

**AMENDMENT NO. 2
TO
CONSTRUCTION MANAGER-AT-RISK CONTRACT
BETWEEN
THE TEXAS FACILITIES COMMISSION
AND
J. T. VAUGHN CONSTRUCTION, LLC**

The Texas Facilities Commission (hereinafter referred to as "TFC"), a state agency located at 1711 San Jacinto Boulevard, Austin, Texas 78701, as Owner (as defined in UGC Section 1.28) and J. T. Vaughn Construction, LLC (hereinafter referred to as "CMR"), located at 3920 North Interstate 35, Austin, Texas 78751 (hereinafter referred to collectively as the "Parties"), enter into the following *Amendment No. 2 to the Construction Manager-at-Risk Contract between the Texas Facilities Commission and J. T. Vaughn Construction, LLC* (hereinafter referred to as the "Amendment No. 1").

WHEREAS, on September 9, 2016, the parties entered into that one certain *Construction Manager-at-Risk Contract Between the Texas Facilities Commission and J. T. Vaughn Construction, LLC* (hereinafter referred to as the "Contract"); and

WHEREAS, on October 26, 2017, the parties executed Amendment No. 1 for the purpose of providing additional Construction Management Services to be performed at the William P. Hobby Building; and

WHEREAS, subject to Contract Section 2.1.4, TFC Approvals, the parties desire to enter into Amendment No. 2 in order to provide for additional Construction Management Services to be performed at the State Finance Commission Building; and

WHEREAS, the Texas Legislature in the 85th Regular Legislative Session, enacted House Bill 89 effective September 1, 2017, relating to prohibiting contracts with companies boycotting Israel; and

WHEREAS, the Texas Legislature in the 85th Regular Legislative Session, enacted Senate Bill 252 effective September 1, 2017, relating to prohibiting governmental contracts with a company doing business with Iran, Sudan, or a foreign terrorist organization; and

WHEREAS, TFC has determined to modify the Contract so that it reflects these prohibitions;

NOW, THEREFORE, the parties agree to amend the Contract, as amended, as follows:

1. The parties agree to amend the Contract, as amended, by adding subparagraph (v) to the caption as follows:

“(v) State Finance Commission Building, located at 2601 North Lamar Boulevard, Austin, Texas (hereinafter referred to as “SFB”).”

2. The parties agree to amend ARTICLE IV – CONSIDERATION, SECTION 4.2 – CONTRACT SUM-COMPONENTS, as amended, by reflecting an increase in compensation to be paid in the amount of Seven Hundred Forty-Nine Thousand and No/100 Dollars (\$749,000.00), thus increasing the Contract Sum from Fourteen Million Eight Hundred Ninety-Two Thousand Eighty-Seven and No/100 Dollars (\$14,892,087.00), to a new total of Fifteen Million Six Hundred Forty-One Thousand Eighty-Seven and No/100 Dollars (\$15,641,087.00), which is the sum of the components indicated in sections 4.2.1 through 4.2.6, and contains a line item for elevator and boiler replacement at SFB, as more particularly set forth in Contractor’s Guaranteed Maximum Price Proposed No. 06, dated July 13, 2018, attached hereto and incorporated herein for all purposes as “Exhibit A-2.” Section 4.2, Contract Sum-Components, is further amended by deleting it in its entirety and replacing it with Section 4.2, Contract Sum-Components, as follows:

“4.2. Contract Sum–Components. Upon execution of a GMP Acceptance, the Contract Sum shall not exceed Fifteen Million Six Hundred Forty-One Thousand Eighty-Seven and No/100 Dollars (\$15,641,087.00), which is the sum of the following components.

4.2.1. Pre-Construction Management Fee. The Pre-Construction Management Fee as indicated in Section 4.1, above.

4.2.2. Construction Management Fee. The Construction Management Fee not to exceed three and three quarter’s percent (3.75%) of the Cost of Work, which sum shall not exceed Four Hundred Fifty-Two Thousand Two Hundred Sixty-Four and No/100 Dollars (\$452,264.00) and will be finalized as part of the Contract Sum in the GMP Acceptance.

4.2.3. General Conditions Fee. The General Conditions Fee not to exceed One Million Seven Hundred Twenty-Five Thousand Two Hundred Eighty-Five and No/100 Dollars (\$1,725,285.00), which sum will be finalized as part of the Contract Sum in the GMP Acceptance.

4.2.4. Cost of Work. The Cost of Work will be adjusted and finalized as part of the Contract Sum in the GMP. The budget for the Cost of Work shall not exceed Twelve Million Sixty Thousand Three Hundred Ninety-Six and No/100 Dollars (\$12,060,396.00).

4.2.5. TFC Controlled Contingency. The TFC Controlled Contingency of One Million Three Hundred Sixty-Six Thousand Nineteen and No/100 Dollars (\$1,366,019.00), which sum shall be maintained through construction, and included in the Contract Sum and finalized in the GMP Acceptance.

4.2.6. Unused Contingencies. Any unused portion of the CMR Contingency and the TFC Controlled Contingency shall be returned to TFC at the completion of the Project through a credit Change Order to the Contract Sum.”

3. The parties agree to amend ARTICLE VII – WARRANTIES AND REPRESENTATIONS BY CMR, by adding Sections 7.1.6, and 7.1.7, as follows:

"7.1.6. Prohibition Against Boycotting Israel. In accordance with Section 2270.002 of the Texas Government Code, by signature hereon, Contractor certifies that it does not boycott Israel and will not boycott Israel during the term of this Contract."

"7.1.7. Prohibition Against Contracting with Companies Engaged in Business with Iran, Sudan, or Foreign Terrorist Organizations. In accordance with Section 2251.152 of the Texas Government Code, TFC is prohibited from entering into a governmental contract (as defined in Texas Government Code Section 2252.151(3)) with a company that is identified on a list prepared and maintained under Texas Government Code Section 806.051, 807.051, or 2252.153. If contractor is on the above-referenced list the Contract will be considered void or voidable and TFC will not be responsible to pay Contractor for any work performed."

4. Except as expressly amended above, the Contract remains in full force and effect.

IN WITNESS WHEREOF, the parties hereto have made and executed this Amendment No. 2 to be effective as of the date of the last party to sign.

TEXAS FACILITIES COMMISSION

J. T. VAUGHN CONSTRUCTION, LLC

By: HSRH

By: M.C.

