENT PROPOSAL

BIG-D CONSTRUCTION

1 OVERALL MANAGEMENT APPROACH

OVERALL APPROACH

The Big-D/JRCA project management approach and overall philosophy for the West Bountiful Fire Station and Community and Recreation Center is to have our personnel function seamlessly, as fully integrated team members, and be proactive partners with the City and key stakeholders throughout the lifecycle of the project.

ISSUES, RISKS & CHALLENGES

Our primary responsibility is to **minimize risk for the City of West Wendover**. We will accomplish this by **carefully managing money (budget)**, **time (schedule)**, and **liability (safety and quality)**. This project has a number of key items we plan to proactively manage to avoid any issues or delays.

FIVE KEY ISSUES

- Successful Collaboration
- Cost control
- Schedule control
- Material/Procurement challenges
- Labor challenges

Successful Collaboration

It is very evident from the RFQ, RFP, and our interactions with the City thus far that the ability to perform as a High Functioning Team is of paramount concern. We acknowledge and understand this challenge and assure you that the Big-D/JRCA Design-Build Team will forge a strong collaborative relationship with the City and all Key Stakeholders.

Both our firms are highly experienced at the design-build process and have worked together in similar capacity on multiple past public projects. We know how to engage and involve Owners, facility personnel, and stakeholders to achieve design excellence. We are also skilled at the various ways our team will be required to communicate progress and project details to city agencies/departments. Specific details of how we accomplish a collaborative environment for the project are in the following Design Management section.

Cost Control

We will manage your project like it is our own. Effective planning, scheduling, coordinating, communicating and quality control are essential to controlling costs. We will not hesitate to present ideas for cost saving at any stage of the project. Change directives will be carefully reviewed and substantiated before being submitted to you for approval. Additionally, since we spend a great deal of time pre-qualifying our subcontractors and establishing the bidding requirements before bidding, we hold our subcontractors to a strict change order policy. In the event there is a change in scope

or condition, we will rely on predefined unit costs obtained during the bidding process and mandate that all change order requests have detailed pricing backup with competitive vendor quotes. We will scrutinize all costs associated with a change order as if it was our own money.

Schedule Control

Our plan to ensure that the project is completed on time is multi-faceted. It begins with the creating a time line that all team members agree is feasible; requires early commitments from subcontractors that they are able to meet schedule goals; includes weekly schedule updates; and proactive and continuous communication with the City of West Wendover.

On a weekly basis, the construction site superintendent will use the master schedule to prepare a short-term (typically three-week) look-ahead schedule. This schedule will be reviewed in weekly subcontractor coordination meetings. If actual conditions differ from the master schedule, additional "focus" meetings will be convened to solve critical issues that have the potential of impacting the schedule. These focus meetings will result in an action plan with clear lines of accountability to ensure we stay on schedule.

Material / Procurement Challenges

Material availability affects every construction project right now. We are very aware of which areas and products are experiencing more serious delays and our estimators are experts at navigating the current market. Big-D employs multiple strategies to mitigate slowdowns from material availability including leveraging our company resources and buying power to purchase and store frequently used materials; continually finding creative solutions to procure what we need, when we need it; and being extraordinarily proactive during design/preconstruction to determine project needs which allows the team to identify potential material availability issues early.

The Big-D Preconstruction team will work closely with the JRCA A/E team throughout design to assist with material and equipment selection so we can get started early on sourcing materials. Additionally, we will be efficient in processing submittals, striving for accelerated approvals. By utilizing every advantage and known best practices, Big-D can minimize effects of the current material shortages.

Labor Challenges

The construction labor shortage has been a problem for over a decade but on this project, the issue is complicated by both the explosive growth in Utah, tying up a good portion of the available workforce and the remote location factor that also narrows the field of interested and capable subcontractors.

Big-D will be especially proactive in generating subcontractor interest in the West Wendover project from day one. Through decades of construction, we have built an immense database of prequalified subcontractors that we utilize for subcontractor selection. Early on, even prior to bidding, we will reach out to potential subcontractors to build interest in the project and ascertain potential availability of qualified personnel. We will make every attempt to maximize participation by small, regional, and local firms but, understanding there is a very limited local labor for this project, we also know we will need to engage trade partners who are skilled and successful at traveling. This is a challenge we are accustomed to dealing with and are confident in our ability to find the right people to build the project.

INTEGRATED, COLLABORATIVE TEAM

COMMUNICATION

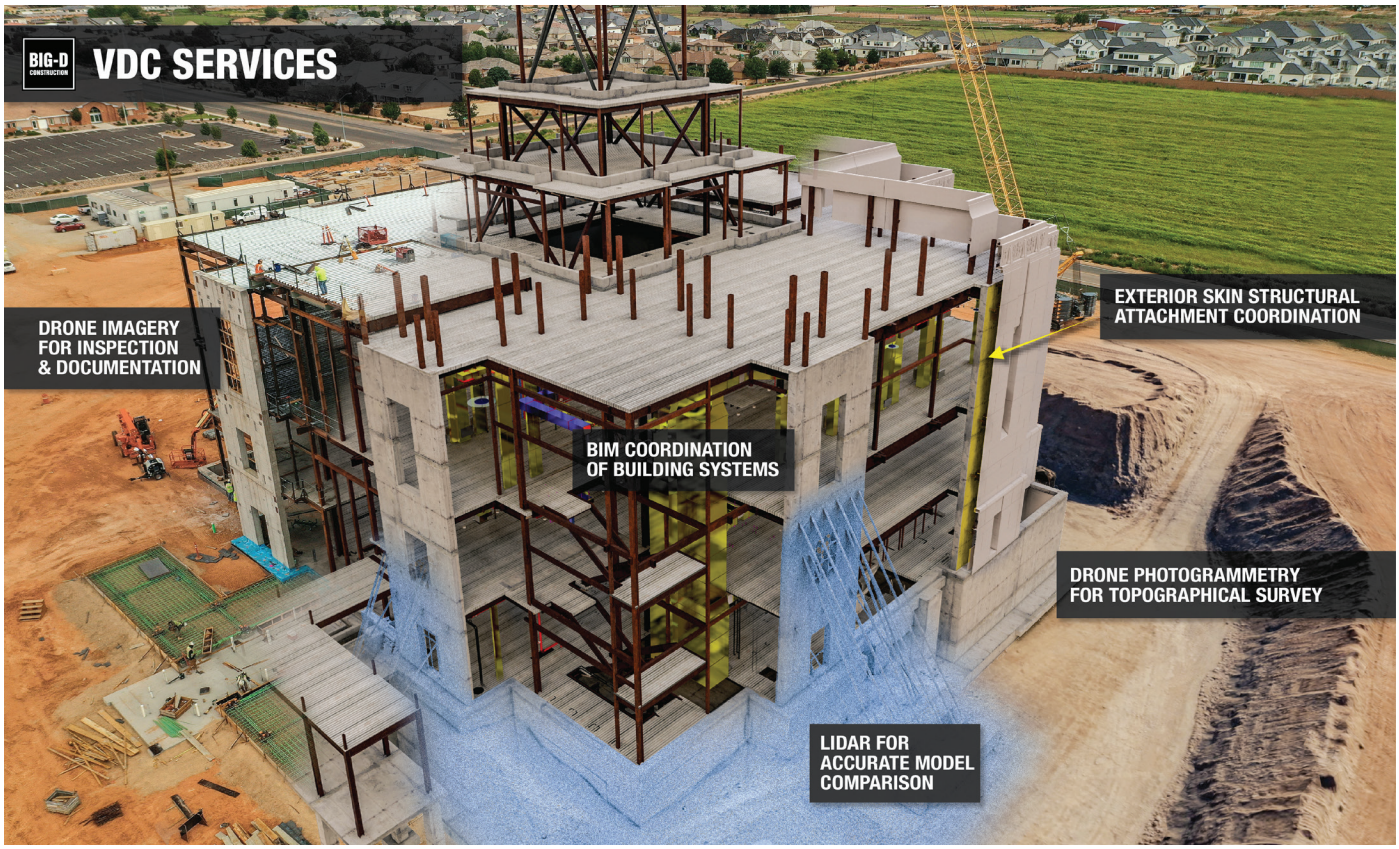
Transparent communication and teamwork are crucial to the success of every construction project. THE Big-D/JRCA team will employ a direct communication approach in collaborating with the City, stakeholders, and subcontractors. Upon Notice to Proceed, we will hold a formal Project Kickoff Meeting where collaboration begins. This first meeting will set the tone for the entire project and allow the team to build a road map for the project, together with the City. Team members will have the opportunity to become familiar with their project teammates and establish roles, review project goals, identify lines of communication as well as preferred means and methods of communication for different project activities, and establish a conflict resolution process.

We will utilize every tool available including phone calls, e-mails, video conferencing, OAC meetings, and Procore® as described below.

Describe the tools and techniques that will be used by the Design-Build Team to encourage and foster a collaborative environment for the entire Project Team, including City staff and all City subconsultants, including but not limited to the Owner's Representative.

Key Communication Tool

The Big-D/JRCA team will utilize Procore®, our cloud-based construction management software, to manage all phases and aspects of the project. The system is a single storage location for everything related to the project and all project personnel (Big-D, A/E Team, the City, Subcontractors) can utilize the system and have access to project information online at any time via computer, tablet, or smartphone. As soon as the project is set up, Big-D will issue digital invites so the team can have 24/7 access to job photos, daily logs, project reports, submittals, RFIs, drawings and specifications.



THE BIG-D/JRCA DESIGN-BUILD TEAM HAS EXTENSIVE 3D MODELING / VIRTUAL DESIGN CAPABILITIES WHICH WE WILL USE FOR IMPROVED VISUALIZATION DURING DESIGN, CLASH DETECTION DURING CONSTRUCTABILITY REVIEWS, AND MORE.

Processes are simplified by being able to initiate or respond to submittals, drawing updates and RFIs through the Procore® system. Additionally, project Drawings and Specifications are uploaded and updated through Procore® in real time, providing a single source for construction documents.

Big-D project personnel will provide orientation and direct as-required training for any new Procore® users during the project kickoff stage.

ADDITIONAL TOOLS/TECHNIQUES

Virtual Design & Construction (VDC)

Big-D and JRCA both have robust virtual design capabilities that will be utilized on this project. Big-D has an advanced in-house VDC Studio staffed with multiple talented professionals that will assist with virtual design efforts. Through modeling, your project can be built in virtual space, allowing for design review and analysis. Structural drawings can be compared to Architectural and MEP drawings in “clash tests” to immediately detect design conflicts. The 2D sections, elevations, and plans can be overlain on the 3D model to analyze conflicts or missing data, thereby creating a series of virtual RFIs to address before construction begins.

Big-D has made a significant investment in software and personnel to become a construction industry leader in VDC through implementation of Autodesk Navisworks for clash detection coordination software and 4D scheduling. With Navisworks, we combine different file types into one program allowing for team members to continue to use the software they are familiar with while still coordinating the BIM model. This process allows all parties in the construction process to visually detect interferences and to orchestrate the project schedule.

We will use VDC as a strategic tool during design to virtually build the project before construction starts. This will enable Big-D and the JRCA design team to coordinate various design elements before actual work is put in place. This process will provide a much-enhanced design for the project eliminating design coordination issues that typically arise during construction. We will also work during this process to develop commissioning and closeout sequences to be incorporated into the schedule. This will allow the team to understand the requirements of bringing the project to full completion.

DESIGN APPROACH

JRCA Architects is committed to a fire station design that will support fire operations within the growing service area. Our approach to each project is unique and formatted to fit the project's characteristics and specific needs. With public services, it is necessary to identify project goals and objectives that will meet the needs of staff and those of the public that will rely upon these services. Creating ownership and developing a consensus is achieved by employing workshops that enable harmony with an overall project acceptance.

Our team understands West Wendover's ongoing goal to enhance the delivery of required public services and improve upon operations. We will utilize our experience and our team's knowledge which encompasses service-oriented processes for the public and staff. The best way to ensure effective and efficient operations is to incorporate proven workflows and modern concepts. Additionally, we incorporate lessons learned with size and space allocations, operational relationships, and other parameters to identify potential upgrades to the overall design.

Our firm has a vast experience in identifying and mitigating challenges with fire operations and public safety projects. We will focus on verifying the critical decisions, exploring, or modifying design options, and conducting model facility tours with staff and committees. While there are many similarities among these facilities, each location has unique operational requirements and site conditions. It is essential to the success of the project to understand these factors to be able to adapt. In addition, the strength of the JRCA team and engineering consultants will review with a thorough and objective eye and help improve the efficiencies of the program and project goals.

EFFICIENT & EFFECTIVE DESIGN STRATEGIES

Optimize Layout
Minimizing the travel distance and maneuvers required from living quarters to apparatus equipment, station notification controls with pathway lighting, control of audible alerts and operational of apparatus bay doors upon activation. These strategies support reducing response times critical to those in need of emergency services.

Thoughtful Amenity Design
Supporting staff needs is crucial as the station is a temporary home and amenities should be thoughtful and adequate to ensure staff readiness is achieved. Right sized living quarters with staff storage, standalone shower and toilet facilities, both strategically distanced from the apparatus bays supports sound mitigation from main station operations supporting relaxation and respite.

Supporting Staff Wellness
Adequate kitchen equipment, food storage space, and physical fitness spaces are imperative to ensuring the physical health and mental fitness of staff are achieved. Evaluation of equipment size and operational flow with the kitchen layout should be thoughtful and efficient as multiple staff commonly prepare meals and support cleanup. Fitness spaces should provide adequate area for multiple equipment types, open space for general exercise, proper athletic flooring and natural lighting are necessary to support both physical and mental health.

Efficient Building Systems
Evaluating and designing for efficient building systems that require minimal maintenance, and reduced energy consumption, allows the station staff to focus on daily work duties. Specific strategies will include HVAC system evaluation, LED lighting, resilient and low maintenance interior finishes, efficient appliances, and renewable energy resources. Strategies determined and implemented will further support staff workflow, superior indoor environments, minimize the use of traditional energy sources, and general station morale.

DESIGN CHALLENGES

FIRE STATION

Planning for Current and Future Needs
As equipment needs change in the future, it is imperative that proper planning occurs to meet current requirements that afford flexibility to meet future challenges. Specific challenges may include apparatus equipment, turnout gear wash systems and storage, EMS storage capacity, and both living and operation spaces.

