



September 16, 2019

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

Re: Northern Nevada Adult Mental Health Campus  
GMP 2 Building 8 Central/South Renovation  
480 Galletti Way  
Sparks, NV

Dear Mr. Wardell,

Q&D Construction is pleased to provide the Guaranteed Maximum Price GMP 2 deliverable per our preconstruction services agreement for the Homeless Housing Project. The deliverable includes a comprehensive, itemized list of the project's anticipated construction program along with an associated narrative, and the current project schedule.

The GMP 2 Deliverable is based upon the following documents provided by Paul Cavin Architect LLC.

- Building 8 Central/South Construction Documents dated 6/21/19
- Building 8 Central/South Addendum 1 Documents dated 8/16/19

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 2 Deliverable please do not hesitate to contact me.

Sincerely,

**Q&D Construction**

Neil Bartlett  
Senior Preconstruction Manager

**NNAMHS GMP 2 Revised Estimate Summary**

1) Material, Labor, Sub & Equip	\$ 856,794
2) General Conditions	\$ 212,611
3) Builder's Risk Insurance (0.30%)	\$ 3,527
4) Liability Insurance	\$ 10,694
5) P&P Bond	\$ 8,724
6) <u>Fee (5.0%)</u>	<u>\$ 55,983</u>
<b>7) SUBTOTAL</b>	<b>\$ 1,148,333</b>
8) Owner Allowance	\$ 75,000
9) <u>Contractor Contingency(2.0%)</u>	<u>\$ 27,309</u>
<b>10) TOTAL</b>	<b>\$ 1,250,642</b>

**Schedule:**

- 5 Months of construction

**Alternates:**

- None

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## SCOPE OF WORK

### 01 00 00 General Conditions

1. Project Management Staff: project manager, 1 and ½ time project engineer, scheduler and project administrator supporting the project.
2. Field superintendent One (1) full time superintendent and One (1) full time Assistant Superintendent on the project. Also, One (1) Full time Labor Foreman and ½ time Carpenter Foreman for 8 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; mobilization and 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: Temporary interior partitions
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, Hazardous Material Abatement and disposal of existing material as indicated

### 03 00 00 Concrete

1. Cast-in place concrete
2. Sealed concrete finishing

### 05 00 00 Metals

1. Miscellaneous Metals as indicated

### 06 00 00 Wood and Plastics

1. Rough Carpentry and Backing
2. Structural Sheathing is limited to wall sheathing only
3. Millwork as indicated
4. Plastic Laminate Casework
5. Solid Surface Counter tops are based on Group 1-4 material

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**07 00 00 Thermal and Moisture Protection**

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

**08 00 00 Doors and Windows**

1. Doors / frames/ hardware
2. Glass & glazing allowance
3. Window pane replacement

**09 00 00 Finishes**

1. New orange peel texture on walls and ceilings
2. Miscellaneous drywall patch allowance
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 is excluded

**10 00 00 Specialties**

1. Signage is excluded
2. Fire Extinguishers and cabinets
3. Bathroom Accessories
4. Residential Appliances are excluded

**11 00 00 Equipment**

1. Not Applicable

**12 00 00 Furnishings**

1. Window treatments are excluded

**14 00 00 Conveying Systems**

1. Not applicable

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

1. Fire Sprinkler (Design-Build)
2. Plumbing.
3. HVAC
4. Furnish & install temperature controls

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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

**02 00 00 Sitework**

1. Not applicable

**Other Costs & Fees**

1. Construction Contingency 2.5%
2. Contractor's Overhead & Fee 5.0%
3. Builders Risk Insurance 0.35%
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