John S. Raff

Print Name: Mike Simpson, Secretary

Interim Executive Director

Print Title: _____

Date of execution: 8.21.18

Date of execution: 8/14/18

G.C. NAL

Dir. NW

D.E.D. in

TFC Contract No. 17-002-000
J. T. Vaughn Construction, LLC
Project No. 16-002-5191
Amendment No. 2

EXHIBIT A-2

CONTRACTOR'S GUARANTEED MAXIMUM PRICE PROPOSAL NO. 06

TFC Project No. 16-002-5191 / 18-022-2501

TFC Contract No. 17-002-000



6604 North Lamar
Austin, Texas 78752

Telephone:
(512) 318-1332

Facsimile:
(512) 681-9752

July 13, 2018

Texas Facilities Commission
1711 San Jacinto Blvd., 4th Floor
Austin, Texas 78701

Attn: Dorothy Spearman
Project Manager
Facilities Design & Construction Division

Project Name: Elevator Repairs/Replacement In 4 State Office Buildings In Austin
Guaranteed Maximum Price Proposal #06 – Phase 4 - SFB Boiler & Elevator Replacements

Dear Ms. Spearman:

Pursuant to Paragraph 2.1.1.5.3 of that one certain Construction Manager-at-Risk Contract by and between the Texas Facilities Commission and J.T. Vaughn Construction, LLC, executed September 9, 2016 (the "CMR Contract"), please accept this letter and the accompanying binder, which includes the documents identified below, as our Guaranteed Maximum Price Proposal ("GMP Proposal"). We have reviewed the proposals for the trade contractors for the above referenced scope of work.

Our proposed Guaranteed Maximum Price #6 for the Elevator Repairs/Replacement In 4 State Office Buildings In Austin – Phase 4 (100% Construction Documents) is Seven Hundred Forty-Nine Thousand Dollars (\$749,000.00).

The following documents that are enclosed in this binder constitute a part of the GMP Proposal:

1. Exhibit A-1: a Letter of Submission
2. Exhibit B-1: a list of the Drawings and Specifications that were used in preparation of this Guaranteed Maximum Price Proposal including all addenda thereto.
3. Exhibit D-1: the C&A created by us in the preparation of this Guaranteed Maximum Price Proposal, including any assumptions.
4. Exhibit E-1: a Statement of Guaranteed Maximum Price that includes, at a minimum, statements that separately identify the following costs: (i) the Pre-Construction Management Fee; (ii) the General Conditions Fee; (iii) the Cost of the Work enumerated, at a minimum, in categories by CSI specification number and including all allowances and the CMR Contingency; (iv) the Construction Management Fee; and (v) the TFC Controlled Contingency.
5. Exhibit F-1: a Statement of the Date of Proposed Substantial Completion upon which the proposed Guaranteed Maximum Price is based.
6. Exhibit G-1: the Work Progress CPM Schedule
7. Exhibit H-1: Updated List of Project Manager and Subcontractors.

8. Exhibit I-1: Revised HUB Subcontracting Plan, which is hereby submitted for approval, and upon approval.

The deadline on which the Guaranteed Maximum Price Proposal will automatically expire without further notice is July 28, 2018.

We acknowledge that at or prior to the execution of the Guaranteed Maximum Price Amendment, and pursuant to Paragraph 2.1.1.5.13 of the Contract, the following additional items must be submitted to TFC for review and approval:

1. the Schedule of Values in accordance with Section 10.1 of the UGC;
2. all proof of insurance as required by the Contract; and
3. a safety plan as specified in Section 7.1 of the UGC, and the designation of a qualified and experienced safety representative at the Site whose duties and responsibilities shall be, at a minimum, the prevention of accidents and the maintenance and supervision of said safety plan.

Yours very truly,



Brian DeVaney
Vaughn Construction

TFC Project No. 16-002-5191 / 18-022-2501
 TFC Contract No. 17-002-000



Drawings & Specifications

1. Specifications issued by Tom Green & Company Engineers, Inc. dated June 20, 2018, entitled "State Finance Commission Building Boiler and Elevator Replacements".

| <u>NUMBER</u> | <u>TITLE</u> | <u>PAGES</u> |
|--------------------|---|--------------|
| | Certifications | 1:2 |
| 00 00 10 | Table of Contents | 1:3 |
| <u>Division 00</u> | <u>Bidding and Contract Requirements</u> | |
| | Uniform General Conditions (2015 version) | 1:65 |
| | Supplemental General Conditions (2015 version) | 1:1 |
| | Criminal Background Checks and Application Guidelines | 1:6 |
| | Wage Rates | 1:5 |
| | Wage Rate Complaint Information Requirements | 1:1 |
| | Construction Payment Voucher | 1:2 |
| | Construction Payment Affidavit | 1:1 |
| | HUB Progress Assessment Report – HUBPAR | 1:1 |
| | Direct Deposit Form and Instructions | 1:1 |
| | Transmittal Letter | 1:1 |
| | Submittal Form | 1:1 |
| | Change Order Form A, B, & C | 1:3 |
| | Time Extension Change Order | 1:1 |
| | Final Payment Checklist | 1:1 |
| | Warranty Transmittal Letter | 1:1 |
| | Insurance Requirements for CMRs | 1:7 |
| | ACM Non-use Affidavit – Construction | 1:1 |
| | Roofing Guarantee | 1:1 |
| | PCC Flow Charts | 1:1 |
| | Warranty and Training Matrix | 1:2 |
| <u>Division 01</u> | <u>General Requirements</u> | |
| 01 10 00 | Summary | 1:7 |
| 01 23 00 | Alternates | 1:3 |
| 01 31 00 | Project Management and Coordination | 1:3 |
| 01 32 00 | Construction Progress Documentation | 1:6 |
| 01 33 00 | Submittal Procedures | 1:16 |
| 01 40 00 | Quality Requirements | 1:4 |
| 01 42 00 | References | 1:9 |
| 01 50 00 | Temporary Facilities and Controls | 1:7 |
| 01 60 00 | Product Requirements | 1:9 |
| 01 70 00 | Execution Requirements | 1:9 |
| 01 73 29 | Cutting and Patching | 1:5 |
| <u>Division 02</u> | <u>Existing Conditions</u> | |
| 02 41 19 | Selective Demolition | 1:8 |
| <u>Division 04</u> | <u>Masonry</u> | |
| 04 20 00 | Unit Masonry | 1:9 |

Exhibit "C"

| | | |
|--------------------|---|------|
| <u>Division 07</u> | <u>Thermal and Moisture Protection</u> | |
| 07 84 13 | Penetration Firestopping | 1:7 |
| 07 84 46 | Fire-Resistive Joint Systems | 1:6 |
| 07 92 00 | Joint Sealants | 1:9 |
| <u>Division 08</u> | <u>Openings</u> | |
| 08 71 00 | Door Hardware | 1:11 |
| <u>Division 14</u> | <u>Conveying Equipment</u> | |
| 14 24 00 | Hydraulic Elevator | 1:18 |
| 14 27 00 | Elevator Cab Interiors | 1:8 |
| <u>Division 22</u> | <u>Plumbing</u> | |
| 22 00 10 | General Requirements for Plumbing Work | 1:1 |
| 22 10 00 | Basic Materials and Methods for Plumbing Work | 1:10 |
| 22 11 00 | Plumbing Specialties | 1:3 |
| 22 33 00 | Domestic Water Heaters and Thermostatic Mixing Valves | 1:5 |
| <u>Division 23</u> | <u>Mechanical</u> | |
| 23 00 10 | General Requirements for Mechanical Work | 1:38 |
| 23 01 00 | Basic Materials and Methods for Mechanical Work | 1:35 |
| 23 01 60 | Pumps | 1:4 |
| 23 01 75 | Tanks | 1:4 |
| 23 02 00 | Piping Systems Insulation | 1:17 |
| 23 05 50 | Boilers and Boiler Venting | 1:11 |
| 23 07 50 | Chemical Water Treatment | 1:8 |
| 23 07 80 | Unitary Air Conditioning Systems | 1:8 |
| 23 08 90 | Air Distribution | 1:12 |
| 23 09 51 | Controls and Instrumentation | 1:68 |
| 23 09 70 | Testing, Adjusting, and Balancing | 1:11 |
| <u>Division 26</u> | <u>Electrical</u> | |
| 26 00 10 | General Requirements for Electrical Work | 1:23 |
| 26 05 19 | Wire and Cable | 1:3 |
| 26 05 26 | Grounding | 1:2 |
| 26 05 33 | Raceways and Conduit Boxes | 1:5 |
| 26 27 26 | Wiring Devices | 1:2 |
| 26 28 13 | Fuses | 1:1 |
| 26 28 16 | Disconnect Switches | 1:2 |
| 26 51 00 | Lighting | 1:2 |
| <u>Division 28</u> | <u>Electronic Safety and Security</u> | |
| 28 31 00 | Fire Detection Alarm System | 1:4 |

