



January 30, 2020

Mr. William Wardell
Project Manager
Capital Projects Division
Washoe County
Reno, NV

Re: Northern Nevada Adult Mental Health Campus
Our Place GMP 5 Building 600/601 Finishes
480 Galletti Way
Sparks, NV

Dear Mr. Wardell,

Q&D Construction is pleased to provide the Guaranteed Maximum Price GMP 5 deliverable per our preconstruction services agreement for the Homeless Housing Project. The deliverable includes a comprehensive, detailed estimate for the project's anticipated construction program along with an associated estimating narrative, and the current project schedule.

The GMP 5 deliverable is based upon the following documents provided by Paul Cavin Architect LLC.

- Building 600/601 Construction Documents dated 12/17/19

We are very appreciative of the opportunity to be a part of this project and look forward to collaborating with you on the successful delivery of the project.

If you have any questions at all about Q&D's GMP 5 Deliverable please do not hesitate to contact me.

Sincerely,

Q&D Construction

Neil Bartlett
Senior Preconstruction Manager

Our Place GMP 5 Cost Summary

1) Material, Labor, Sub & Equip	\$ 2,135,631
2) General Conditions	\$ 300,344
3) Builder's Risk Insurance (0.75%)	\$ 20,169
4) Liability Insurance	\$ 24,360
5) P&P Bond	\$ 18,222
6) <u>Fee (5.0%)</u>	<u>\$ 124,936</u>
7) SUBTOTAL	\$ 2,623,662
8) Owner Contingency Allowance	\$ 150,000
9) <u>Contractor Contingency</u>	<u>\$ 65,592</u>
10) TOTAL	\$ 2,839,254

Schedule:

- Completion date 8/1/20

Alternates:

- None

Allowances:

- Roof Insulation allowance \$30,000
- Floor Prep Allowance \$14,000
- Water Vapor Emissions \$14,000

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SCOPE OF WORK

01 00 00 General Conditions

1. Project Management Staff: project manager full time for 3 months, full time project engineer 3 months, and project administrator supporting the project.
2. Field superintendent: One full time superintendent for 3 months on the project. Also, One full time Labor Foreman Carpenter Foreman for 13 weeks of the project.
3. Temporary utilities: Temporary power distribution and temporary lighting; monthly electric energy cost is excluded; monthly water consumption cost is excluded; final months gas consumption cost to check permanent facilities is excluded; monthly temporary phone and data cost is included.
4. Construction facilities: project office will be housed in the existing building 2A; tool trailer; chemical toilet rental and cleaning; ice, cups, and drinking water; construction office supplies; jobsite cell phones monthly expense; demobilization of construction facilities and temporary construction, temporary computer networks and project management software.
5. Temporary construction: Construction fence rental; temporary fire protection, signage, safety equipment.
6. Temporary barricades and enclosures:
7. Project cleaning: continuous cleanup of the project site; dumpsters; cleaning of the adjacent street during construction activities; final cleaning.
8. Liability Insurance
9. Forklift and operator.

02 00 00 Existing Conditions and Sitework

1. Selective Demolition
2. Remove & Replace SOG as required

03 00 00 Concrete

1. Cast-in place concrete flatwork
2. Mechanical Pads

04 00 00 Masonry

1. CMU Wall Infill

05 00 00 Metals

1. Miscellaneous Metals as indicated
2. Structural Steel

06 00 00 Wood and Plastics

1. Rough Carpentry and Backing
2. Structural Sheathing is limited to wall sheathing only
3. Wood Framing

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4. Millwork as indicated
5. Plastic Laminate Casework
6. Solid Surface Counter tops

07 00 00 Thermal and Moisture Protection

1. Insulation
2. Insulation at exiting roof
3. Patch existing roofing for mechanical, electrical and plumbing penetrations as required
4. Miscellaneous Sheet metal replacement
5. Firestopping & joint sealants

08 00 00 Doors and Windows

1. Doors / frames/ hardware
2. Glass & glazing

09 00 00 Finishes

1. New orange peel texture on walls and ceilings
2. Metal studs and drywall
3. Ceramic tile
4. Floor prep allowance
5. Resilient Flooring & Base
6. Tile carpeting
7. Water Vapor Emission control at new slab on grade allowance
8. Interior Painting
9. Exterior painting

10 00 00 Specialties

1. Signage (Allowance)
2. Fire Extinguishers and cabinets
3. Bathroom Accessories
4. Toilet Partitions

11 00 00 Equipment

1. Not Applicable

12 00 00 Furnishings

1. Window treatments are excluded

14 00 00 Conveying Systems

1. Not applicable

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21 00 00/ 22 00 00 / 23 00 00 Mechanical

1. Fire Sprinkler (Design-Build)
2. Plumbing.
3. HVAC
4. Furnish & install temperature controls
5. Provide certified independent test & balance of new equipment
6. Provide start-up of new HVAC equipment by a factory authorized technician

25 00 00 / 26 00 00 / 27 00 00 Electrical

1. Electrical
2. Fire Alarm
3. All removal and replacement of existing conduit/boxes is excluded

Other Costs & Fees

1. Construction Contingency
2. Contractor's Overhead & Fee 5.0%
3. Builders Risk Insurance 0.75%
4. Performance & Payment Bond
5. Prevailing Wages

Exclusions

1. Architectural, civil, structural, and MEP designs.
2. Water rights.
3. Water tap, sewer tap, development fees or other utility fees.
4. Planning, Zoning, and Entitlement research & submittals.
5. §1704 Special Inspections.
6. Unsuitable soils haul-off or additional structural soil import