To overcome these challenges, we identify and discuss these challenges early in process during the needs assessment process to ensure decisions made are incorporated within the design work. This includes consistent door width and height throughout apparatus bays, ensuring the depth of each bay will allow flexibility with equipment placement, right-sized spaces for turnout storage and commercial size appliances, strategically placed truck fill lines and compressed air, identifying future workspace needs or creating flex spaces that can support multiple functions.

COMMUNITY CENTER

Efficient Program Development and Right-Sizing

Clearly defining project goals and establishing expectations early will allow our team to engage project stakeholders effectively, timely and efficiently, will be critical to establishing the projects scope. Our team will promote collaboration to ensure engagement occurs and the required information is expressed, documented, and processed. This information will provide a foundation to confirm the initial needs identified within the RFP documentation, re-evaluated and Right-Sized to support the project budget. Our experience in creating flexibility with multiuse spaces will support a wide range of programs and functions, our team will ensure all opportunities are identified.

Public Outreach and Support

Successfully gathering public input and expectation can be challenging if the right approach is not utilized. Timing, notification and expectation with public visioning or presentation sessions are vital towards building a consensus and strong community support. Tools to be utilized include traditional public noticing, information flyers with utility billings, social media platforms and on-line surveys that allow autonomous feedback.

With specific uses outlined within the RFP, we suggest public visioning input to be focused within certain elements of the proposed uses. This will allow great efficiency with presenting, discussing, and documenting initial commenting and suggestion minimizing

GENERAL DESIGN CHALLENGES

Building Material & Product Selection

The challenges currently present within the construction industry are unprecedented that attribute towards challenges in scheduling and impact project cost. Our team will manage these factors early within the design process to establish baseline material expectations with forecasting where constraints maybe experienced. Early opportunities for procurement may need to be discussed to further mitigate procurement constraints. Strategies in place will also reflect minimizing ongoing maintenance or need for specialized service arrangements.

CITY & STAKEHOLDER COLLABORATION

With our Kick-off/Organizational Workshop activities, we will review and confirm the project goals, schedules, and critical tasks in more detail, and establish the flow of communication and expectation. Assigning responsibility and decisive roles reflects strength in participation, collaboration, and a timely flow of critical information. We will review the overall schedule and the detailed tracking of all tasks and assignments at each workshop session. If a crucial task is falling behind, we will immediately identify and respond efficiently ensure that the overall schedule is not compromised.

Communication

Regular and open contact with all team members is critical to the success of both projects. We have specific ways to keep the channels of communication open, build a consensus, maintain transparency, track documentation, and develop a successful project.

These include:

- We do not just conduct meetings – We hold interactive, participatory workshops supporting team collaboration.
- Meeting with the West Wendover's project team approximately every two (2) weeks throughout the design phase both remotely and in-person.
- Utilizing all digital tools available both static and virtually. Conveying design intent utilizing virtual reality technologies and animation allow the design team to present design concepts and relay operational workflow.
- All workshops are documented, and minutes distributed to all project team members
- Workshop minutes, design presentations, and progress documents will be posted digitally and accessible to all team members utilizing Procore from the start of design, through construction and project closeout.

- Conduct interactive public input and visioning sessions to gather community support and build consensus.

Communication Dashboard

Maintaining a centralized workflow ensures constant engagement from all team members. In addition, it leads to a high level of collaboration to create efficiency with communications, context, and project file access. This platform will be utilized to store and access all project records during design, jurisdictional reviews, bidding, construction, and post construction. Critical stakeholder access with USDA inspectors will be required specifically with the fire station project to ensure the agencies oversight process is achieved.

Tracking Team Responsibilities

Identifying and managing task responsibilities and duties are highly essential to ensure that all team members' flow is complete and distributed promptly. Commonly, we can find this information in the record of meeting minutes, e-mail correspondence, and voice communication.

To manage this critical information, JRCA will create a 'living task document' within the digital collaboration platform to identify tasks and other information requests, identify team member responsibilities, and when completion is required. By allowing all team members to manage their tasks and duties provides ownership along with accountability.

STAKEHOLDER INTERACTION, DESIGN TEAM & OWNER COLLABORATION, CONTRACTOR & A/E TEAM INTERACTION
From top: Bountiful Parks Project Public Comment session; Utah Valley Dispatch Facility early space adjacency studies after Needs Assessment; Big-D + Design Consultant Meeting

3 SCHEDULE, SEQUENCING, PROJECT MANAGEMENT

Schedule/Phasing Approach

Big-D/JRCA's overall approach for the design and construction of the Fire Station and optional Community Recreation Center is illustrated in our proposed preliminary schedule located under Tab 3 - Additional Items.

As for high-level sequencing, It is our intent to begin pre-design activities for the Community Center right around the time when the GMP is being developed on the Fire Station.

Anticipated Efficiencies

Approaching this project as integrated team from the beginning will facilitate simplified, expedited communication amongst team members and make every step of the project more efficient. Having the ability to collaborate during design from Day One will eliminate lag time for back-and-forth communication on design reviews, suggestions on materials, means and methods, schedule/sequencing, and every other element of the project.

MANAGING DESIGN SCHEDULE

Our team's schedule will include design milestones and be the tool by which we can judge our pace and progress. Most importantly, we make the schedule a major point of discussion at each and every design-team meeting. Should the design fall behind schedule, our team will assist the design project manager in encouraging accelerated work in the affected disciplines. Additional resources from the individual companies may need to be called upon to "do what it takes" to get the project back on schedule.

PHASE 1 (DESIGN) WORK PLAN

(Level of Effort Narrative)

Pre-Design Phase Activities (Validation of Information)

- Conduct Project Kick-off meeting
- Review applicable existing record documents
- Perform site investigation(s) and boundary surveys
- Gather environmental documentation
- Perform any required Geotechnical investigations and reporting
- Review of any AHJ regulations or restrictions
- Analysis of any initial concepts, established design goals, and preliminary needs
- Review of sustainability goals/strategy
- Conduct model facility tours
- Perform Needs Assessment interviews and workshops

Schematic Design (30% Design)

After the groundwork has been laid during the Pre-Design Phase, Schematic Design continues to refine the organization of the functional components of the building as well as confirm construction materials, systems, and finishes with a focus on best use of available construction dollars in terms of both initial construction and life-cycle costs. Conceptual designs will be created based on space needs and scope with primary detailing that represents the floor plan, applicable building elevations, and site development. Our collaborative workshops will allow the West Wendover to test fit various unique solutions and workflow opportunities, ensuring the project goals are achievable.

We evaluate preliminary mechanical and electrical systems, identify opportunities for system improvements, and explore sustainable opportunities to reduce operational costs and environmental impact. Alternatives to modify the scope or quality of work are considered to keep budget options open. Drawings and outline specifications are produced for stakeholder review as well as accurate cost estimating.

We create multiple conceptual design options to help move the workshop process along, allowing all team members to harness authorship. The Big-D/JRCA Team will ask the right questions and present forward-thinking solutions in return.

Schematic Design Deliverables:

- Conceptual Site & Floor Plans
- Preliminary Building Elevations & Material Selections
- Perspective Renderings
- Preliminary Civil & Structural Design
- Scoping Summary of Mechanical & Electrical Systems
- Preliminary Cost Estimate/ Project Budget
- Refined Project Schedule
- Internal Quality Assurance Review
- Owner Review & Commenting

Start Small Business Contractor Outreach - We understand the City has a 10% SWMBE participation goal on City contracts. Big-D/JRCA will develop and submit an Outreach Plan for the construction of the Fire Station and Community Recreation Center as per the Scope of Work requirements that includes a realistic analysis of the capabilities (and expected use) of the available local and regional small business entities. We will begin outreach efforts very early in the project, with initial inquiries and generation of interest activities starting during the Schematic Design phase.

Design Development (60% Design)
Upon the Owners approval of the 30% Design Submittal Package, we transition to the design development stage to further define previous work completed and confirm decisions. The design process requires engaging and constant communication and input with our design team and the Owner's project team.

We determine the system requirements details, review, and finalize the mechanical systems, electrical systems, structural systems, and other special requirements to integrate into the building and site elements. We perform energy modeling and define building materials and construction systems. In addition, we will refine concepts for landscaping and other features for the site development and conduct internal quality control reviews focused on systems coordination.

Design Development Deliverables:
- Incorporate Owner Review Comments from SD package
- Establish Furnishing, Fixture & Equipment (FFE) Scope & Budget
- Determine Sustainable Elements to be incorporated
- Outline Strategies for Project Phasing
- Finalize Site Plan Elements
- Finalize Floor Plan Strategies
- Finalize Interior and Exterior Building Finish Elements
- Finalize Structural, Mechanical, and Electrical Systems
- Refined Cost Estimate/ Project Budget
- Internal Quality Assurance Review
- Owner Review & Commenting

90% Permit Drawings (90% Design)
Upon the Owners approval of the 60% Design Submittal Package, we will begin with the preparation of the contract documents. At this stage, we develop and delineate the project's specific requirements for the Contractor and their subcontractor team. In addition, we continue to coordinate with our engineering consultants and meet regularly to work through the details and organize our documents.

Drawings are advanced to a stage of full constructability, reviewed, and coordinated by all team members. Full specifications are complete for all disciplines. The cost estimate is updated to reflect any changes and the current bidding climate. We will discuss development bidding alternates as needed to provide opportunities for cost savings or scope improvement.

After this phase, the permit documents are complete and ready for jurisdictional review approvals. During permit/plan review procedures conducted by the District, Big-D & JRCA Team will complete a final Quality Assurance review and incorporate all AHJ plan review comments and adjustments necessary to fulfill permitting requirements. A final Contract Document package will be compiled and issued for pricing.

90% Design Deliverables:
- Incorporate Owner Review Comments from DD package
- Finalize Furnishing, Fixture and Equipment Scope & Budget (FFE)
- Complete 90% Construction Drawings and Specifications for Permitting
- Update Cost Estimate/ Project Budget
- Internal Quality Assurance Review

Permitting
Our design team is experienced with West Wendover's permitting process which utilizes third party services by WC3. With previous work completed, we have a strong understanding of comments that are anticipated and strategies to include relatable items with the permit documents prior to their review. Our proactive measures will efficiently support the review process and reduce time spent with multiple review and response sessions.

Concurrently, the Fire Station project is subject to review by USDA in agreement with funding provisions. Our team will work proactively with USDA representatives prior to permit submission to ensure applicable comments are incorporated.

When all review comments and revised documentation have been satisfied, all adjustments will be incorporated within the final bidding set for pricing. This step ensures all project elements will be accounted for during the bidding process.

Development Of Guaranteed Maximum Price (GMP)
We propose establishing the Guaranteed Maximum Price (GMP) at the completion of the construction documents. This will allow us the opportunity to get the most accurate and competitive pricing from qualified subcontractors based on the "for construction" documents.

During the establishment of the GMP, our team will work with the City to establish an Owner's contingency that allows both the City and A/E design team to make minor modifications throughout the construction process without increasing the GMP. Big-D/JRCA will remain flexible with the owner and make suggestions as to the timing of possible building changes to minimize budget or schedule impacts.

Once the GMP is agreed upon, our construction team remains disciplined and consistent in how we manage

the project cost and schedule, assuring the City that all components are within your project constraints. We draw upon our previous experience building Fire Stations and Community Centers. Our understanding of these building type, as well as the logistics of working in remote locations, translates into accurate cost management, schedule management, construction expertise, and overall project coordination for City of West Wendover.

PHASE 2 PROJECT MANAGEMENT

Bidding

After the "Issued for Construction" drawings and specifications are issued and we have received all the necessary approvals from the City and those jurisdictions having authority, Big-D/JRCA will begin the procurement of the various components of the project. If the drawings and specifications are 100% complete, we may only have one bid package for the entire scope of the project. If there is a portion of the design that is not complete or we want to break the project up into separate packages to give more bidding opportunities to various subcontractors, we will repeat the bidding process in multiple bid packages

The Big-D Preconstruction Team will put together a bid package for each trade, which gives specific written details to the subcontractor of what their scope of work includes and our project team's expectations. This package will identify how we would like the project priced, the schedule, special coordination issues and exactly how we want the project bid. By putting together bid packages for subcontractors, we will be able to compare apples-to-apples and get the most accurate and complete pricing.
The bid package(s) will be assembled with the input from the City and the A/E Team. If more than one bid package is going to be issued, we will include clear lines of demarcation indicating the end of one bid package and the beginning of another bid package.

SUBCONTRACTOR/TRADE PARTNER PREQUALIFICATION REQUIREMENTS

- Past performance
- Quality of completed projects
- Safety record
- Capacity to do the work
- Bonding limits
- Litigation history
- References
- Financial standing
- Security and background checks

Subcontractor Selection / Buyout

Utilizing Big-D's extensive database of pre-qualified subcontractors, we select the best qualified trade partners for the project, reverifying during the bidding process each is not only qualified for the specific project scope, but that they have the right personnel available and are able to commit to the project time line. Our procurement and contracting process focuses on maximizing client value by clearly defining subcontractors' scopes and minimizing client risk. This creates a competitive bid environment while ensuring project objectives.

Project Safety Plan

Prior to construction startup, Big-D drafts a project-specific Accident Prevention Plan (Safety Plan) that defines all the requirements for the project. The Plan is shared with all Big-D project staff when finalized. We take our Safety Plans seriously and all employees understand the mandatory requirements for all projects. Prior to the start of construction, the project Superintendent will lead the implementation of the Safety Plan and conduct safety training with all field personnel. All subcontractor teams will have a pre-mobilization meeting with the Superintendent and Project Manager to review their scope of work, policies and procedures for this project and receive the same safety training as Big-D personnel prior to commencement of work. No one steps foot onto the site without the proper safety training - no excuses.

SAFETY IS A BIG DEAL AT BIG-D

Big-D Construction on-site project teams frequently conduct jobsite Safety Stand Downs; giving leadership and opportunity to review Best Practices, monthly safety focuses, and project-specific expectations

PROCORE PROJECT MANAGEMENT SOFTWARE & FIELD iPADS FOR BETTER QUALITY CONTROL

Our on-site construction personnel will use Procore® to manage our field quality control inspections. This tool allows us to track corrections needed and essentially punch list the building during the entire construction phase which facilitates a quick final Punch-list.

All field iPads have 24/7 cloud access to all contract files in Procore® (drawings, specifications, videos, photos, 3D models, submittals, inspection forms, RFIs, ASIs, etc) and equipped with wireless internet.