2. Drawings issued by Tom Green and Company Engineers dated June 20, 2018, entitled "State Finance Commission Building – Boiler & Elevator Replacements"

| <u>NUMBER</u> | <u>TITLE</u> | <u>DATE</u> |
|---------------|---------------------|-------------|
| G0-001 | General Information | 6/20/2018 |
| A0-000 | General Information | 6/20/2018 |
| A0-001 | TAS Standards | 6/20/2018 |
| A3-300 | Enlarged Plans | 6/20/2018 |

Exhibit "C"

| | | |
|----------|---|-----------|
| A6-600 | Interior Elevations Details and Schedules | 6/20/2018 |
| A12-400 | Partition Types, Fire Protection and Schedules | 6/20/2018 |
| MEP0-001 | General Notes, Symbols & Abbreviations | 6/20/2018 |
| MP1-101 | Mechanical Room Demolition Plan - Mechanical & Plumbing | 6/20/2018 |
| MP2-101 | Mechanical Room Plan - Mechanical & Plumbing | 6/20/2018 |
| E1-101 | Mechanical Room Electrical Demolition Plan | 6/20/2018 |
| E2-101 | Mechanical Room Electrical Plan | 6/20/2018 |
| MP12-101 | Mechanical & Plumbing Schedules | 6/20/2018 |
| MP13-101 | Mechanical & Plumbing Details | 6/20/2018 |
| MP13-102 | Mechanical Piping & Gas Riser Diagrams | 6/20/2018 |
| M13-301 | Mechanical Controls Sequences | 6/20/2018 |
| M13-302 | Mechanical Controls Schematics | 6/20/2018 |

3. Addendum

- a. Addendum No.1 Issued by Tom Green & Company Engineers, Inc. dated July 3, 2018 entitled "Addendum No. 1"
 1. Sheet A12-400, Partition Types, Fire Protection, and Schedules
 2. Sheet E2-101, Mechanical Room Electrical Plan

Client: Texas Facilities Commission
Project: SFB Boiler and Elevator Replacements

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QUALIFICATIONS & ASSUMPTIONS

Phase: GMP #6

Document Date: 07.13.2018

General Qualifications

1. Excludes a line item estimate; line items are only shown for convenience of review.
2. Assumes that every specification, either referenced by manufacturer or performance, is designed so that more than one manufacturer for each specification will be able to meet the design intent of the project, and that details shown in the contract documents will not preclude any manufacturer specified from participating in the proposal process. Excludes proprietary specifications.
3. GMP #6 includes work in the State Finance Building only.
4. GMP #6 is based on 100% Construction Documents dated June 20, 2018.
5. Excludes all alternates. Each alternate will be priced individually.
6. Includes General Conditions to cover additional staff based on the following:
 1. Amendment Received / NTP by July 26, 2018.
 2. Construction Start August 27, 2018.
 3. Substantial Completion December 14, 2018.
7. Excludes 3rd party commissioning agent.
8. Excludes 3rd party environmental (i.e. asbestos, lead, mold, etc.) monitoring.
9. Excludes 3rd party HVAC test and balance.
10. Assumes performing work during normal work hours Monday through Friday, 7:00AM to 3:30PM. Includes after hours work for shut down or disruptive activities.
11. Excludes building code changes, life safety code changes, or other regulatory changes that may occur beyond what is currently designed.
12. Excludes all municipal utility fees, water impact, or sewage fees.
13. Excludes special insurance, owner's protective insurance, and association fees.
14. Excludes the design of life safety components, equipment, or system details or layout not included in the project plans or specifications unless it has been specifically indicated to be Contractor's responsibility for "delegated design".

Client: Texas Facilities Commission
Project: SFB Boiler and Elevator Replacements

VAUGHN

15. Assumes we have access to contingency funds for the use of acceleration of the project schedule at any time for any critical activity.
16. Assumes the use of site for material staging at the State Finance Building.
17. Assumes the right for Vaughn to purchase and manage a project specific Contractor Controlled Insurance Program within the cost parameters of the estimate.
18. Excludes provisions for, or any impacts from, any errors or omissions in the contract documents prepared and/or issued by the Owner, Owner's vendors/separate contracts, Architect, Engineer, Consultant, or similar party.
19. Assumes that services for employment eligibility verification, in addition to the standard I-9 compliance measures, can be provided by industry recognized third party providers such as or similar in nature to Info Cubic, First Advantage, FC Background, or a combination of verification information provided by multiple entities, in lieu of E-Verify.
20. Assumes all work funded by the Owner's contingency will accrue an appropriate fee. Payment and performance bond, general liability, and builder's risk costs were based on the total value of GMP #6.
21. Assumes use of existing restrooms for construction personnel.
22. Assumes a location will be made at the loading dock to accommodate a dumpster, parking spot for the project superintendent, and material deliveries.
23. Excludes relocation of any existing infrastructure that does not serve the Elevator Machine Room not identified in the plans.
24. Assumes ground penetrating radar for all concrete coring activities.
25. Excludes building envelope testing.
26. Excludes BIM modeling.
27. Excludes CAD record drawings.
28. Excluded scopes:
 1. Fire Protection / Sprinkler
 2. Security
 3. Audio Visual
 4. Telecom / Data

Client: Texas Facilities Commission
Project: SFB Boiler and Elevator Replacements

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Alternates (Not Included in the GMP)

Alternate #1 – \$16,200

Remove and replace Insight software GUI. Migrate to Desigo CC Software. New hardware/workstation or server (physical or virtual) to be furnished, installed, and maintained by TFC / State Finance Commission to meet minimum requirements for the Desigo CC software. Approval of this alternate must occur by 8/10/18 in order for this to be incorporated into the project during the current schedule.

Alternate #2 – \$4,300

Remove local workstation and tie into existing GUI at Sam Houston Building (SHB). Siemens to reuse and modify existing database and graphics. Approval of this alternate must occur by 8/10/18 in order for this to be incorporated into the project during the current schedule.

