



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>
<b>7) SUBTOTAL</b>	<b>\$ 2,623,662</b>
8) Owner Contingency Allowance	\$ 150,000
9) <u>Contractor Contingency</u>	<u>\$ 65,592</u>
<b>10) TOTAL</b>	<b>\$ 2,839,254</b>

**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

**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

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