Procore® mobile capabilities provide important benefits for minimizing our goal of **Zero Defects**:

- Immediate access to all project files
- Testing and inspection forms and building standards are available and can be completed digitally with accompanying photos and videos
- Allows real-time communication, inspection documents and forms, and daily reports
- Real time tracking system for commissioning
- Owner and GC can view reports on outstanding issue items
- Ongoing punch-list administration for quality control inspections (deficiency list)

Project QA/QC

Big-D has developed a formal comprehensive construction Quality Control (QC) plan, refined during the performance of the hundreds of projects that build quality into the project from start to finish. Our QC Plan outlines the organization, control phases, tests, documentation, and procedures for controlling quality during construction. These plans will be implemented and enforced by the on-site Project Superintendent to ensure compliance with contract requirements.

Project Closeout

Big-D Construction has a company-wide goal for **Zero Defects** - meaning no rework during construction and no punch-list items at substantial completion. Punch-list completion is an important part of close out. Our process is comprised of a two-stage procedure. The first stage is the completion verification stage. During this stage we implement procedures to verify the subcontractors have actually completed their work in an area. Subcontractors are required to submit written documentation verifying that they have inspected the area and all work is complete and ready for inspection.

Big-D then will inspect the area to verify that it is complete and that the work is acceptable. If the work is not complete, the subcontractor will be notified, and appropriate actions will be taken to ensure that they correct any deficiencies. When all the work is completed, the actual punch-list inspections will be scheduled with the team. This process ensures that we have **Zero Defects** or minimal punch-list items.

As we complete each phase of work and subcontractors cycle off of your project, we employ a subcontractor-specific exit strategy to ensure we have all the required close out documentation. We run through a procedure where our entire project team verifies the receipt of all closeout documents before final payment is released to the subcontractor. Then, before the expected completion of the project, we will hold a closeout coordination meeting to address items such as final inspection, operations and maintenance.

BIG-D WARRANTY

On day one of your warranty period, we will meet with you to collect and catalog all warranty information. We will spot check your new building and promptly resolve any existing issues. Then, for the next 11 months, our Quality Assurance (QA) representatives will check in with you on a regular basis. Our goal is to anticipate any warranty needs that may arise. We pledge to respond to any warranty questions and concerns within 24 hours — even if we do not have a complete diagnosis. If a warranty issue does arise, we will stay in close touch about it.

Warranty Software - Big-D utilizes Buildr, an online warranty management system, to transition projects from construction to warranty. At project completion, you are issued access to the Buildr software platform where we have streamlined the process for reporting and tracking warranty issues. When a warranty issue is entered into the system, a notification goes out to everyone involved in the project. We are committed to responding to any issue you have within 24 hours or sooner if necessary. You are given a transparent way to track what the status of the warranty issue is. The online system becomes the database that provides the arena for clear communication, coordination, and tracking.

4 PROJECT CONTROLS, COST TRACKING, GMP

COST STRATEGIES

- Early Validation of Initial Concept, Budget & Timeline
- Continuous Collaboration with A/E During Design
- Utilization of Subcontractor Input

Early Validation

Big-D/JRCA will work together to build a preliminary cost model and validate whether the anticipated design will meet the desired project budget and schedule deliverables. As decisions are made on design elements, their detailed costs will be updated in the cost model in a timely manner to ensure the cost model will always be in line with progress milestones established by design decisions.

Continuous A/E Collaboration

The Big-D Preconstruction Team will work closely with JRCA during design to continuously monitor that the design is progressing as expected and staying within budget. Big-D estimators will perform detailed cost studies, including life-cycle cost analysis, to aid the team in making effective decisions regarding the best approaches for design details and building systems, while always keeping the budget in mind. Big-D will also provide ongoing "live" estimating throughout the preconstruction process, as well as detailed progress estimate updates at defined design milestones.

Subcontractor Input

The Big-D/JRCA will work directly with key vendors to build the preliminary cost model to validate whether the anticipated design will meet desired project budget and schedule deliverables. We will engage early in design with key (and specialty) contractors to solicit their input in developing estimates. Their weigh-in during the design phase will increase the accuracy of our estimates as each subcontractor will have the most up-to-date, valuable cost and material lead time information for their trade focus.

COST MANAGEMENT

Overall Goals

- Provide cost information in clear, concise reports
- Meet every predefined milestone
- Accommodate design and management teams

Our job is to ensure the design and management teams understand cost implications of every decision made during preconstruction.

Our proposed preconstruction and estimating team will use state-of-the-art estimating software to perform accurate and timely estimates for the West Wendover facilities. DESTINI Estimator is recognized as the industry leader in estimating software because of its multiple capabilities. DESTINI includes programs for quantity surveying, work assemblies, quantity extensions, package summaries, bills of materials, bid analysis and it can convert quantity and cost information into the Primavera scheduling programs which our team will utilize on the project.

Big-D's team will continually work with JRCA and the entire A/E team to update a real-time cost estimate, which reflects the most current design. In order to consistently provide accurate, realistic, and dependable estimates, Big-D will use On-Screen Take-Off, 3D Modeling software, and various other analytical tools and methods to compile our early schematic design estimate. Our DESTINI estimating software is capable of exporting estimates in any "CSI" or "Systems" format that the City prefers.

As design element decisions are made, detailed costs will be updated timely in the cost model to ensure the model is always in line with milestones established by design decisions. In addition to the cost model, we will provide detailed cost studies, including lifecycle cost analysis. This helps the team make effective decisions regarding the best approaches for design details and building systems.

As we provide the early design estimate, we will continually use "benchmarking" as a way of verifying the estimate. We will look at our similar past projects built to make sure costs we are reporting align with the current market value for a project of this size, type and complexity.

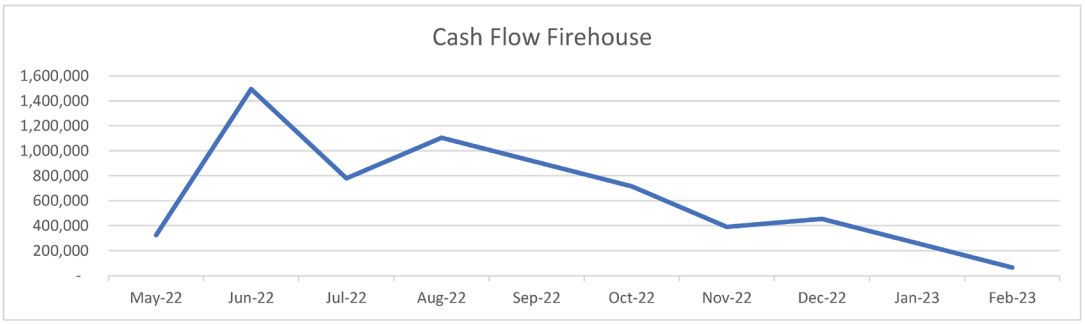
Cost Tracking

Another important tool we will use to stay up-to-date with estimate changes is a Variance Report/Tracking Log. This report allows us to track changes made from estimate to estimate. These reports are continually updated so as to have a clear and concise project estimate history.

CITY OF CRYSTAL PUBLIC WORKS | Crystal, MN
Big-D Construction's public facility experience spans the country. Above is recently completed project by Big-D Midwest in Minnesota.

PRELIMINARY CASH FLOW PROJECTION*

Month	Projected
May-22	324,997
Jun-22	1,494,988
Jul-22	779,994
Aug-22	1,104,991
Sep-22	909,993
Oct-22	714,994
Nov-22	389,997
Dec-22	454,996
Jan-23	259,998
Feb-23	64,999



Billed to date:		$0
Remaining:		$0
6,499,949	Projected	
6,500,000	Budget	

**example based on Projected Budget*

Cash Flow Reporting Process

Big-D sends out monthly project invoices to clients at the beginning of every month that includes a detailed, updated Schedule of Values, clearly identifying the work that has been completed, what has been billed and what remains for each area of work / line item. If required by contract, supporting documentation is also submitted.

In the week prior to sending out monthly invoices, Big-D receives, reviews and verifies all invoices / pay requests from subcontractors and suppliers. The Project Manager and Project Administrator confirm the accuracy of what is being billed against what work is in place.

Cash Flow Forecasting (Estimated Values)

Big-D has developed an in-house system to create a project-specific Cash Flow Schedule report that can assist Owners throughout the project. The graph above is a simplified example of what that report looks like.

GMP Challenges

The primary challenges in development of the GMP all relate to the current market challenges of material/ product availability and potential for price escalation.

Mitigation - We will meet the challenges of establishing the GMP by providing feedback early in design to assist with managing stakeholder expectations (balancing wants vs. needs); requiring expeditious Owner review/ approval of the GMP once submitted; and executing subcontractor contracts as quickly as possible after NTP.

OREM FAMILY FITNESS | Orem, UT
Expansive, state-of-the art recreational center recently completed by Big-D Construction

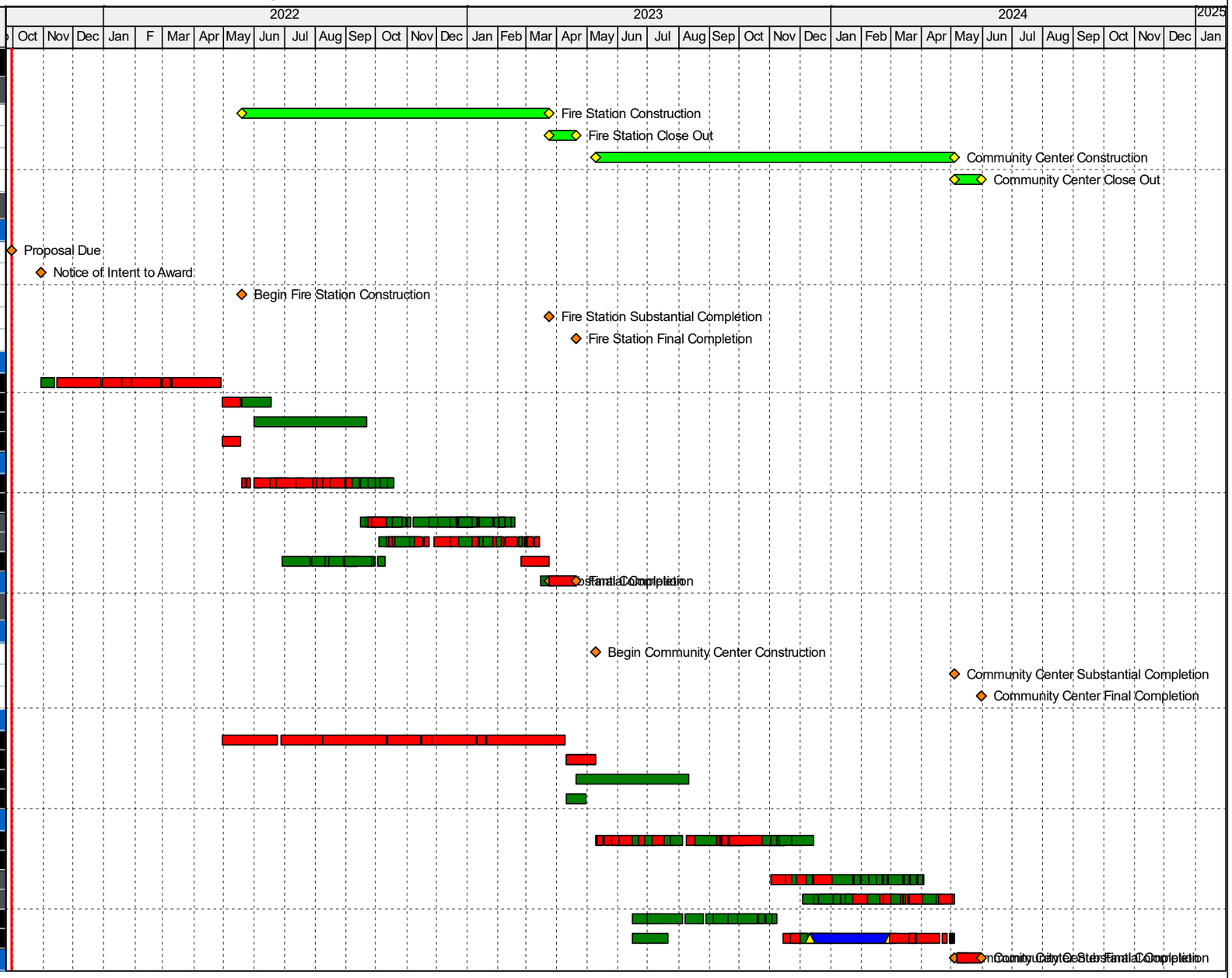
3

WEST WENDOVER FIRE STATION &
COMMUNITY RECREATION CENTER

ADDITIONAL ITEMS

BIG-D CONSTRUCTION

Activity ID	Activity Name	Orig Dur	Start	Finish
City of West Wendover Fire Station & Communi		678	30-Sep-21	31-May-24
Overall Durations (Calendar Days)		744	19-May-22	31-May-24
F500	Fire Station Construction	309	19-May-22	23-Mar-23
F501	Fire Station Close Out	28	24-Mar-23	20-Apr-23
C500	Community Center Construction	360	10-May-23	03-May-24
C501	Community Center Close Out	28	04-May-24	31-May-24
Fire Station		394	30-Sep-21	20-Apr-23
Milestones		394	30-Sep-21	20-Apr-23
F100	Proposal Due	0		30-Sep-21*
F102	Notice of Intent to Award	0		29-Oct-21*
F122	Begin Fire Station Construction	0	19-May-22	
F296	Fire Station Substantial Completion	0		23-Mar-23
F306	Fire Station Final Completion	0		20-Apr-23
Pre-Construction Services		226	30-Oct-21	21-Sep-22
Design & Engineering		125	30-Oct-21	28-Apr-22
Pre-Construction		50	29-Apr-22	17-Jun-22
Procurement, Submittals & Fabrication		80	31-May-22	21-Sep-22
Permitting		20	29-Apr-22	18-May-22
Construction Services		214	19-May-22	23-Mar-23
Earthwork, Structure & Shell		106	19-May-22	18-Oct-22
Interior Rough-In & Finishes		124	16-Sep-22	14-Mar-23
Basement		107	16-Sep-22	17-Feb-23
1st Floor		112	04-Oct-22	14-Mar-23
Sitework & Landscaping		186	29-Jun-22	23-Mar-23
Closeout		27	15-Mar-23	20-Apr-23
Community Center		532	29-Apr-22	31-May-24
Milestones		271	10-May-23	31-May-24
C120	Begin Community Center Construction	0	10-May-23	
C338	Community Center Substantial Completion	0		03-May-24
C350	Community Center Final Completion	0		31-May-24
Pre-Construction Services		327	29-Apr-22	11-Aug-23
Design & Engineering		239	29-Apr-22	09-Apr-23
Pre-Construction		30	10-Apr-23	09-May-23
Procurement, Submittals & Fabrication		80	20-Apr-23	11-Aug-23
Permitting		20	10-Apr-23	29-Apr-23
Construction Services		251	10-May-23	03-May-24
Earthwork & Structure		152	10-May-23	14-Dec-23
Rough-In & Finishes		128	02-Nov-23	03-May-24
Recreation Center		106	02-Nov-23	03-Apr-24
Community Center		108	04-Dec-23	03-May-24
New Roadway		101	16-Jun-23	07-Nov-23
Sitework & Landscaping		225	16-Jun-23	03-May-24
Close Out		20	03-May-24	31-May-24



Start Date 30-Sep-21
Finish Date 31-May-24
Data Date 30-Sep-21
Run Date 27-Sep-21

Remaining Level of Effort
Actual Work
Remaining Work
Critical Remaining Work
Winter Site Delay
Te...
Mil...