Alternate #3 – TBD

Include state seal on back panel of elevator in quartz panel.

Client: Texas Facilities Commission
Project: SFB Boiler and Elevator Replacements

VAUGHN**02.01 – Removals***Specification Section 024119*

1. Includes provisions for asbestos abatement for 100 linear feet of pipe insulation.
2. Excludes performing an engineering survey of condition of building to determine whether removing any element might result in structural deficiency or unplanned collapse of any portion of structure or adjacent structures during selective building demolition operations.
3. Excludes salvage, reuse, relocation, reinstallation, or storage of any existing items.

03.01 – Concrete*Specification Section N/A*

1. Assumes housekeeping pad to be 6" thick with #3 reinforcing steel on 12" centers each way with vapor barrier and a light broom swept finish.

04.01 – Masonry*Specification Section 042000*

2. Includes CMU construction of an 8'-8" x 7'-6" elevator machine room.

07.01 – Roofing*Specification Section N/A*

1. Includes removing the roofing around the boiler flue and flashing the roofing in around the new flue.
2. Excludes roof warranty as the existing warranty is unknown at this time.

07.02 – Fire Stopping & Fire Proofing*Specification Section 078413, 078446, 079200*

1. Excludes fireproofing.

08.01 – Door Hardware*Specification Section 087100*

1. Includes grouted frame at CMU elevator machine room.
2. Excludes keying.

Client: Texas Facilities Commission
Project: SFB Boiler and Elevator Replacements

VAUGHN**09.01 – Drywall***Specification Section N/A*

1. Includes drywall patching in hoist way and along path from elevator machine room and hoist way.
2. Includes elevator machine room framing and decking for the ceiling.
3. Includes patching at shower where mixing valves are being replaced.

09.02 – Flooring*Specification Section N/A*

1. Includes only new flooring at elevator cab.
2. Includes patching at shower wall where mixing valves are scheduled to be replaced.
3. Assumes tile and grout color to match existing as closely as possible.

09.03 – Painting*Specification Section N/A*

1. Excludes finishes at the level 3 elevator lobby as the existing walls are covered with vinyl wall paper.
2. Excludes painting of Mechanical, Electrical, Plumbing, and Fire Protection systems.
3. Excludes level 5 drywall finish as none is indicated to be required. Standard level 4 tape, bed, and float is assumed at all new drywall partitions/patches.
4. Excludes painting of CMU (new or existing).

14.01 – Elevators*Specification Section 142100, 142101, 142400*

1. This GMP is contingent upon using Tejas Elevator Co. as the turnkey elevator subcontractor.
2. Includes elevator repairs, modifications, and replacements specifically identified in the contract documents.
3. Assumes elevator cab sub-floor is in good condition and does not require to be replaced.
4. Includes Interim Service Maintenance based on Exhibit A provided in the Project Specifications issued on March, 3 2017. The service agreement will cover the

Client: Texas Facilities Commission
Project: SFB Boiler and Elevator Replacements

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elevator cab during the 12-month warranty period, and will begin at substantial completion.

23.01 – HVAC and Plumbing

Specification Division 22 & 23

1. Includes water detector local alarms and alarms to BAS as scheduled in the elevator pit.
2. Excludes relocation of systems out of elevator pits, shafts, or mechanical rooms not already indicated in the plans.
3. Excludes system drain down or pipe freezing.
4. Includes Siemens Building Automated Systems.
5. Excludes cleaning of existing duct systems.
6. Excludes relocation of systems out of elevator pits, shafts, or mechanical rooms not already indicated in the plans.
7. Excludes meeting boiler start-up date of 10/1/2018. Reference submitted schedule for expected start-up.
8. Assumes the use of the building HWH pump for flushing purposes.

26.01 – Electrical

Specification Division 26

1. Assumes that the locations of electrical power outlets and equipment requiring electrical power have been coordinated by the Design Team and shown on the Documents. General notes requiring additional outlets not shown on the Documents are excluded.
2. Assumes the use of existing lighting in mechanical rooms for temporary lighting.
3. Assumes voltage drop calculations to be provided by the Engineer and all branch and feeder sizes scheduled to be based on these calculations.
4. Includes testing of new fire alarm devices only.
5. Assumes plenum rated cable for fire alarm rough-in.
6. Assumes that all electrical tie-in points to existing infrastructure can be de-energized. Provisions for hot work is not included.
7. Excludes relocation of systems out of elevator pits, shafts, or mechanical rooms not already indicated in the plans.
8. Excludes lightning protection.

TFC Project No. 16-002-5191 / 18-022-2501

TFC Contract No. 17-002-000



6804 North Lamar
Austin, Texas 78752

Telephone:
(512) 318-1332

Facsimile:
(512) 681-9752

July 13, 2018

Texas Facilities Commission
1711 San Jacinto Blvd., 4th Floor
Austin, Texas 78701

Attn: Dorothy Spearman
Project Manager
Facilities Design & Construction Division

TFC Project No: 16-002-5191 / 18-022-2501
Project Name: Elevator Repairs/Replacement In 4 State Office Buildings In Austin

Dear Ms. Spearman:

GMP #6 is inclusive of repairs and replacements related to the boiler and elevator at the State Finance Commission Building (SFB). The proposed schedule is for 109 calendar days. Because this additional project falls within the current contract duration, zero days will be added to the contract.

GMP #6 includes additional general condition costs associated with the additional scope.

Yours very truly,

A handwritten signature in black ink, appearing to read "B DeVaney".

Brian DeVaney
Vaughn Construction

Client: Texas Facilities Commission
 Project: SFB Boiler and Elevator Replacements

VAUGHN

ESTIMATE SUMMARY

Phase: GMP #6

Date: 07.13.2018

| | | |
|---|--------------|------------------------|
| Total Cost of Work - See Attached Detail | | \$567,931 |
| Owner Contingency | 2.64% | \$15,000 |
| CM Contingency | 1.76% | \$10,000 |
| Construction Contingency | 0.00% | By Owner |
| Escalation | 0.00% | \$0 |
| Permit | | Included in GCs |
| General Conditions | | \$134,396 |
| Umbrella, GL, and Auto Insurance | | Included in GCs |
| Builder's Risk Insurance | | Included in GCs |
| Special Insurance | | Not Included |
| Association Fees | | Not Included |
| GC Bond | | Included in GCs |
| Sub Bonds | | In Cost of Work |
| Fee | 3.75% | \$21,873 |
| TOTAL | | \$749,000 |

* Please see attached clarifications, qualifications, and exclusions to the Estimate.

