



December 6, 2019

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

Re: Northern Nevada Adult Mental Health Campus
Our Place GMP 4 Site Work and Fencing
480 Galletti Way
Sparks, NV

Dear Mr. Wardell,

Q&D Construction is pleased to provide the Guaranteed Maximum Price GMP 4 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 4 deliverable is based upon the following documents provided by Paul Cavin Architect LLC.

- Site Improvements Construction Documents dated 9/20/19

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 4 Deliverable please do not hesitate to contact me.

Sincerely,

Q&D Construction

Neil Bartlett
Senior Preconstruction Manager

Our Place GMP 4 Cost Summary

1) Material, Labor, Sub & Equip	\$ 801,397
2) General Conditions	\$ 183,065
3) Builder's Risk Insurance (0.75%)	\$ 8,396
4) Liability Insurance	\$ 10,133
5) P&P Bond	\$ 8,365
6) <u>Fee (5.0%)</u>	<u>\$ 53,308</u>
7) SUBTOTAL	\$ 1,064,664
8) Owner Contingency Allowance	\$ 0
9) Guard Shack Allowance	\$ 28,800
10) <u>Contractor Contingency</u>	<u>\$ 26,004</u>
11) TOTAL	\$ 1,119,468

Schedule:

- 4 Months of construction

Alternates:

- None

Allowances:

- Guard Shack \$28,800

SERVICE. INTEGRITY. QUALITY.

SCOPE OF WORK

01 00 00 General Conditions

1. Project Management Staff: project manager ¼ time for 4 months, ¼ time project engineer 4 months, and project administrator supporting the project.
2. Field superintendent One (1) half time superintendent for 4 months on the project. Also, One (1) half time Labor Foreman Carpenter Foreman for 16 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. Earthwork and Site Work

03 00 00 Concrete

1. Cast-in place concrete flatwork
2. Curbs, gutters, sidewalks

13 00 00 Special Construction

1. Allowance for Gate House

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

1. Excavate and backfill conduit for electrical gates

Other Costs & Fees

1. Construction Contingency \$26,004
2. Contractor's Overhead & Fee 5.0%

SERVICE. INTEGRITY. QUALITY.

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
7. Electrical
8. Handrail(None Shown)

SERVICE. INTEGRITY. QUALITY.

P.O. Box 10865, Reno, Nevada 89510 | Main Office: 775.786.2677 | Fax: 775.786.5136
www.qdconstruction.com | NCL: 8197 A & B