City of West Wendover Fire Station Community Center
Big-D Construction
Preliminary Schedule

JRCA ARCHITECTS

BIG-D CONSTRUCTION

ATTACHMENT E
EXHIBIT C PHASE 1 AND 2 SCOPE OF WORK
City of West Wendover
Fire Station and Optional Community and Recreation Center

PHASE 1 PROGRAM VALIDATION PERIOD SCOPE OF SERVICES

1.01 SUMMARY OF WORK

A. This Section sets forth the Scope of Work, the Deliverables, and the execution activities for Phase 1.

1.02 PHASE 1 SCOPE

A. Design Builder shall review, analyze, and validate the Owner Provided Information, the Initial Basis of Design Documents, and the Project Schedule.

B. Design Builder shall conduct such site investigations, environmental assessments, review of regulatory and legal authority and restrictions, and all other actions and review and assess other information as reasonably necessary to verify and validate the Owner Provided Information.

C. Design Builder shall review, analyze and validate the concepts for the Project elements as shown in the Initial Basis of Design Documents. In addition, Design Builder shall work collaboratively with the Owner and the Stakeholders to examine whether ~~new~~ alternate concepts, or approach, ~~-~~will better maximize the Owner's Project Goals and achieve Design Excellence, and if approved by the Owner, further develop such new concepts and incorporate them into the Project.

D. Design-Builder will study the sustainability objectives as stated in the Initial Basis of Design Documents ~~to endeavor to achieve~~and employ design principles in line with achieving USGBC LEED Silver certification without pursuit of certification.~~-~~

E. Design Builder shall engage and work collaboratively with the Owner and the Project Stakeholders to obtain input regarding the Project design and functionality, as well as other major Project elements and to develop the Final Basis of Design Documents.

F. Design Builder shall engage and work collaboratively with the Owner and the Project Stakeholders to progress the design to a sufficient state to develop the Final Basis of Design Documents, the Guaranteed Maximum Price, and the Project Schedule. The timing of the Phase 1A Report, the GMP Proposal and the percentage complete of the designs and specifications will be jointly determined by the Owner and the Design- Builder.

G. Design Builder shall provide the Deliverables during Phase 1 as set forth in Sections 2.01.A. and B. herein. Deliverables shall be provided in a format acceptable to the Owner. Design Builder must utilize the

following programs, as applicable:

H. At the conclusion of Phase 1A the Design-Builder shall provide the deliverables set forth herein, including the Phase 1A Report.

I. At the conclusion of Phase 1 the Design Builder shall prepare a GMP Proposal that includes all Phase 2 Deliverables and is consistent with any modifications and/or clarifications to the Initial Basis of Design Documents as set forth in Section 2.01.D herein.

1.03 VALIDATION OF INFORMATION.

A. During Phase 1A, Design Builder shall perform such assessments, reviews and investigations of the Owner Provided Information, as determined by Design Builder to be reasonably necessary to validate the Owner Provided Information, the Commercial Terms and the Owner Project Requirements. Additional reviews, assessments and investigations of Owner Provided Information shall include, if reasonably necessary, the following:

1. Verification that the As-Built drawings and other architectural and engineering drawings, plans and specifications are ~~correct,~~adequate for use,
2. Constructability, including proposed methods of construction, of the proposed structures in the Initial Basis of Design Documents,
3. Verification of the architectural, engineering and other assumptions and calculations in any Owner Provided Information,
4. Examination and verification of actual site conditions as set forth below,
5. Verification of any surveys,
6. Review and assessment of all applicable legal and regulatory rules and restrictions on the Project, including consultation with permit authorities regarding their requirements.
7. Verification and validation of assumptions regarding the establishment of the Commercial Terms, including but not limited to the GMP, the Project Schedule, and the Final Basis of Design Documents.

B. Design Builder shall perform site investigations as necessary for Design Builder to verify the Owner Provided Information and to validate the Commercial Terms and the Owner Project Requirements. Design Builder shall visit the Site and examine thoroughly and understand the nature and extent of the Work, site, locality, actual conditions, as-built conditions, and all local conditions and federal, state, and local laws and regulations that in any manner may affect cost, time, progress, performance or furnishing of the Work or which relate to any aspect of the design and the means, methods, techniques, sequences or procedures of construction to be employed by Design Builder and safety precautions and programs incident thereto. Such additional investigations shall be conducted to sufficiently identify or characterize utility locations, site conditions, contaminated

materials, and observable or concealed conditions in the existing facilities, including but not limited to the following:

1. Develop requirements for survey by the Owner and submit them to the Owner at least two (2) weeks prior to the need for the survey results.
2. Undertake surveys, investigations and analysis to provide necessary data and information for project design including sufficient information to evaluate design alternatives.
3. Perform soils sampling, testing, and analysis to provide necessary data and information for Project design and provide a final Geotechnical Report. Test for contamination during this process.
4. Subsurface investigation work, including the disturbance of existing vegetation, cannot proceed until all required permits have been obtained.

C. Design Builder will conduct or obtain and understand all such examinations, investigations, explorations, tests, reports and studies, in addition to or to supplement those referred to above, that pertain to the subsurface conditions, as-built conditions, underground facilities and all other physical conditions at or contiguous to the Site or otherwise that may affect the cost, time, progress, performance or furnishing of Work, as Design Builder considers necessary for the performance or furnishing of Work for the Commercial Terms and in accordance with the Owner Project Requirements as well as other terms and conditions of the Contract Documents; and no additional examinations, investigations, explorations, tests, reports, studies or similar information or data are or will be required from the Owner by Design Builder for such purposes.

D. All reports or analyses generated by Design Builder's testing, inspections, and investigations, including but not limited to geotechnical evaluations and hazardous materials studies, shall be provided to the Owner promptly, within seven (7) business days, after such reports are analyzed and generated

E. Design Builder shall be responsible for ensuring that its design documents and construction work accurately conforms to, and interfaces with, the existing conditions. ~~and shall not r~~Request of~~a change~~ compensation or claim for unforeseen or concealed conditions not known or available to the Design Builder shall be considered ~~except~~ by the Owner as provided under the provisions of the contract.

1.04 DEVELOPMENT OF FINAL BASIS OF DESIGN DOCUMENTS

A. Design Builder shall manage the design process in a collaborative, efficient, and coordinated manner and conduct design workshops as required by the Contract Documents. The Final Basis of Design

Documents will establish the scope of the Work and provide the basis for the GMP. The Final Basis of Design Documents ~~must~~ shall be consistent with the InitialBasis of Design Documents, unless the Owner has consented to modify its requirements in writing ~~through a Change Order, Field Directive, or other w~~ by~~ritten~~ means allowed within ~~by~~ the Contract Documents.

B. Design Builder shall provide for an orderly and timely approval process by the Owner and third parties, document review comments from the Owner and third parties, and take appropriate action.

C. The Owner will review and comment on the Design Materials in a timely fashion. The Design-Builder will allow adequate time for the Owner to review the Design Materials, which shall not be less than 15 business days.

D. Design Builder shall submit a written response to the Owner's design review comments, describing the action taken for each comment. Design Builder shall, in a timely fashion, bring to the attention of the Owner areas where new technologies or Design-Build processes may require modifications to these requirements.

E. By submitting Design Materials, Design Builder represents to the Owner that the Design Materials may be designed and constructed for the then current Commercial Terms and in accordance with the Initial Basis of Design Documents. Notwithstanding the above, Design Builder may propose Designs, Plans or other Submissions that may alter a Commercial Term or the Initial Basis of Design Documents; however, with any such Design Materials, Design Builder must provide notice pursuant to Section 10 of the General Conditions.

1.05 DEVELOPMENT OF Guaranteed Maximum Price (GMP)

A. The forecasting and development of accurate project cost estimates throughout each phase of the Project is vital to the Owner's financial management strategy. The Owner relies on the Design Builder to provide and validate current and detailed cost estimates and forecasts that will be incorporated into the overall cost controls for the Owner.

B. Throughout the Project, Design Builder will update estimates and forecasts and provide data to the Owner to reflect real time information. Design Builder will provide all pricing, estimates and other data used to develop the Commercial Terms on an open and transparent basis. The project controls system used by the Design Builder shall be acceptable to the Owner and will be capable of being broken down and reported in a number of different work breakdown structures, including but not limited to organizing the financial data by cost element codes, subcontracts, vendors, Construction Document packages, etc.

C. The Design Builder will coordinate the development of the GMP with the development of the Final Basis of Design Documents as well as the Project Schedule so that the Owner may obtain an accurate GMP within the Project Budget.

1.06 DEVELOPMENT OF PROJECT SCHEDULE

A. The forecasting and development of the Project Schedule, including but not limited to the project phasing and Schedule of Values, is a vital element of the Design Builder's ability to deliver this Project in a timely fashion. The Owner will rely on the Design Builder's scheduling information to coordinate with its Stakeholders, schedule activities in and around the Project, and manage its campus.

B. Design Builder shall provide the Owner with frequent updates to the project schedule in a format acceptable to the Owner.

PART 2 PHASE 1 DELIVERABLES

2.01 SUBMITTALS

A. Submittals After Phase 1 Notice to Proceed: Design Builder shall provide the following Submittals within 15 days after the Notice to Proceed with Phase 1, unless otherwise noted in Phase 1 Schedule.

1. Phase 1 Schedule pursuant to Section 2.02.A.
2. Electronic Data Protocol pursuant to 2.03.A.
3. Preliminary Schedule of Values for the Project Budget pursuant to Section 2.05.A.
4. Subcontractor Procurement Procedure pursuant to Section 2.06.A
5. Project Safety and Job Hazard Analysis pursuant to Section 2.07.A.

B. Submittals During Phase 1: Design Builder shall provide the following submittals.

1. On a monthly basis:
   a. Updates to the Phase 1 Schedule, Schedule of Values and Project Schedule pursuant to Section 2.02.B.
   b. Design Materials Packages pursuant to Section 2.04.A.
   c. Preliminary estimating information pursuant to Section 2.05.B.
   d. Updates to LEED check list.

C. Phase 1A Report: At the conclusion of Phase 1A, the Design-Builder shall provide a report with the following Deliverables:

1. 30 percent design for Fire Station and Optional Community and Recreation Center
2. A Target Budget pursuant to Section 2.05.C, including the following:

a. If applicable, a list of Allowance Items, Allowance Values, and a statement of their basis.

b. If applicable, a list of all Not to Exceed Amounts and the information required pursuant to Section 6.4.2 of the Agreement.

c. If applicable, a list of Lump Sums and the information required pursuant to 6.4.3 of the Agreement.

d. If applicable, a schedule of unit prices.

e. Updated Schedule of Values pursuant to Section 2.05.B.

3. Project Schedule pursuant to Section 2.02.D.
4. Subcontractor Procurement Procedure pursuant to Section 2.06
5. Project Phasing/Staging Analysis pursuant to Section 2.08.
6. Permitting Strategy Plan pursuant to Section 2.09
7. Small Business Participation/Outreach Plan pursuant to Section 2.10.
8. QA/QC Plans pursuant to Section 2.11.
9. Differing Site Conditions Report pursuant to Section 2.13.
10. Approach to percent for the Arts program including procurement of artists.
11. Approach to reach the City's 10% SWMBE participation goal.

D. GMP Proposal: At the conclusion of Phase 1, Design Builder shall provide a GMP Proposal that includes the following Deliverables.

1. Proposed GMP pursuant to Section 2.05.D, including the following

a. If applicable, a list of Allowance Items, Allowance Values, and a statement of their basis.

b. If applicable, a list of all Not to Exceed Amounts and the information required pursuant to Section 6.4.2 of the Agreement.

c. If applicable, a list of Lump Sums and the information required pursuant to 6.4.3 of the Agreement.

d. If applicable, a schedule of unit prices.

2. Final Basis of Design Documents pursuant to Section 2.04.C.
3. Updated Project Schedule pursuant to Section 2.02.E.
4. Updated Schedule of Values pursuant to Section 2.05.B.

5. A list of the assumptions and clarifications made by the Design- Builder in preparation of the GMP Proposal.

6. Contract Close-Out Plan pursuant to Section 2.12.

2.02 SCHEDULES

A. Phase 1 Schedule. By the date set forth in Section 2.01A herein, Design Builder shall provide a Phase 1 Schedule.

1. Phase 1 Schedule shall show the activities of the Owner and Design Builder necessary to meet Phase 1 requirements and shall separate activities between Phases 1A and 1B.

2. Phase 1 Schedule shall be updated periodically with the level of detail for each schedule update reflecting the information then available.

a. During Phase 1, Design Builder will establish the timing for schedule Updates with acceptance from the Owner, but such updates shall happen no less than monthly.

3. If an update to Phase 1 Schedule indicates that a previously approved milestone will not be met, Design Builder shall submit a corrective action plan and recovery schedule to the Owner pursuant to the Contract Documents.

B. Preliminary Project Schedule. Pursuant to Section 2.01.A, within 15 days of the Notice to Proceed for Phase 1, Design Builder shall submit a Preliminary Project Schedule that reflects Design Builder's sequence of design, procurement and construction activities including the interrelationships of the Demolition and Construction Packages.

1. The Preliminary Schedule shall show the activities of the Owner and Design Builder necessary to meet the Project completion requirements.

2. The Preliminary Schedule shall be updated periodically monthly with the level of detail for each schedule update reflecting the information then available.

a. During Phase 1, Design Builder will establish the timing for schedule Updates with acceptance from the Owner.
b. Design Builder shall also provide updates during the development of the Final Basis of Design Documents.