Client: Texas Facilities Commission
Project: SFB Boiler and Elevator Replacements

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COST OF WORK BREAKDOWN

Phase: GMP #6

Date: 07.13.2018

| Cost of Work by Work Category | \$ |
|--|------------------|
| 01.07 - ALLOWANCES | \$25,935 |
| 01.36 - GENERAL WORKS | \$84,620 |
| 04.01 - MASONRY | \$25,147 |
| 07.03 - ROOFING | \$2,500 |
| 08.00 - DOORS, FRAMES, AND HARDWARE | \$1,941 |
| 09.02 - DRYWALL | \$16,923 |
| 09.07 - FLOORING | \$3,680 |
| 09.12 - PAINTING | \$10,490 |
| 14.01 - ELEVATORS | \$149,599 |
| 22.00 - PLUMBING / HVAC | \$198,482 |
| 26.01 - ELECTRICAL | \$48,614 |
| Total Cost of Work by Work Category | \$567,931 |

Client: Texas Facilities Commission
 Project: SFB Boiler and Elevator Replacements



COST OF WORK DETAIL

Phase: GMP #6

Date: 07.13.2018

| Description | Quantity | Unit | Unit Cost | Total Cost |
|--|----------|------|-----------|------------|
| 01.07 - ALLOWANCES | | | | |
| Owner Allowances | | | | |
| BUY OUT SAVINGS | 1.00 | LS | 25,935.00 | 25,935 |
| ** Total Owner Allowances | | | | 25,935 |
| * Total 01.07 - ALLOWANCES | | | | 25,935 |
| 01.36 - GENERAL WORKS | | | | |
| Subcontractor | | | | |
| DEMOS / CLEAN UP / FINAL CLEAN / CONCRETE PAD / ROOF PROTECTION SUB BID - IF VAUGHN CONSTRUCTION | 1.00 | LS | 82,120.00 | 82,120 |
| ** Total Subcontractor | | | | 82,120 |
| Project Cleaning | | | | |
| JOB SITE CLEAN-UP - SMALL JOBS | 14.00 | WF | | |
| FINAL CLEAN-UP - VAUGHN | 823.00 | SF | | |
| ** Total Project Cleaning | | | | |
| Temporary Roof | | | | |
| TEMP ROOF PROTECTION | 370.00 | SF | | |
| WRP - SAFETY HAND RAULS FOR ROOF | 1.00 | LS | 1,000.00 | 1,000 |
| ** Total Temporary Roof | | | | 1,000 |
| Interior Demolition | | | | |
| REMOVE DUCTWORK (SF OF AREA) | 823.00 | SF | | |
| REMOVE ANY CONTROLS FOUND TO BE ABANDONED OR NO LONGER REQ | 823.00 | SF | | |
| RN 3 - E3-101 - CUT CONDUIT OFF AT FLOOR AND PATCH CONCRETE FLOOR | 1.00 | EA | | |
| REMOVE LIGHT FIXTURES | 7.00 | EA | | |
| REMOVE FENCE, CHAIN LINK & 10 POSTS | 14.00 | LF | | |
| REMOVE CONCRETE MSP - 6" THICK | 30.00 | SF | | |
| REMOVE MISC. ITEMS FROM WALLS (CIVILIAN) | 1.00 | EA | | |
| DUMPS/TIERS FOR DEMOLITION - JO CY | 3.00 | EA | | |
| ** Total Interior Demolition | | | | |
| Equipment Removals | | | | |
| REMOVE/HAUL OFF ELEVATOR EQUIPMENT | 2.00 | EA | | |
| REMOVE/HAUL OFF HW UNIT HEATER | 1.00 | EA | | |
| REMOVE/HAUL OFF BOILER AND FLUE DUCTING | 1.00 | EA | | |
| ** Total Equipment Removals | | | | |
| Miscellaneous Concrete | | | | |
| EN 08 - MSP PAD - EXTERIOR HEAT PUMP | 1.00 | EA | | |
| WRP - CONCRETE FLOOR PATCHING AT DEMO'D BOILER / PLUMF PADS | 1.00 | LS | 1,000.00 | 1,000 |
| ** Total Miscellaneous Concrete | | | | 1,000 |
| * Total 01.36 - GENERAL WORKS | | | | 84,620 |
| 04.01 - MASONRY | | | | |
| Subcontractor | | | | |
| MASONRY SUB BID - LIMITED RESTORATION & PRESERVATION | 1.00 | LS | 24,147.00 | 24,147 |
| ** Total Subcontractor | | | | 24,147 |
| Concrete Masonry Units (CMU) | | | | |
| TYPE 508 - CMU - 8" - STC 45 REIN W/ #5 @ 48" OC | 258.00 | SF | | |
| ** Total Concrete Masonry Units (CMU) | | | | |
| Masonry Accessories | | | | |
| FIRE SAPING AT CMU HEAD | 30.00 | LF | | |
| ** Total Masonry Accessories | | | | |
| Other Masonry Work | | | | |

Client: Texas Facilities Commission
 Project: SFB Boiler and Elevator Replacements



COST OF WORK DETAIL

Phase: GMP #6

Date: 07.13.2018

| Description | Quantity | Unit | Unit Cost | Total Cost |
|---|----------|------|-----------|------------|
| INSTALL HOLE IN CMU WALL - TYPE S1A (EN 04) | 16.00 | LF | | |
| TOTAL CLEAN MASONRY | 274.00 | SF | | |
| WMP - HOISTWAY CMU PATTERNS | 1.00 | LS | 1,000.00 | 1,000 |
| ** Total Other Masonry Work | | | | 1,000 |
| Set Frames | | | | |
| SET HOLLOW METAL FRAMES IN MASONRY PARTITIONS | 1.00 | EA | | |
| ** Total Set Frames | | | | |
| Grout Frames | | | | |
| GROUT HOLLOW METAL FRAMES | 1.00 | EA | | |
| ** Total Grout Frames | | | | |
| * Total BLOC - MASONRY | | | | 25,147 |
| 07.03 - ROOFING | | | | |
| Miscellaneous Roof Items | | | | |
| WMP - FLASHING / ROOF REPAIRS AT FLUE REMOVAL & REPLACEMENT | 1.00 | EA | 2,500.00 | 2,500 |
| ** Total Miscellaneous Roof Items | | | | 2,500 |
| * Total BT.03 - ROOFING | | | | 2,500 |
| 08.00 - DOORS, FRAMES, AND HARDWARE | | | | |
| Vendor | | | | |
| DOORS, FRAMES, & HARDWARE SUB BID LABOR | 1.00 | LS | 1,941.00 | 1,941 |
| ** Total Vendor | | | | 1,941 |
| Door Frames | | | | |
| 3070 HOLLOW METAL FRAME | 1.00 | EA | | |
| ** Total Door Frames | | | | |
| Doors | | | | |
| 3070 HOLLOW METAL DOOR | 1.00 | EA | | |
| ** Total Doors | | | | |
| * Total 08.00 - DOORS, FRAMES, AND HARDWARE | | | | 1,941 |
| 09.02 - DRYWALL | | | | |
| Subcontractor | | | | |
| DRYWALL SUB BID - LASCO | 1.00 | LS | 6,423.00 | 6,423 |
| ** Total Subcontractor | | | | 6,423 |
| Drywall Patching | | | | |
| CUT IN FOR NEW VALVE - PATCH WITH BACKER BOARD (PH 02) | 5.00 | SF | | |
| REMOVE & PATCH DRYWALL @ FLUE REMOVAL | 100.00 | SF | | |
| ** Total Drywall Patching | | | | |
| Jalists | | | | |
| 0003117-84 JOISTS @ 24" OC (LN 12) 7 LF EA, CMF 1.754/LF | 5.00 | EA | | |
| ** Total Jalists | | | | |
| Decking | | | | |
| LSB4 DECK ATTACHED TO SUPPORTS - #10 TEK SCREWS (EN 12) | 50.00 | SF | | |
| ** Total Decking | | | | |
| Doors & Hardware Install | | | | |
| DISTRIBUTE HOLLOW METAL FRAMES | 1.00 | EA | | |
| DISTRIBUTE HOLLOW METAL DOORS | 1.00 | EA | | |
| SET HOLLOW METAL DOORS | 1.00 | EA | | |
| DOOR HARDWARE SET | 1.00 | EA | | |
| LABOR TO SET | 1.00 | EA | | |
| UNLOAD AND DISTRIBUTE HARDWARE SETS | 1.00 | EA | | |
| ** Total Doors & Hardware Install | | | | |

Client: Texas Facilities Commission
 Project: SFB Boiler and Elevator Replacements



COST OF WORK DETAIL

Phase: GMP #6
 Date: 07.13.2018

| Description | Quantity | Unit | Unit Cost | Total Cost |
|--|----------|------|------------|------------|
| Drywall Scope Items | | | | |
| WRP - REMOVAL AND REINSTALLATION OF LEVEL 2 SHAFT FOR BOILER FLUE | 1.00 | LS | 2,000.00 | 2,000 |
| WRP - CEILING GRID REMOVAL AND ADDITIONAL DRYWALL PATCHING | 1.00 | LS | 1,000.00 | 1,000 |
| WRP - ADDITIONAL FIRSTFLOOR PATCHING @ HOISTWAY | 1.00 | LS | 2,500.00 | 2,500 |
| WRP - CEMENT BACKER BOARD PATCHING | 1.00 | LS | 500.00 | 500 |
| WRP - ENCAPSULATE ROOF DRAIN AT TOP OF THE HOISTWAY | 1.00 | LS | 2,500.00 | 2,500 |
| ** Total Drywall Scope Items | | | | 8,500 |
| * Total 09.01 - DRYWALL | | | | 10,925 |
| 09.07 - FLOORING | | | | |
| Subcontractor | | | | |
| FLOORING SUB BID - INTERTECH FLOORING | 1.00 | LS | 2,430.00 | 2,430 |
| ** Total Subcontractor | | | | 2,430 |
| Ceramic tile | | | | |
| WALL TILE - 2x2 MATCH EXISTING & GROUT (P/W OI) - REMOVE, PATCH & MATCH EXISTING | 3.00 | SF | | |
| ** Total Ceramic tile | | | | |
| VCT | | | | |
| (V/T) - SHAW HARD SURFACE (8" x 18" JEDON) BISSON LAMEN @ ELEVATOR FLOOR | 40.00 | SF | | |
| ** Total VCT | | | | |
| Flooring Scope Items | | | | |
| WRP - DEMOLITION OF CERAMIC TILE / WALL | 1.00 | LS | 500.00 | 500 |
| WRP - ADDITIONAL FLOOR PREP | 1.00 | LS | 750.00 | 750 |
| ** Total Flooring Scope Items | | | | 1,250 |
| * Total 09.07 - FLOORING | | | | 3,680 |
| 09.12 - PAINTING | | | | |
| Subcontractor | | | | |
| PAINTING SUB BID - ACTION DECORATING | 1.00 | LS | 6,890.00 | 6,890 |
| ** Total Subcontractor | | | | 6,890 |
| Paint Masonry | | | | |
| BLOCK FILLER | 270.00 | SF | | |
| EN 05 & 10 - PAINT PIT CMU WALL | 270.00 | SF | | |
| EN 05 & 10 - PAINT PIT CMU FLOOR | 84.00 | SF | | |
| ** Total Paint Masonry | | | | |
| Paint Doors & Frames | | | | |
| EN 01 PAINT HOISTWAY DOORS & FRAMES IN PLACE | 1.00 | EA | | |
| ** Total Paint Doors & Frames | | | | |
| Paint Preparation | | | | |
| EN 13 - ADD 2 COATS JOINT COMPOUND TO SCREW HEADS - ADD JOINT TAPE TO ERST | 1,031.00 | SF | | |
| ** Total Paint Preparation | | | | |
| Paint Scope Items | | | | |
| WRP - ADDITIONAL PATCH / PAINT IN LOBBIES | 1.00 | LS | 1,500.00 | 1,500 |
| ** Total Paint Scope Items | | | | 1,500 |
| * Total 09.12 - PAINTING | | | | 10,490 |
| 14.01 - ELEVATORS | | | | |
| Subcontractor | | | | |
| ELEVATOR SUB BID - TEXAS ELEVATOR | 1.00 | LS | 134,599.00 | 134,599 |
| ** Total Subcontractor | | | | 134,599 |

Client: Texas Facilities Commission
 Project: SFB Boiler and Elevator Replacements



COST OF WORK DETAIL

Phase: GMP #6

Date: 07.13.2018

| Description | Quantity | Unit | Unit Cost | Total Cost |
|--|----------|------|------------|------------|
| Hydraulic Elevator | | | | |
| DEN 01 - REMOVE CAR OPERATING PANELS - INCL COMMUNICATIONS | 1.00 | EA | | |
| DEN 02 - REMOVE CAR DOORS | 3.00 | EA | | |
| DEN 03 - REMOVE CAR FINISHES - SUBFLOOR | 88.00 | SF | | |
| DEN 04 - REMOVE HALL LANTERN INTERNAL PARTS - BACK BOX TO REMAIN | 3.00 | EA | | |
| DEN 05 - REMOVE HALL CALL STATIONS | 3.00 | EA | | |
| DEN 06 - CLEAN PIT WALL | 220.00 | EA | | |
| DEN 08 - REMOVE DEBRIS FROM PIT & CLEAN | 84.00 | EA | | |
| DEN 10 - SHAFTLINER PATCH | 16.00 | SF | | |
| RN 01 FLOOR LEVEL NUMBER DESIGNATION AT JAMB | 3.00 | EA | | |
| RN 03 HALL CALL STATIONS | 3.00 | EA | | |
| RN 07 EMERGENCY MEDICAL SERVICES STAIR UP LIFT SYMBOL @ JAMB | 2.00 | EA | | |
| ** Total Hydraulic Elevator | | | | |
| Elevator Modernization | | | | |
| ELEVATOR CONTROLLER | 1.00 | EA | | |
| PUMP UNIT AND VALVES | 1.00 | EA | | |
| CAR ENCLOSURE - PLAM WALLS, QUARTZ BACK WALL, S.S. BASE, PLAM DROP IN CEILING PANELS | 1.00 | EA | | |
| WIP - OPERATOR COSTS FOR SHAFT PATCHING | 1.00 | EA | 3,000.00 | 3,000 |
| WIP - ADDITIONAL ASME 17.1 2007 CODE REQUIREMENTS | 1.00 | EA | 10,000.00 | 10,000 |
| ** Total Elevator Modernization | | | | |
| ** Total 14.01 - ELEVATORS | | | | |
| 22.00 - PLUMBING / HVAC | | | | |
| Subcontractor | | | | |
| PLUMBING / HVAC SUB BID - GCARD INTEGRATED SYSTEMS | 1.00 | LS | 182,612.00 | 182,612 |
| BOND ON SUB | 1.00 | LS | 2,170.00 | 2,170 |
| ** Total Subcontractor | | | | |
| Domestic Water Piping | | | | |
| 1-Gal DST PIPING 1/2" | 20.00 | LF | | |
| 1-Gal DST PIPING 1" | 51.00 | LF | | |
| ** Total Domestic Water Piping | | | | |
| Natural Gas Piping | | | | |
| BLACK STEEL NAT GAS PIPING 1 1/2" | 22.00 | LF | | |
| ** Total Natural Gas Piping | | | | |
| Fixtures, Drains, Connections | | | | |
| PN 1 SHOWER VALVE | 2.00 | EA | | |
| PN 3 ASSE 1070 LISTED P-Q-U THERMOSTATIC MIXING VALVES - POWERS 107A-LF | 12.00 | EA | | |
| ** Total Fixtures, Drains, Connections | | | | |
| Water Heaters | | | | |
| EW-1-SFB ELEC WPL COMMERCIAL, 50 GAL, 280V, - AG SMITH | 1.00 | EA | | |
| ** Total Water Heaters | | | | |
| Misc. Pumps | | | | |
| WPP-2-SFB, BUILDING DISTRIBUTION (SECONDARY) PUMP SCHEDULE 50 GPM, 1 HP | 1.00 | EA | | |
| ** Total Misc. Pumps | | | | |
| Building HVAC Demo | | | | |
| MPDM 03 - REMOVE 11W UNIT HEATER | 1.00 | EA | | |
| MPDM 04 - REMOVE HVAC/R PIPING | 130.00 | LF | | |
| MPDM 05 - REMOVE WTI & FLUE | 1.00 | EA | | |