3. If an update to the Preliminary Schedule indicates that a previously approved milestone will not be met, Design Builder shall submit a corrective action plan and recovery schedule to the Owner pursuant to the Contract Documents.

C. Design Builder shall meet with the Owner to review the Preliminary Schedule and updates. In the event that the Owner has any comments relative to the Preliminary Schedule or Schedule Updates or finds any inconsistencies or inaccuracies in the information presented, it shall give

prompt written notice of such comments or findings to Design Builder, who shall make appropriate adjustments to the Preliminary Schedule, its basis, or both. The parties will work collaboratively to ~~make adjustments~~adjust ~~in~~ the Final Basis of Design Document, the Project Schedule, or GMP to fit within the Owner's objectives.

D. With the Phase 1A Report, Design Builder shall provide a Project Schedule that will incorporate the Preliminary Schedule developed collaboratively during Phase 1A along with any updates to the schedule.

E. With the GMP Proposal, Design Builder shall provide a Project Schedule that will incorporate the Preliminary Schedule developed collaboratively during Phase 1B along with any updates to the schedule.

F. All schedules must be in the format of a Critical Path Method (CPM) Resource loaded schedule as set forth below.

G. Critical Path Method (CPM) Resource loaded schedule

1. The CPM Schedule will contain the following
    a. All tasks required to complete the scope of work for the project.
    b. Durations for all tasks in the project schedule.
    c. Logical ties and sequence of work for every task in the schedule.
    d. Resources for project hours and major material quantities for site construction.
2. Project Schedule shall be detailed and organized according to pre-defined Design-Builder's WBS that is developed in the Scope Management Plan. The project schedule will include all activities and relationships identified in the Design-Builder's Scope of Work Narrative. Each major area of work within Design-Builder's scope shall be represented by activities in the schedule.
3. Design-Builder shall prepare a detailed resource loaded CPM Project Schedule in accordance with this specification. The schedule shall be submitted to the Owner for their review. The detailed schedule shall reflect, at a minimum, engineering, procurement, construction, fabrication, and delivery activities for each piece of procured equipment, key drawing release dates by discipline, and logic and interrelationships between activities so that a logical progression of the work is depicted. Project Milestones shall also be included in schedule.
4. Design-Builder and subcontractors shall meet with the Owner to review and approve the detailed CPM baseline Project Schedule.
5. Once the detailed project schedule has been approved by the Owner, Design-Builder will establish a baseline schedule. Thereafter Design-Builder shall advise the Owner of any proposed

Critical Path Schedule changes and promptly provide the Owner with any revisions thereto and recovery plans as required to meet the contractual dates.

6. Schedule Validity and Content

   a. Prepare schedules in a format acceptable to the Owner.

   b. Contain Work Breakdown Structure coding matching deliverables and work packages.

   c. Schedule will reflect all deliverables and tasks mention in the Scope of Work narrative.

   d. Schedules shall be coded for grouping by engineering, procurement, construction, and commissioning

   e. Project schedule activities that Design-Builder is responsible for performing shall be resource loaded with engineering and procurement activities. Construction activities shall be resourced loaded 60 days prior to site mobilization.

   f. Resource loading for project hours and major material quantities for site construction.

   g. Engineering, procurement and construction activities shall be included, such that Project staffing requirements can be determined or verified with schedule. The original resource-loaded construction schedule shall form basis for progress reporting, and payment.

   h. Schedules shall be provided in a format acceptable to the owner on a monthly basis.

   i. Complete sequence of engineering, procurement and construction by activity.

   j. Schedules will be reported and calculated using retained logic. No progress override.

   k. An unlocked and searchable PDF of monthly schedule with the following

      (1) Columns showing (Activity ID, Activity Description, Original Duration, Remaining Duration, Activity Percent Complete, Start, Finish, Total Float, Baseline Start, Baseline Finish, Baseline Finish Variance, and Predecessors/Successors)

      (2) Gantt chart illustrating schedule activities start and finish dates, baseline planned progress, actual earnedprogress, and critical tasks.

l. No open ends with the exception of one predecessor open end for starting the project and one successor open end for completing the project.

m. No out-of-sequence logic.

n. Critical path for DESIGN-BUILDER's schedule activities.

7. Major Milestone Dates

a. NTP

b. Outage Dates

c. Major Material Delivery

d. Major Submittals

e. Design Reviews

f. Mobilization Dates

g. Inspection Dates

h. Substantial Completion Dates

i. Performance Test Dates

j. Final Completion Dates

2.03 ELECTRONIC DATA PROTOCOL

A. Electronic Data Protocol

1. Owner and Design Builder shall develop an appropriate Electronic Data Protocol pursuant to Article 12 of the General Conditions.

2. Design Builder shall provide the Electronic Data Protocol by the date set forth in Section 2.01.A.

2.04 DESIGN DELIVERABLES

A. Preliminary Design Materials. As Design Builder develops the Final Basis of Design Documents, Design Builder shall collaborate with the Owner to submit and review the Preliminary Design Materials that will be incorporated into the Final Basis of Design Documents. The Preliminary Design Materials will be submitted pursuant to the Phase 1 Schedule.

1. Design Builder shall coordinate with the Owner to determine the schedule for submission of preliminary Design Materials Packages to review collaboratively with the Owner. Design Builder shall schedule the review of the Design Materials Packages such that the review of each package submitted is of reasonable scope for prompt and thorough review by the Owner.

2. Design Builder shall highlight any material differences between the Final Basis of Design Documents as they are being developed and the Initial Basis of Design Documents.

3. In the event that the Owner has any comments relative to the Design Materials or finds any inconsistencies from the Initial Basis of Design Documents or inaccuracies in the Design Materials, it shall give prompt written notice of such comments or findings to Design Builder, who shall make appropriate adjustments to the proposed Final Basis of Design Documents.

4. The parties will work collaboratively to make adjustments in the Design Materials and in the proposed Final Basis of Design Documents to fit within the Owner's Project Goals.

B. 30 Percent Design.

1. With the Phase 1A Report, the Design-Builder shall provide a 30 percent design for the Project, including but not limited to the following elements:

   a. 30 Percent Design Documents for Fire Station

   b. 30 Percent Design Documents for Community & Recreation Center

   c. 90 Percent Design /Permit Documents for any Temporary Facilities

   d. Development Plan for the Basis of Design Documents submitted with the GMP Proposal, which includes the required deliverables for each facility.

2. The Owner and Design-Builder shall work collaboratively to develop the 30 Percent Design Documents shall include the elements set forth below.

C. Final Basis of Design Documents. The Owner and Design Builder shall work collaboratively to develop the Final Basis of Design Documents provided as part of the GMP Proposal. The Final Basis of Design Documents submitted with the GMP Proposal shall be determined during Phase 1A and shall include at a minimum the following documents and set forth the assumptions and clarifications on which the GMP Proposal and Project Schedule are based.

D. Milestone Design Deliverables. The 30 Percent Design Documents and the Final Basis of Design Documents shall be referred to as "Milestone Design Deliverables" and shall contain the following elements:

1. Project Manual, which shall set forth both the general objectives for the Owner, as well as specific uses for each of the project elements set forth in the Initial Basis of Design Documents.

2. Major building elements and components including but not be limited to the following.

Commented [SH1]: A traditional Project Manual would be constructed later in the design process, typically at the 70% mark with edits ongoing through the CD process. I suggest further clarification of the term "Project Manual" be clarified

a. Concept, Character, and Principals
b. Preliminary Landscape Plan
c. Existing Site Photos
d. Site Plan and Access;
e. Massing ~~Plan~~Studies
f. Preliminary Exterior Elevations
g. Floor Plate Stacking
h. Building Sections
i. Building Entries and Circulation
j. Solar Orientation Study
k. Floor Plans
l. Proposed Materials and Color Palate
m. Parking Concept
n. Narrative
o. Preliminary Renderings (Exterior/Interior)
p. Vehicular turning templates for the fire trucks/ladder to ensure that the movements work within the site as well as getting out of the site
q. All required elements to obtain permit documents for Temporary Facilities

3. Design-Builder must have written approval from the Owner to proceed with the project after submission of each of the Milestone Design Deliverables set forth above.
4. Design Builder shall schedule the review of the Construction Packages such that the review of each package submitted is of reasonable scope for prompt and thorough review by the Owner.
5. Design Builder shall highlight any material differences and developments between the Initial Basis of Design Documents, any interim Design Materials, and the Final Basis of Design Documents as the Final Basis of Design Documents are being developed.
6. In the event that the Owner has any comments relative to the Design Materials or finds any inconsistencies from the Initial Basis of Design Documents or discovers inaccuracies in the Design Materials, the Owner shall give prompt written notice of such comments or findings to Design Builder, who shall make appropriate adjustments to the proposed Final Basis of Design Documents.

7. The parties will work collaboratively to ~~make adjustments~~adjust ~~in~~ the Design Materials and in the proposed 30 Percent Design Documents and Final Basis of Design Documents to fit within the Owner's Project Goals as wellas the GMP and Schedule established in the GMP Amendment.

8. Performance Specifications, which shall set forth the specific requirements for the project and identification of each major system, including but not limited to the following:

   a. Mechanical, electrical and plumbing systems

   b. Structural capacities and requirements

   c. Warranty obligations

   d. Operations and maintenance requirements

9. Sustainability Requirements and Plan. Design Builder shall manage environmental issues and implement and document sustainability goals set forth in the GMP Amendment. the Project's Leadership in Energy and Environmental Design (LEED) requirements, including but not limited to: a) outline Subcontractor requirements for Sustainability in the subcontract bid documents; b) monitor the submittal process to ensure compliance with Sustainability goals; c) train Subcontractors in Sustainability requirements; d) review design changes during construction for Sustainability impacts and inform Owner of impacts; e) ensure installed products are compliant with the Sustainability requirements; and f) assemble and maintain records to document Sustainability goals compliance.

Commented [SH2]: Recommend altering this language to reflect incorporating sustainable strategies in line with LEED Silver Certification, however certification is no required per our team's interview with the Owner.

2.05 TARGET BUDGET AND GMP

A. Preliminary Schedule of Values

1. Preliminary Schedule of Values. Within 15 days of the Notice to Proceed with Phase 1, Design Builder shall submit a preliminary Schedule of Values for the Project in such a form and supported by such data to substantiate its accuracy in reflecting the breakdown for administrative and payment purposes as the Owner may require. The Schedule of Values shall be further organized to conform to the Construction Specifications Institute (CSI) standard format for divisions and sections.

Commented [SH3]: Modify language that would not require actual monetary values to be provided as cost information would not be available at the immediate start of the project.

2. With the submission of Design Materials Packages, Design Builder shall provide preliminary estimates of costs associated with the Design Materials in a format acceptable to the Owner that will be incorporated into the GMP.

3. The preliminary estimates shall be provided on a bi-weekly basis and shall be updated with new information as Design Builder develops and finalizes the GMP.

B. Schedule of Values and Cost Model

1. Schedule of Values. On a monthly basis, Design Builder shall provide an updated Schedule of Values for the Work with actual start and/or finish dates and percentages complete. Updates shall compare the planned progress from baseline schedule with actual progress from the current schedule. The Schedule of Values shall be in conformance with the requirements below and in such a form and supported by such data to substantiate its accuracy in reflecting the breakdown for administrative and payment purposes as the Owner may reasonably require. The Schedule of Values shall be further organized to conform to the Construction Specifications Institute (CSI) standard format for divisions and sections.
2. Schedule of Values Requirements
    a. Submit to Owner schedule of values allocated to various portions of work.
    b. Submit to Owner an updated progressed CPM Schedule will substantiate the % complete of each task.
    c. Schedule of values shall be used as basis for Design-Builder's Applications for Payment, as well as, a basis for identifying savings and overruns at the end of the project.
3. Sum of all values listed in schedule shall equal total GMP Contract Price.
4. Each item shall include directly proportional amount of Design- Builder’s fee, as applicable.
5. Schedule of Values Form and Content
    a. Schedule of Values will be provided in a format acceptable to the Owner.
    b. Title of Project and location.
    c. Project number.
    d. Date of submission.
    e. Schedule of Values columns will contain at a minimum the following information
        (1) Line Item # - Corresponding back to the WBS
        (2) Line Item Description
        (3) Budgetary Cost
        (4) Current Period % Complete
        (5) Current Period Cost
        (6) Job to Date (JTD) % Complete
        (7) JTD Cost

(8) Variance Column Representing Budgetary Cost Minus JTD Cost

6. Cost Model. It is anticipated that ~~W~~within 8 weeks of the Notice to Proceed with Phase 1, DesignBuilder shall provide a Cost Model, for the Owner's review and acceptance.

   a. The Cost Model shall, at a minimum, provide the following information:

      (1) List for all Design and Construction Packages organized by CSI;

      (2) Estimated base bid amounts for all Construction Packages;

      (3) Construction Package Allowances.

   b. Design Builder shall utilize a project controls management system (PCMS) that will be reviewed for acceptance to the Owner.

   c. Estimates and forecasts within the Cost Model will need to have the capability to be broken down and reported on in many different formats. These formats may include organizing the estimate by different projects, project funding types, Owner cost element codes, contracts, vendors, Construction Package Sets, Construction Packages, etc. Design-Builder shall collaborate with the Owner to determine the appropriate Work Breakdown Structure that will be used for the development of the Cost Model and all Project cost estimates.

   d. In developing its Construction Package Plan, Design- Builder shall coordinate with the Owner to determine a packaging strategy deemed advantageous to all parties. The agreed-upon packaging strategy will be incorporated into the Cost Model and Project schedule.

   e. On a bi-weekly basis, Design-Builder shall update estimates and forecasts as data becomes available to reflect real time information. The Owner will rely on this real- time information for accuracy of overall Owner cost forecasts across all Owner projects.

7. Work Breakdown Structure (WBS)

   a. The Work Breakdown Structure (WBS) is a task-oriented division of work necessary to engineer, procure, and construct the Project. It categorizes successively smaller tasks, in order to achieve scope, schedule, and budget control at the most practical level.

b. Design-Builder will develop a WBS structure at the completion of Phase 1A. Design-Builder will work with the Owner to develop a mutual compatible WBS system to satisfy the intent of the project. The WBS structure will represent the Design-Builder's entire scope for the project, broken down into manageable deliverables or work packages. This Hierarchy will be used to organize the project's scope narrative, the project's schedule, and the project's budgeted Schedule of Values (SOV). This will not be presented as a list of deliverables but as breakdown of work packages and their deliverables. The WBS structure will be provided in a format acceptable to the Owner.