Client: Texas Facilities Commission
Project: SFB Boiler and Elevator Replacements

VAUGHN

COST OF WORK DETAIL

Phase: GMP #6

Date: 07.13.2018

| Description | Quantity | UM | Unit Cost | Total Cost |
|---|----------|----|-----------|------------|
| MPDM 08 - 1/2" STEEL PLATE @ FLOOR 26x14 W/ 2x2 ANGLE FRAMING | 1.00 | EA | | |
| MPDM 08 - REMOVE DUCT - 26x18 | 3.00 | LF | | |
| MPDM 08 - REMOVE DUCT - 26x18 | 18.00 | LF | | |
| MPDM 07 - REMOVE ANY CONTROLS FOUND TO BE ABANDONED OR NO LONGER REQ | 1.00 | EA | | |
| MPDM 100 - REMOVE 3/4" GAS LINE | 43.00 | LF | | |
| MPDM 101 - REMOVE BACK FLOW PREVENTER & DRAIN ASSEMBLY | 1.00 | EA | | |
| MPDM 102 - REMOVE 18" BOILER FLUE LP TO ROOF | 36.00 | LF | | |
| MPDM 103 - REMOVE 18" BOILER FLUE | 8.00 | LF | | |
| MPDM 104 - REMOVE 3" WH FLUE | 22.00 | LF | | |
| MPDM 105 - REMOVE DOM WATER PIPING | 36.00 | LF | | |
| ** Total Building HVAC Demos | | | | |
| Building HVAC Controls | | | | |
| CONTROLS TURKEY - INSTITUTIONAL SIEMENS | 1.00 | LS | | |
| ** Total Building HVAC Controls | | | | |
| Chilled Water Piping | | | | |
| 3 1/2" SCHEDULE 40 CS WELDED | 73.00 | LF | | |
| ** Total Chilled Water Piping | | | | |
| Condensate Piping | | | | |
| 3/4" L-HAND COPPER | 78.00 | LF | | |
| ** Total Condensate Piping | | | | |
| Refrigerant Piping | | | | |
| SPLIT SYSTEM REFRIGERANT LINE (EN 20) | 47.00 | LF | | |
| ** Total Refrigerant Piping | | | | |
| Heating Water Equipment | | | | |
| B-1-SFB - CUSTOM SIZED-MOUNTED HEATING WATER PLANT | 1.00 | EA | | |
| ** Total Heating Water Equipment | | | | |
| Supply/Return/Exhaust Duct | | | | |
| RECT 20x18 - INTERIOR LINED | 12.00 | LF | | |
| REN 13 12" DEEP GLASS SHEET STL PLENUM 16 GA. WELD STL FRAME, 3" INSUL | 37.00 | SF | | |
| ** Total Supply/Return/Exhaust Duct | | | | |
| Duct & Piping Insulation | | | | |
| DUCT INSULATION | 120.00 | SF | | |
| PIPE INSULATION - CHILLED WATER (LP TO 6") | 196.00 | LF | | |
| ** Total Duct & Piping Insulation | | | | |
| Miscellaneous Ductwork | | | | |
| ROUND 4" - DOUBLE WALL FLUE - INCLUDES INTAKE | 110.00 | LF | | |
| ** Total Miscellaneous Ductwork | | | | |
| Flexible Duct | | | | |
| FLER 12" - EN 5 @ EXIST ACT | 6.00 | LF | | |
| ** Total Flexible Duct | | | | |
| Air Distribution Accessories | | | | |
| RETURN GRILLE - REN 5 22x22 | 1.00 | EA | | |
| REN 1 VENTLESS BOILER GAS PRESSURE REGULATOR (GPR) | 1.00 | EA | | |
| REN 1 ALUM BACKDRAFT DAMPER @ TRANSFER DUCT | 1.00 | EA | | |
| REN 4 SS WIRE MESH @ OPEN END OF TRANSFER DUCT - 1/4" x 1/4" | 2.00 | LF | | |
| REN 13 REDUCED PRESSURE ZONE BACKFLOW PREVENTER & MAKEUP WATER METER | 1.00 | EA | | |
| REN 12 PRESSURE REDUCING VALVE & RELIEF VALVE ASSEMBLY | 1.00 | EA | | |

Client: Texas Facilities Commission
 Project: SFB Boiler and Elevator Replacements