8. Scope of Work Narrative

a. Design-Builder will develop, from the Work Breakdown Structure, a Scope of Work Narrative for the project before Phase 2 is approved. This document will provide a description of the work to be done for each WBS work package. This document will identify the Design-Builder's general understanding of the project, as well as, provide a description of the work that will be done, and deliverables that will be produced for work packages in the WBS. A narrative for each work package will include, but is not limited to the following:

b. Narrative of work to be performed

c. List of major deliverables

d. List of information needed (if any) from Utilities, or other stakeholders outside of the Contract to perform the work.

C. Target Budget

1. With the Phase 1A Report, Design-Builder shall prepare and submit a Target Budget to the Owner, in a format acceptable to the Owner, reflecting the Target Budget for the Project on an open book basis. The Target Budget shall include:

a. The Design-Builder's Fee Percentage,

b. The Cost of the Work as defined in Section 6.3 of the Agreement,

c. If applicable, any Allowance established by the Parties pursuant to Section 6.4.1 of the Agreement.

d. Contingencies established pursuant to Section 6.4.4 of the Agreement.

~~d.~~e. All related soft costs not accounted for elsewhere.

2. In support of the proposed Target Budget, Design Builder shall provide:

a. A list of Not to Exceed Amounts and the information required in Section 6.4.2 of the Agreement.

b. A list of Lump Sums and the information required in Section 6.4.3 of the Agreement.

c. A list of the assumptions and clarifications made by Design Builder in the preparation of the GMP to supplement the information contained in the 30 Percent Design Documents.

d. All material changes from the Initial Basis of Design Documents and Design Builder's Proposal and the costs associated with such changes.

3. Design Builder shall meet with the Owner to review the proposed Target Budget. In the event that the Owner has any comments relative to the proposed Target Budget or finds any inconsistencies or inaccuracies in the information presented, it shall give prompt written notice of such comments or findings to Design Builder, who shall make appropriate adjustments to the proposed Target Budget, its basis, or both. The parties will work collaboratively to ~~make adjustments~~adjust ~~in~~ the 30 Percent Design, Project Schedule, or Target Budget to meet the Owner's objectives.

D. Establishment of the GMP.

1. With the GMP Proposal, Design Builder shall prepare and submit a proposed GMP to the Owner, in a format acceptable to the Owner, reflecting Design Builder's total cost for the Project on an open book basis. The GMP shall include:

a. Design Builder's Lump Sum Fee as defined in Section 6.2.3 of the Agreement and established in the GMP Amendment.

b. The Cost of the Work as defined in Section 6.3 of the Agreement.

c. If applicable, any Allowance established by the Parties pursuant to Section 6.4.1 of the Agreement.

d. Contingencies established pursuant to Section 6.4.4 of the Agreement.

e. If applicable, Incentive Payments to the Design Builder

2. In support of the proposed GMP, Design Builder shall provide:

a. A list of Not to Exceed Amounts and the information required in Section 6.4.2 of the Agreement.

b. A list of Lump Sums and the information required in Section 6.4.3 of the Agreement.

c. A list of the assumptions and clarifications made by Design Builder in the preparation of the GMP to supplement the

information contained in the Final Basis of Design Documents.

d. All material changes from the Initial Basis of Design Documents and Design Builder's Proposal and the costs associated with such changes.

E. Design Builder shall meet with the Owner to review the proposed GMP. In the event that the Owner has any comments relative to the proposed GMP or finds any inconsistencies or inaccuracies in the information presented, it shall give prompt written notice of such comments or findings to Design Builder, who shall make appropriate adjustments to the proposed GMP, its basis, or both. The parties will work collaboratively to ~~make adjustments~~adjust ~~in~~ the Final Basis of Design Documents, Project Schedule, or GMP to meet the Owner's objectives.

2.06 SUBCONTRACTOR PROCUREMENT PROCEDURE

A. By the date set forth in Section 2.01A herein, Design Builder shall submit for approval the Subcontractor Procurement Procedure as required in Section 2.8 of the General Conditions.

2.07 PROJECT SAFETY AND JOB SITE HAZARD ANALYSIS

A. By the date set forth in Section 2.01A herein, Design Builder shall submit a Project Safety and Job Site Hazard Analysis for the activities associated with Phase 1.

B. With GMP Proposal, Design Builder shall submit a Project Safety Plan with Job Site Hazard Analyses addressing all phases of the project after Phase 1.

C. No field investigation or construction activities will be authorized without acceptance of safety plans as required for the Work.

2.08 PROJECT PHASING /STAGING ANALYSIS

A. With the Phase 1A Report, Design Builder shall provide a Project Phasing analysis for all Permanent and Temporary Facilities.

B. Design Builder shall provide a Phasing/Staging analysis for the Temporary Facilities that includes Demolition and Construction Packages with detailed plans for design and construction activities including the staging of construction materials and facilities.

2.09 PERMITTING STRATEGY PLAN:

A. With the Phase 1A Report, Design Builder shall provide a Permitting Strategy Plan detailing the process for obtaining the building and site development permits for various phases of the project. During Phase

1A, Design Builder must meet with the applicable building officials and develop processes and timelines for plan check approvals.

B. Design Builder shall coordinate with all authorities with jurisdiction over the Project for the approval of environmental mitigation measures.

2.10 SMALL BUSINESS PARTICPATION/OUTREACH PLAN

A. With the Phase 1A Report, Design Builder shall analyze the capabilities of small, regional, and local firms and the projected manpower availability to determine and report on the percentage of the Work that such firms could reasonably be expected to perform during the Design, Preconstruction and Construction Phases of the Project.

B. Based on this analysis, Design Builder shall prepare an Outreach Plan, subject to the review and approval of the Owner.

C. As a minimum, the Outreach Plan shall include:

1. A complete definition of the efforts to be taken on the part of Design Builder to tailor design, preconstruction services and Construction Packages so as to be capable of being performed by small, local and/or regional consultants, designers, and/or subcontractors.

2. A description of the formal outreach process to be used to communicate the requirements of the Work with the small, local and/or regional consultants, designers and/or subcontractors.

3. The approach to procure consultants and subcontractors (e.g., open bid, prequalification, best-value, etc.) to maximize participation by small, regional, and local firms.

2.11 QA/QC PLANS

A. Prepare a Quality Management Plan (QMP) in accordance with the Contract requirements and submit it with the Phase 1A Report.

B. Design Quality Management Plan.

1. Design Quality Management Plan (DQMP): shall be developed in accordance with the requirements outlined in the Contract.

2. Design Quality Audits: Design Quality Assurance Manager shall audit all design packages for compliance with the requirements outlined in the DQMP.

3. Independent Technical Reviews: The Design Quality Assurance Manager will appoint appropriate technical staff to conduct Independent Technical Reviews of each design package. These reviews will occur concurrently with the Inter-Disciplinary Reviews and Constructability Reviews.

C. Construction Quality Management Plan.

1. Construction Quality Management Plan (CQMP): shall be developed in accordance with the requirements outlined in the contract.

2.12 CONTRACT CLOSEOUT PLAN

A. With the GMP Proposal, Design Builder shall provide a Project Closeout Plan that integrates all aspects of project closeout proactively over the life of the project. The Closeout Plan will be a living document that will grow and expand as the design and construction progress. The Project Closeout Plan should include, but not be limited to mechanisms and procedures for:

1. Closeout provisions included in subcontract procurement documents
2. Phased completions and early subcontract closeouts
3. Commissioning
4. Warranties
5. Training
6. O&M Documentation
7. Record Documents
8. Cost Reconciliations
9. Permit and Regulatory Requirements

2.13 DIFFERING SITE CONDITIONS REPORT

A. With the Phase 1A Report, Design Builder shall provide a report of all Differing Site Conditions as defined in Section 4.2 of the General Conditions that are discovered during Phase 1A.

B. The Differing Site Conditions Report shall include the following information for each of the identified Differing Site Conditions identified in the Report.

1. The location of the Differing Site Condition;
2. A description of the Differing Site Condition that explains why it qualifies as a Differing Site Condition pursuant to Section 4.2 of the General Conditions;
3. The date the Differing Site Condition was discovered;
4. The impact of the Differing Site Condition on the Initial Basis of Design Documents, the Final Basis of Design Documents, and/or any Commercial Term, as applicable.

PHASE 2 SCOPE OF SERVICES

2.01 SUMMARY OF WORK

A. Unless the parties agree otherwise in writing, this Section sets forth the Scope of Work, the Deliverables, and the execution activities for Phase 2.

2.02 PHASE 2 SCOPE

A. Design Builder shall complete the design and construction services as set forth in the GMP Amendment.

B. Design Builder shall provide the deliverables set forth in this Attachment during the course of Phase 2. Deliverables shall be provided in a format acceptable to the Owner.

2.03 COMPLETION OF DESIGN

A. Design Builder shall provide for an orderly and timely approval process by the Owner and third parties, document review comments from the Owner and third parties, and take appropriate action.

B. The Owner will review and comment on the Construction Documents and other Design Materials in a timely fashion.

Commented [SH4]: We suggest quantifying time for review.

C. Design Builder shall submit a written response to the Owner's design review comments, describing the action taken for each comment. Design Builder shall, in a timely fashion, bring to the attention of the Owner areas where new technologies or Design-Build processes may require modifications to these requirements.

D. By submitting Design Materials, including but not limited to the Construction Documents, Design Builder represents to the Owner that the Construction Documents may be constructed for the then current Commercial Terms and in accordance with the Initial Basis of Design Documents and the Final Basis of Design Documents. Notwithstanding the above, Design Builder may propose Designs, Plans or other Submissions that may alter a Commercial Term or the Initial Basis of Design Documents; however, with any such Design Materials, Design Builder must provide notice pursuant to Article 9 of the General Conditions. The Construction Documents must be consistent with the Final Basis of Design Documents, approved Design Materials and the Design Log, unless the Owner has consented to modify its Requirements in writing through a Change Order~~, Field Directive~~, or other written means allowed by the Contract Documents.

2.04 SCHEDULE OF VALUES AND COST MODEL

A. The forecasting and development of accurate project cost estimates throughout each phase of the Project is vital to the Owner's financial management strategy. The Owner relies on the Design Builder to provide and validate current and detailed cost estimates and forecasts that will be incorporated into the overall cost controls for the Owner. On a bi-weekly basis, Design Builder will continue to

update estimates and forecasts in the format required above and provide data to the Owner to reflect real time information. Design Builder will provide all pricing, estimates and other data used to develop the Commercial Terms on an open and transparent basis.

B. The Schedule of Values and Cost Model must be consistent with the Phase 1A Amendment and the format required above, unless the parties have agreed on a Change to the terms set forth in the GMP Amendment pursuant to Article 9 of the General Conditions.

2.05 PROJECT SCHEDULE

A. The forecasting and development of the project schedule, including but not limited to the project phasing and Schedule of Values, is a vital element of the Design Builder's ability to deliver this Project in a timely fashion. The Owner will rely on the Design Builder's scheduling information to coordinate with its Stakeholders, schedule activities in and around the Project, and manage its campus.

B. Design Builder shall provide the Owner with frequent updates to the project schedule on a bi-weekly basis in the format required above for a scheduled completion within the GMP established in the GMP Amendment.

2.06 CONSTRUCTION SERVICES

A. Design-Builder shall provide Construction Services and complete the construction of the Project pursuant to the Contract Documents.

2.07 COMMISSIONING, TESTING AND CLOSEOUT

A. Design Builder shall provide commissioning, testing, and closeout of the Project pursuant to the Contract Documents.

PHASE 2 DELIVERABLES

2.08 DELIVERABLES

A. Design Builder shall provide the following Milestone Design Deliverable pursuant to the Project Schedule:

1. 100% Construction Documents for review and approval by the Owner.
2. Design Builder shall not proceed with the project after submission of the 100% Construction Documents until it receives the Owner's written approval.

B. Design Builder shall provide such other deliverables as set forth in the Contract Documents to successfully complete the Project.

JOHN SWAIN, ASLA

JRCA | Landscape Architect

John has been providing landscape architecture for JRCA for over 30 years. He works with our clients to design and implement solutions that meet the goals of the projects. John has worked with many municipal and state clients to design landscape solutions to meet the goals of the client and the sustainability objectives of the project.

REGISTRATION

Utah Landscape
Architect #1234B-530

EDUCATION

Bachelor of Science, Landscape Architecture & Environmental Planning, Utah State University

KEY STRENGTHS

Public Works Facility Experience
Collaborating with Municipality Personnel
Design-Build Delivery Experience

PROJECT ROLE

John will provide landscape design to enhance the important visual impact the facility has on the surrounding area. His responsibilities include overseeing and directing the aesthetic design of the site, including landscape and irrigation design, outdoor public spaces, and ensuring continuity with surrounding assets.

SELECTED PROJECT EXPERIENCE

- Lehi Fire Station No. 81, Lehi, UT
- Pleasant Grove Fire Headquarters 71, Pleasant Grove, UT
- Bluffdale Fire Station No. 82, Bluffdale, Utah
- Springville Headquarters Fire Station No. 41, Springville, UT
- Eagle Mountain Fire Station No. 2, Eagle Mountain, UT
- Heber Public Works, Heber, UT
- Utah Valley Dispatch, Spanish Fork, Utah
- Sandy City Public Works Administration Building, Sandy, UT
- Vernal City Municipal Center, Vernal, UT
- Orem City Hall Renovation, Orem, UT
- Riverton Public Works Facility, Riverton, UT
- Provo River Water Users Association Administrative Center, American Fork, UT
- South Jordan Public Services Complex, South Jordan, UT
- South Ogden City Hall, Police & Fire Headquarters, South Ogden, Utah
- West Jordan Justice Center, West Jordan, UT
- Valley Emergency Communication Center, West Valley City, UT
- Midvale City Municipal Center, Midvale, UT
- Springville City Civic Center, Springville, UT

CHRISTIAN MICHAELSON, PE

JRCA (Galloway) | Civil Engineer

Christian is Galloway's Salt Lake City regional manager and a senior civil engineering project manager. He brings more than 17 years of experience in civil engineering and land development and is responsible for team coordination and management, client relations and coordination, mentoring staff, and business development efforts. Additionally, Christian supports project management with extensive experience in industrial, commercial, and residential site design, and he offers significant background in roadway design, contract administration, CAD drafting, and geographic information systems.

REGISTRATION

Utah Professional
Engineer #5339572-2202

EDUCATION

Bachelor of Science, Civil Engineering,
Utah State University

KEY STRENGTHS

Fire Station Experience

Previous Work with Big-D

Public Works Facility Experience

EXPERIENCE HIGHLIGHTS

Christian served as the civil engineering project manager on the North Tooele Fire Station, Ogden City Fire Station, and the Weber Fire District Fire Stations 61, 65, and 66. His extensive experience on these and other fire station projects gives him unique insight into the day-to-day needs and functions of a fire station specific project. Christian also served as civil project manager on the Heber City Public Works project. This experience helps him bring local knowledge and relationships to the West Wendover Fire Station and Optional Community Center project.

SELECTED PROJECT EXPERIENCE

- Heber City Public Works Department Headquarters, Heber City, UT - acted as JRCA Consultant
- Millcreek Youth Center Upgrades, Millcreek, UT
- Ogden City Fire Station #4, Ogden, UT
- South Jordan Police Station, South Jordan, UT
- South Jordan Fire Station, South Jordan, UT
- North Tooele Fire Station, Stansbury, UT
- Tooele Community Learning Center, Tooele, UT
- Weber Fire District – Fire Station #61, Farr West, UT
- Weber Fire District – Fire Station #65, Hunstville, UT
- Weber Fire District – Fire Station #66, Ogden, UT
- West Valley City Parks Department Headquarters, West Valley City, UT - cted as JRCA Consultant
- West Valley City Public Works Headquarters and Maintenance Facility, West Valley City, UT - cted as JRCA Consultant
- 56th South & 24th West UDOT Maintenance Shed, West Valley City, UT
- Mountain View Corridor UDOT Station, Salt Lake City, UT
- HAFB Three-Bay Fire Station USACE MILCON Project, Layton, UT
- Ft. Bliss Fire and MP Station USACE MILCON Project, El Paso, TX
- South Jordan Public Services Building, South Jordan, UT

WEST WENDOVER FIRE STATION & COMMUNITY CENTER

INTERACTIVE MEETING OUTLINE 08-26-2021

Big-D/ JRCA Team Introductions

- Rich Cox, LEED AP – Project Director
- Brent Brinkerhoff – Project Manager
- Bryan Utley – Preconstruction Director
- Brandon Miller, LEED AP - Lead Estimator
- Scott Holmes, AIA – Design Principal-in-Charge
- Jim Child, AIA, LEED AP – Project Architect
- Jonathon Faull, Design Project Manager
- Gordon Clark, AIA Project Designer – Community Support
- Annette Coleman, Interior Designer

West Wendor City Team Introductions / Owner Team Introductions

- Chris Melville, City Manager, City of West Wendover
- Jeff Knudtson, Fire Chief, City of West Wendover
- Debbie Sanchez, CFO, City of West Wendover
- Daniel Corona, Mayor, City of West Wendover
- Council Member(s), City of West Wendover
- Darin Hawkes, City Engineer, Aqua Engineering, Inc.
- West Wendover Recreation District Board Member(s) and/or Staff
- Others

Interactive Design Meeting:

1. Discussion of the City's Project Concerns and Challenges
    - Review the Project Goals
    - Outline & Discuss Project Challenges / Potential Concerns
        i. Cost control
        ii. Schedule control
        iii. Material/Procurement challenges
        iv. Labor challenges/remote site

2. Big-D/JRCA Team experience with Design-Build Delivery Method and on Similar Projects
    - Design-Build experience/integrated delivery method project experience
    - Fire Stations, Public Safety, Community Centers, etc.
    - Efficient, high-functioning facility design

3. Communication Tools and Techniques
    - Project Kick-off, Establish hierarchy of communication
    - Weekly Calls, Video Conferencing, Email and collaboration platform
    - Procore (Big-D's Project Management Software). Access to project information, Real Time Drawing Access
    - BIM/ Virtual Design & Construction utilizing Autodesk 360
    - Cost Variance Report Tracking Document

4. Summary: How the Big-D/JRCA Team will provide achievable and collaborative solutions to address the City's Concerns

ADDITIONAL INTERACTIVE MEETING MINUTE ITEMS DISCUSSED

Fire Chief's Fire Station Requirements

Office Requirements

- 4-12x12 Offices
- 1-12x12 Storage
- 1-Break-out Training Room-14x25-adjacent to training room
- 1-Building Plans/Inspector room-12x20
- Restrooms Accessible to Office and Training Area

Living Quarters

- 4-Sleeping Quarters
- Kitchen w/room for 3 Refers& dinning, area. Day Room
- Bathrooms, w/showers

Truck Bay's

- 5 truck bays 70′ deep and 12′ wide. 12′ tall.
- Exception bay 4 should be 12 wide and 14 tall to accommodate ladder truck.
- Space between first bay and second 12′, incorporated in this area
- 11 'x11′ partially enclosed area to doff turnouts, gear, and boots.
- Included in this area will be 2 washer/extractors to wash all turnouts.
- Also a double-shop sink to clean all other gear (deep well).

Addition discussion on the following items:

- Discussion instead of basement for the fire station maybe a shed structure would be an option
- Fire fighters both volunteers and full-time
- Training room to be accessible from the outside so CPR classes can be held
- Fire Station Funding in place through USDA – Community Center in process of getting funding through USDA
- Big-D's use of Procore and monthly reports to keep USDA representative out of Carson City, NV informed. Will require less travel for the USDA.

Discussion of Cost Studies of different Overhead Doors

- Trifold vs High Speed overhead sectional doors
- Considerations Trifold are vulnerable to being hit or damaged, maintenance of trifold door. Big-D/ JRCA committed to providing cost studies on the different doors and life cycle and maintenance cost of each door being considered.

Further discussion of Big-D JRCA's past Fire Station Experience

Incorporating sustainable principles
Preplanning for PV Panels and other sustainable items
Kitchen Space, Dayrooms, Living Quarters, Apparatus Bays

Community Center

Gymnasium, running track (could be elevated), multi-purpose space, weight room, racquet ball courts, storage

Food Pantry

- Service area
- Storage area dry and cold

Library

- Reception and lobby area
- Collections
- Computer lab / Internet Access Area

Senior Center

- Reception area
- Lounge area
- Kitchen / Food and Dining area
- Multi-purpose room
- Storage and Supply Spaces

(project table is unchanged from SOQ submittal)

BLUFFDALE FIRE STATION NO. 92

OWNER: Bluffdale City

LOCATION: 14895 S Noell Nelson Drive, Bluffdale, UT

DELIVERY: CM/GC; JRCA as A/E Team Lead

RELEVANCE: 13,000-sf fire station

STAFF INVOLVEMENT: Jim Child, JRCA Design Principal-in-Charge; Scott Holmes, Design Project Manager; Annette Coleman, Interior Designer, Jonathon Faull, Assistant Design Project Manager

COST: Final: $4.28 Million, Change Order History: Contingency included in GMP, 25% of $84,000 returned to Owner

COMPLETION: Final: 08/2018

REFERENCE: Warren James, Fire Chief, 801-254-2200 wjames@bluffdale.com

SPRINGVILLE CITY FIRE STATION NO. 41

OWNER: Springville City

LOCATION: 75 W Center St, Springville, UT

DELIVERY: CM/GC; JRCA as A/E Team Lead

RELEVANCE: 19,500-sf, two level station, Fire Administration, Living Quarters, Fire Station & Apparatus Bays, Community Meeting Room, 9-1-1 Dispatch & Emergency Medical Services

STAFF INVOLVEMENT: Scott Holmes, Design Project Manager; Gordon Clark, JRCA Project Architect

COST: Final: $2.5 Million, Change Order History: +$145,342, Owner-requested changes were 3% of the changes order value

COMPLETION: Final: 04/2009

REFERENCE: Troy K. Fitzgerald, 801-491-7850, tfitzgerald@springville.org

EAGLE MOUNTAIN FIRE STATION NO. 2 EXPANSION

OWNER: Eagle Mountain City

LOCATION: 3785 Plumb Creek Drive, Eagle Mountain, UT

DELIVERY: Design-Bid-Build; JRCA as A/E Team Lead

RELEVANCE: an 11,000-sf expansion of existing apparatus bays, adding crew quarters and a community room for the transition to a full-time department, and joining the Unified Fire Authority

STAFF INVOLVEMENT: Jim Child, JRCA Design Principal-in-Charge; Gordon Clark, JRCA Project Manager/Architect

COST: Final: $751,465, Change Order History: +$26,684

COMPLETION: Final: 12/2008

REFERENCE: Chief Rand Andrus, 801-420-2240 Unified Fire Authority/Assistant Chief

LEHI FIRE STATION NO. 82

OWNER: Lehi City

LOCATION: 250 W 2600 N St, Lehi, UT

DELIVERY: Design-Build; JRCA as A/E Team Lead

RELEVANCE: 12,000-sf, single-story fire station

STAFF INVOLVEMENT: Jim Child, JRCA Design Principal-in-Charge; Scott Holmes, Design Project Manager; Annette Coleman, Interior Designer

COST: Final: $2.3 Million, Change Order History: Contingency included in GMP, 6% returned to Owner

COMPLETION: Final: 07/2009

REFERENCE: Jamie Davidson, 801-754-3211, jpdavidson@orem.org

SOUTH OGDEN FIRE STATION 81 HEADQUARTERS

OWNER: South Ogden City

LOCATION: 3950 S. Adams Avenue, South Ogden, UT

DELIVERY: CM/GC; JRCA as A/E Team Lead

RELEVANCE: municipal center that houses a 53,000-sf fire station, police station, city hall and administrative offices

STAFF INVOLVEMENT: Jim Child, JRCA Design Principal-in-Charge; Annette Coleman, JRCA Interior Designer

COST: Final: $6.04 Million, Change Order History: 2%

COMPLETION: Final: 09/2005

REFERENCE: Scott Darrington, (former South Ogden City Manager, *currently* with Pleasant Grove) 801-922-4529, sdarrington@pgcity.com

SPRINGVILLE CITY FIRE STATION NO. 42

OWNER: Springville City

LOCATION: 420 S. Canyon Avenue, Springville, UT

DELIVERY: Design-Bid-Build; JRCA as A/E Team Lead

RELEVANCE: design of a prototype neighborhood fire station to serve the East and West quadrants of the City. Designed to 'fit in' to the neighborhood while providing efficient fire and medical emergency services to residents.

STAFF INVOLVEMENT: Jim Child, JRCA Design Principal-in-Charge

COST: Final: $412,755, Change Order History: + 0.5%

REFERENCE: Troy K. Fitzgerald, 801-491-7850, tfitzgerald@springville.org

PLEASANT GROVE FIRE STATION, POLICE & JUSTICE COURTS BUILDING



OWNER: Pleasant Grove City

LOCATION: 200 S 100 E, Pleasant Grove, UT

DELIVERY: CM/GC; Big-D as Contractor, JRCA as Architect

RELEVANCE: 22,920-sf, five-bay fire station and 27,135-sf public safety/city council/justice courts/community center building

STAFF INVOLVEMENT: Rich Hazel, Big-D Executive Oversight, Jim Child, JRCA Design Principal-in-Charge; Annette Coleman, JRCA Interior Designer

COST: Original: $12.35 Million, Final: $12.95 Million, Owner-initiated change to add a public restroom

COMPLETION: Original: 03/2019, Final: 04/2019, Owner-initiated change to add a public restroom (but with added scope, still completed on-time per modified schedule)

REFERENCE: Scott Darrington, 801-922-4529, sdarrington@pgcity.com

TOOELE PUBLIC SAFETY BUILDING



OWNER: Tooele City Corporation

LOCATION: 80 N Garden St, Tooele, UT

DELIVERY: CM/GC; Big-D as Contractor, JRCA as Architect

RELEVANCE: 22,920-sf, five-bay fire station and 27,135-sf public safety/city council/justice courts/community center building

STAFF INVOLVEMENT: Rich Hazel, Big-D Executive Oversight, Jim Child, JRCA Design Principal-in-Charge

COST: Original: $8.46 Million, Final: $7.93 Million, under budget!

COMPLETION: Original: 03/2020, Final: 03/2020

REFERENCE: Paul Hansen, 801-816-9119, paulh@tooelecity.org

FORT BLISS FIRE STATION & MILITARY POLICE STATION



OWNER: U.S. Army Corps of Engineers

LOCATION: Fort Bliss Army Base, TX

DELIVERY: Design-Build delivery, Big-D was part of D-B JV team

RELEVANCE: 52,000-sf fire / police station, and training center

STAFF INVOLVEMENT: no proposed Big-D/JRCA team members

COST: Original: $12.56 Million, Final: $14.9 Million. USACE added scope to contract, including a large parking lot.

COMPLETION: Original: 10/2011, Actual: 03/2012, USACE added scope to contract, including a large parking lot.

REFERENCE: Brad Hartell, 915-568-7854, brad.hartell@usace.army.mil

OREM FAMILY FITNESS CENTER



OWNER: City of Orem

LOCATION: 580 West 165 South, Orem, UT

DELIVERY: CM/GC; Big-D as Contractor

RELEVANCE: 100,000-sf expansion + 32,000-sf renovation to prominent community recreation/fitness center

STAFF INVOLVEMENT: Rich Hazel, Big-D Executive Oversight

COST: Original: $26.57 Million, Final: $25.9 Million, under budget!

COMPLETION: Original: 03/2021, Final: 03/2021

REFERENCE: Ryan Clark, 801-229-7172, rlclark@orem.org

BEAR LAKE COUNTY COURTHOUSE



OWNER: Bear Lake County Commissioners

LOCATION: 30 N Main Street, Paris, ID

DELIVERY: CM/GC; Big-D as CM/GC Contractor,

RELEVANCE: 15,700-sf facility for the County court and other various county departments

STAFF INVOLVEMENT: Rich Hazel, Big-D Executive Oversight

COST: Original: $4.91 Million, Final: $4.79 Million, under budget!

COMPLETION: Original: 04/2020, Final: 05/2020

REFERENCE: Rex Payne, 206-945-2212, rpayne@bearlakecounty.id.gov

WEST JORDAN PUBLIC WORKS DEPARTMENT


OWNER: City of West Jordan

LOCATION: 7960 South 4000 W, West Jordan, UT

DELIVERY: CM/GC; JRCA as A/E Team Lead

RELEVANCE: 122,500-sf facility for multiple City services (Engineering Department, Fleet Vehicle Services, Automatic Vehicle Wash, Fuel Storage & Dispensing, Fleets Parts & Tire Storage, Warehouse, Streets Department & Facilities Management, Parks & Recreation, Public Utilities Department, Public Services Administration)

STAFF INVOLVEMENT: Scott Holmes, Design Project Manager; Annette Coleman, Interior Designer

COST: Final: $25 Million, Change Order History: +$65,870

COMPLETION: Final: MM/2019

REFERENCE: Brian Clegg, 801-569-5118, brian.clegg@westjordan.utah.gov

(project table is unchanged from SOQ submittal)

4

WEST WENDOVER FIRE STATION & COMMUNITY RECREATION CENTER

PRICE PROPOSAL

BIG-D CONSTRUCTION

II. PRICE PROPOSAL FORM

Big-D Construction Corp
Finalist Name

Having carefully examined the Request for Proposal (RFP) for Design-Build Services for the City of West Wendover Fire Station and Community & Recreation Center Project, issued 8-19-2021, and Addenda numbers 1 through 3, and the Agreement, the undersigned Design-Builder proposes the following Commercial Terms for the Project:

A. Design-Builder Fee that will be incorporated into the Agreement:

13.5 **%**

*For scoring purposes only as set forth in the RFP, the Design-Builder's Fee Percentage shall be multiplied as follows: X $17,000,000.00 =* Two Million Two Hundred Ninety Five Thousand *Dollars ($*2,295,000.00*)*

Estimate is based solely on cost history with similar facilities and is subject to change as additional project specific criteria is provided. Site and Building square footages were not provided. Opinion of Probable Cost (OPC) has been prepared in good faith based on the limited project information currently available and will not be binding on Big-D Construction Corp.

B. Phase 1A Not to Exceed Amount

The proposed Phase 1A Not to Exceed Amount is

$ Fifteen Million Nine Hundred Ninety Seven Thousand Six Hundred and Sixty Two Dollars ($15,997,662.00)

C. Key Team Member Hourly Rates

The Hourly Rates for Key Team Members are as follows:

Name	Position	Hourly Rate Preconstruction	Hourly Rate Construction

See Attached Rate Sheets

PROPOSAL GUARANTEE

The undersigned hereby agrees that this Proposal may be accepted by the City of West Wendover anytime within ninety (90) calendar days immediately following the date indicated herein below, and the undersigned further agrees to submit a fully executed Agreement prior to the issuance of the Notice to Proceed that includes the Commercial Terms proposed in this Price Proposal Form.

PROPOSAL FORM:

Big-D Construction Corp
(Finalist Printed Name)

9 / 30 / 2021
(Authorized Representative Signature and Date)

Rich Hazel, President
(Representative's Printed Name and Title)

0028572
(State of Nevada Contractor's License No.)

Big D Construction Corp.

2022 Standard Management & Field Rates - Utah Region Only

Cost of Work Plus a Fee Contract

Reference, AIA A133, Article 6 Costs to be reimbursed

The rates INCLUDE taxes, insurance, contributions, assessments and benefits required by law or collective bargaining agreements, and, for personnel not covered by such agreements, customary benefits such as sick leave, medical and health bene fit s, holidays, vacations, retirement plans, training costs, safety incentives, vehicles, vehicle allowances, I.T. hardware costs related to position, and employee incentives which are considered part of the employee's compensation package.

MANAGEMENT	HOURLY	MONTHLY
Project Director	$142	$24,613
Director of Preconstruction	$142	$24,613
Preconstruction Manager	$120	$20,800
Project Manager Sr.	$127	$22,013
Project Manager	$104	$18,027
Project Manager Asst.	$83	$14,387
Estimator Sr.	$116	$20,107
Estimator	$96	$16,640
Schedule Director	$110	$19,067
Schedule Manager	$90	$15,600
General Superintendent	$140	$24,267
Superintendent Sr.	$124	$21,493
Superintendent	$108	$18,720
Area Superintendent	$95	$16,467
Safety	$92	$15,947
Quality Control	$92	$15,947
Project Engineer Sr.	$79	$13,693
Project Engineer	$70	$12,133
Project Accountant	$59	$10,227
Field Engineer	$67	$11,613
Project Administrator	$51	$8,840

FIELD	HOURLY
Sr. Foreman	$75
Foreman	$72
Crane Operator	$59
Crew Leader	$50
Journeyman	$50
Apprentice	$45
Laborer	$40

VDC PROFESSIONAL SVCS	HOURLY
VDC Manager	$100
VDC Coordinator	$84
VDC Lidar Scanner Operator	$244
VDC Lidar Registration Operator	$115
VDC Drone Operator	$153

Notes:

1. Wages of construction workers employed by the Construction Manager for performance of the Work at the site or at off-site workshops.

2. Wages or salaries of the Construction Manager's supervisory and administrative personnel engaged in the performance of the work whether or not they are stationed at the site.

3. Wages and salaries of the Construction Manager's supervisory or administrative personnel engaged, at factories, workshops or in project related travel for expediting or verifying the production and/or transportation of materials or equipment required for the work.

Overtime for field labor will be calculated at 1.35 times the rates listed below. Wages listed are for calendar year 2022 and may change annually based on the current market rate. These rates EXCLUDE subsistence, and travel unless specified otherwise above.

JRCA / Galloway / BHB

Current Hourly Billing Rates – West Wendover Project

POSITION	RATE	COMPANY
Principal/Project Architect	$160	JRCA
Project Manager	$135	JRCA
Technician/CAD	$95	JRCA
Programming Review	$160	JRCA
Civil Engineer	$160	Galloway (JRCA Parent)
Technician/CAD	$110	Galloway (JRCA Parent)
Structural Engineer	$165	BHB Structural
Technician/CAD	$135	BHB Structural

WEST WENDOVER - FIRE STATION
OPC - Fire Station
9/30/2021

	System	Sitework			Fire Station			SUBTOTAL
		System Quantity	System Cost/SF	Subtotal	System Quantity	System Cost/SF	Subtotal	
2	Sitework	50,389 sf	$ 7.25	$ 365,320			$ -	$ 365,320
3	Concrete	50,389 sf	$ 1.69	$ 85,157	14,305 sf	$ 18.05	$ 258,156	$ 343,313
4	Masonry			$ -	14,305 sf	$ 32.36	$ 462,965	$ 462,965
5	Metals			$ -	14,305 sf	$ 22.10	$ 316,118	$ 316,118
6	Woods & Plastics			$ -	14,305 sf	$ 5.95	$ 85,157	$ 85,157
7	Thermal & Moisture Protection	50,389 sf	$ 0.03	$ 1,512	14,305 sf	$ 18.12	$ 259,149	$ 260,661
8	Doors and Windows			$ -	14,305 sf	$ 25.00	$ 357,583	$ 357,583
9	Finishes			$ -	14,305 sf	$ 32.92	$ 470,878	$ 470,878
10	Specialties			$ -	14,305 sf	$ 4.49	$ 64,260	$ 64,260
11	Equipment			$ -	14,305 sf	$ 1.40	$ 20,016	$ 20,016
12	Furnishings			$ -	14,305 sf		$ -	$ -
13	Special Construction			$ -	14,305 sf	$ -	$ -	$ -
14	Conveying Systems				14,305 sf	$ 4.11	$ 58,793	$ 58,793
15	Mechanical / Plumbing				14,305 sf	$ 39.84	$ 569,982	$ 569,982
16	Electrical	50,389 sf	$ 0.83	$ 41,823	14,305 sf	$ 28.72	$ 410,803	$ 452,625
		12.90%			87.10%			
	Subtotal	50,389 sf	$ 9.80 /sf	**$ 493,812**	14,305 sf	$ 233.06 /sf	**$ 3,333,860**	**$ 3,827,672**
	STAFFING & SITE REQUIREMENTS							
17	Staffing			$ 82,332			$ 555,843	$ 638,175
18	Site Requirements			$ 26,578			$ 179,433	$ 206,011
20	Weather Conditions Allowance			$ 16,126			$ 108,874	$ 125,000
	Subtotal			**$ 125,036**			**$ 844,150**	**$ 969,185**
	BONDS & INSURANCE							
0.85%	General Liability Insurance			$ 7,121			$ 48,074	$ 55,194
0.65%	Builders Risk Insurance			$ 5,445			$ 36,762	$ 42,207
0.00%	Performance & Payment Bond			$ -			$ -	$ -
0.00%	Subcontractor Default Insurance			$ -			$ -	$ -
	Subtotal			**$ 12,566**			**$ 84,836**	**$ 97,402**
	PERMITS & FEES							
	Permits & Plan Check **(BY OWNER)**			$ -			$ -	$ -
0.00%	Impact Fees **(BY OWNER)**			$ -			$ -	$ -
	Subtotal			**$ -**			**$ -**	**$ -**
	CONTINGENCIES							
3.00%	Design Contingency			$ 25,132			$ 169,672	$ 194,804
3.00%	Contractor Contingency			$ 25,132			$ 169,672	$ 194,804
5.00%	Escalation Contingency			$ 41,886			$ 282,786	$ 324,673
	Subtotal			**$ 92,150**			**$ 622,130**	**$ 714,280**
	SOFT COSTS							
5.50%	Design & Engineering			$ 46,075			$ 311,065	$ 357,140
	Geotechnical Study			$ 581			$ 3,919	$ 4,500
	Topographical & Boundary Survey			$ 490			$ 3,310	$ 3,800
	Testing & Inspection **(BY OWNER)**							$ -
	FF&E / Technology **(BY OWNER)**			$ -			$ -	$ -
	LEED Certifications **(BY OWNER))**			$ -			$ -	$ -
	Subtotal			**$ 47,146**			**$ 318,294**	**$ 365,440**
	FEES							
0.10%	Warranty Reserve			$ 838			$ 5,656	$ 6,493
8.00%	Design Builder Fee			$ 67,018			$ 452,458	$ 519,476
	Subtotal			**$ 67,018**			**$ 452,458**	**$ 525,970**

OPC Totals	**50,389 sf**	**$**	**16.63 /sf**	**$**	**837,728**	**14,305 sf $ 395.37 /sf $**	**5,655,728**	**$ 6,499,949**
								$ 454.38 /sf

Opinion of Probable Cost (OPC) Assumes the Following:

Hazardous material(s) testing, identification, remediation, etc. are not anticipated or included.
OPC does not include land/real estate costs, financing costs, or other items not directly associated with construction.
OPC assumes on site soils are suitable for the construction of the proposed improvements. No provisions for dewatering, soil remediation, deep foundations, rock excavation, or concealed conditions are included.
All furniture, furnishings and equipment are assumed to be Owner provided are are not included in the OPC.
An inclement weather conditions allowance of $125,000 has been included.
Estimate is based solely on cost history with similar facilities and is subject to change as additional project specific criteria is provided.
Opinion of Probable Cost (OPC) has been prepared in good faith based on the limited project information currently available and will not be binding on Big-D Construction Corp.

	System	Sitework			Fire Station			SUBTOTAL
		System Quantity	System Cost/SF	Subtotal	System Quantity	System Cost/SF	Subtotal	
	Subtotal			**$ 784,000**			**$ 5,105,350**	**$ 5,889,350**
	STAFFING & SITE REQUIREMENTS							
17	Staffing			$ 97,829			$ 637,056	$ 734,886
18	Site Requirements			$ 31,593			$ 205,728	$ 237,321
20	Weather Conditions Allowance			$ 19,968			$ 130,032	$ 150,000
	Subtotal			**$ 149,390**			**$ 972,817**	**$ 1,122,207**
	BONDS & INSURANCE							
0.85%	General Liability Insurance			$ 10,736			$ 69,913	$ 80,650
0.65%	Builders Risk Insurance			$ 8,210			$ 53,463	$ 61,673
0.00%	Performance & Payment Bond			$ -			$ -	$ -
0.00%	Subcontractor Default Insurance			$ -			$ -	$ -
	Subtotal			**$ 18,946**			**$ 123,377**	**$ 142,323**
	PERMITS & FEES							
	Permits & Plan Check **(BY OWNER)**			$ -			$ -	$ -
0.00%	Impact Fees **(BY OWNER)**			$ -			$ -	$ -
	Subtotal			**$ -**			**$ -**	**$ -**
	CONTINGENCIES							
3.00%	Design Contingency			$ 37,892			$ 246,753	$ 284,646
3.00%	Contractor Contingency			$ 37,892			$ 246,753	$ 284,646
5.00%	Escalation Contingency			$ 63,154			$ 411,255	$ 474,409
	Subtotal			**$ 138,939**			**$ 904,761**	**$ 1,043,700**
	SOFT COSTS							
5.50%	Design & Engineering			$ 69,470			$ 452,381	$ 521,850
	Geotechnical Study			$ 599			$ 3,901	$ 4,500
	Topographical & Boundary Survey			$ 692			$ 4,508	$ 5,200
	Testing & Inspection **(BY OWNER)**							$ -
	FF&E / Technology **(BY OWNER)**			$ -			$ -	$ -
	LEED Certifications **(BY OWNER))**			$ -			$ -	$ -
	Subtotal			**$ 70,761**			**$ 460,789**	**$ 531,550**
	FEES							
0.10%	Warranty Reserve			$ 1,263			$ 8,225	$ 9,488
8.00%	Design Builder Fee			$ 101,047			$ 658,008	$ 759,055
	Subtotal			**$ 101,047**			**$ 658,008**	**$ 768,543**
	OPC Totals			**$ 1,263,083**			**$ 8,225,102**	**$ 9,497,673**

Opinion of Probable Cost (OPC) Assumes the Following:
Hazardous material(s) testing, identification, remediation, etc. are not anticipated or included.
OPC does not include land/real estate costs, financing costs, or other items not directly associated with construction.
OPC assumes on site soils are suitable for the construction of the proposed improvements. No provisions for dewatering, soil remediation, deep foundations, rock excavation, or concealed conditions are included.
All furniture, furnishings and equipment are assumed to be Owner provided are are not included in the OPC.
An inclement weather conditions allowance of $150,000 has been included.
Estimate is based solely on cost history with similar facilities and is subject to change as additional project specific criteria is provided. Site and Building square footages were not provided.
Opinion of Probable Cost (OPC) has been prepared in good faith based on the limited project information currently available and will not be binding on Big-D Construction Corp.

BIG-D CONSTRUCTION

WWW.BIG-D.COM

CITY OF WEST WENDOVER | FIRE STATION & COMMUNITY CENTER

SEPTEMBER 30, 2021