COST OF WORK DETAIL

Phase: GMP #6

Date: 07.13.2018

| Description | Quantity | UOM | Unit Cost | Total Cost |
|---|----------|-----|-----------|------------|
| EN 13 18"x18" INSULATED ACCESS DOOR | 1.00 | EA | | |
| EN 13 CLEAN EXISTING 72"x24" LOUVER ABOVE DOOR | 12.00 | SF | | |
| EN 14 BLANK OFF - 80x60xH - 16 GA GALV. BACKSIDE 3" ARMAFLEX | 4.00 | LF | | |
| EN 18 SS WIRE MESH @ FAN INLET - 1/4"x1/4" | 1.00 | EA | | |
| EN 21 PLYWOOD INSTRUMENT GAUGE BOARD | 32.00 | SF | | |
| EN 23 WATER DETECTOR ON FLOOR | 1.00 | EA | | |
| ** Total Air Distribution Access Panels | | | | |
| Exhaust/Return Fans | | | | |
| EF-001-3FB EXHAUST FAN (1 EA) | 400.00 | CFM | | |
| ** Total Exhaust/Return Fans | | | | |
| AHU DX Systems/ Mini-Split | | | | |
| HP-011-3FB SPLIT SYSTEM HEAT PUMP | 1.00 | EA | | |
| ** Total AHU DX Systems/ Mini-Split | | | | |
| VFD | | | | |
| PROVIDE & INSTALL VFD 4HP-1-3FB | 1.00 | EA | | |
| ** Total VFD | | | | |
| HVAC Scope Items | | | | |
| PROVIDE OWN HOISTING FOR BOILER SMO | 1.00 | LS | | |
| COORING FOR EXTERIOR WALL PENETRATION AT HEAT PUMP | 1.00 | EA | | |
| FINISH/STOP OWN PENETRATIONS (SF OF BLDG AREA) | 823.00 | SF | | |
| W/P - PREVENTIVE MAINTENANCE OF NEW EQUIPMENT UNTR. SUBSTANTIAL COMPLETION | 1.00 | LS | 1,500.00 | 1,500 |
| W/P - FLOW TEST OF HUR/T/OCH DRAINS | 1.00 | LS | 1,000.00 | 1,000 |
| ** Total HVAC Scope Items | | | | |
| * Total 22.00 - PLUMBING / HVAC | | | | |
| 26.01 - ELECTRICAL | | | | |
| Electrical Subcontractor | | | | |
| ELECTRICAL SUB BID - WALKER ENGINEERING | 1.00 | LS | 41,100.00 | 41,100 |
| BOND ON SUB | 1.00 | LS | 514.00 | 514 |
| ** Total Electrical Subcontractor | | | | |
| Electrical Demo | | | | |
| ELECTRICAL DEMO - MAKE SAFE & DISCONNECT (RETAIN LIGHTING CIRCUITS FOR REUSE) | 823.00 | SF | | |
| ** Total Electrical Demo | | | | |
| Conduit - 4 Wire Feed PVC | | | | |
| EN 1 ROUTE 404, #12G, 1/4" C TO EXISTING DPH PANEL - 70A/2P | 1.00 | EA | | |
| EN 2 ROUTE 3012, #12G, 1/4" C TO EXISTING DPH PANEL - 15A/2P | 1.00 | EA | | |
| EN 3 ROUTE 2012, #12G, 1/4" C TO EXISTING SFL PANEL - 20A/2P | 1.00 | EA | | |
| EN 51 ROUTE 508, #12G, 1/4" C TO EXISTING DPH PANEL - 40A/3P | 1.00 | EA | | |
| EN 6 ROUTE 2012, #12G, 1/4" C TO EXISTING SFL PANEL - 20A/2P | 1.00 | EA | | |
| EN 7 ROUTE 2012, #12G, 1/4" C TO EXISTING PANEL SERVING REMOVED BOILER | 1.00 | EA | | |
| EN 8 ROUTE 3012, #12G, 1/4" C TO EXISTING DPH PANEL - 70A/2P | 1.00 | EA | | |
| ** Total Conduit - 4 Wire Feed PVC | | | | |
| Branch Circuiting | | | | |
| 120V GFN DUPLEX OUTLET | 2.00 | EA | | |
| SINGLE SWITCHES | 1.00 | EA | | |
| BRANCH CIRCUITS | 1.00 | EA | | |
| ** Total Branch Circuiting | | | | |

Client: Texas Facilities Commission
 Project: SFB Boiler and Elevator Replacements



COST OF WORK DETAIL

Phase: GMP #6

Date: 07.13.2018

| Description | Quantity | UM | Unit Cost | Total Cost |
|--|----------|----|-----------|----------------|
| Building Light Fixtures | | | | |
| RN 11 - 2X4 SURFACE MOUNTED LED LIGHT FIXTURE | 2 00 | EA | | |
| RN 9 - 1FT LED LIGHT FIXTURE | 2 00 | EA | | |
| RN 4 - 8' LED LIGHT FIXTURE - CHAIN HUNG TO 8' AFF | 12 00 | EA | | |
| ** Total Building Light Fixtures | | | | |
| Equipment Connections | | | | |
| HEAT PUMP | 2 00 | EA | | |
| WATER HEATER | 1 00 | EA | | |
| WFD @ SE SECONDARY PUMP | 3 00 | EA | | |
| SECONDARY PUMP | 2 00 | EA | | |
| BOILER SMO | 3 00 | EA | | |
| EXHAUST FAN | 1 00 | EA | | |
| ELEVATOR EQUIPMENT, OIL COOLER, CAB LIGHTS | 4 00 | EA | | |
| 30A/TP/LSAF - ELEVATOR CAB LIGHTS | 1 00 | EA | | |
| 30A/TP/3R - HEAT PUMP | 2 00 | EA | | |
| 68A/3P - WATER HEATER | 1 00 | EA | | |
| 100A/3P - ELEVATOR EQUIPMENT | 3 00 | EA | | |
| ** Total Equipment Connections | | | | |
| Fire Alarm | | | | |
| CO CARBON MONOXIDE DETECTOR | 2 00 | EA | | |
| MG - COMBUSTIBLE GAS DETECTOR | 7 00 | EA | | |
| FIRE ALARM CONDUIT & BACK BOXES | 623 00 | LF | | |
| ** Total Fire Alarm | | | | |
| Other Electrical | | | | |
| CORING FOR EXTERIOR WALL PENETRATION AT HEAT PUMP | 1 00 | EA | | |
| WRP - ADDITIONAL CONDUIT RELOCATION OUT FROM HIGHWAY | 3 00 | LS | 5,000.00 | 5,000 |
| WRP - TROUBLESHOOTING OF EXISTING FIRE ALARM | 1 00 | LS | 1,500.00 | 1,500 |
| WRP - RACEWAY FOR CAB PHONE | 3 00 | LS | 500.00 | 500 |
| ** Total Other Electrical | | | | |
| * Total NLOS - ELECTRICAL | | | | 7,000 |
| Total Gross Cost | | | | 48,614 |
| | | | | 867,932 |

TFC Contract No. 17-002-000

Exhibit A-2

Amendment No. 2

TFC Project No. 16-002-5191 / 18-022-2501

TFC Contract No. 17-002-000

VAUGHN
CONSTRUCTION

6604 North Lamar
Austin, Texas 78752

Telephone:
(512) 318-1332

Facsimile:
(512) 681-9752

July 13, 2018

Texas Facilities Commission
1711 San Jacinto Blvd., 4th Floor
Austin, Texas 78701

Attn: Dorothy Spearman
Project Manager
Facilities Design & Construction Division

TFC Project No: 16-002-5191 / 18-022-2501
Project Name: Elevator Repairs/Replacement In 4 State Office Buildings In Austin

Dear Ms. Spearman:

The proposed Date of Substantial Completion through GMP #06 is December 14, 2018. This duration of 109 calendar days is based on receiving a notice to proceed no later than 7/26/2018. The overall duration for the contract will remain unchanged and remain at 1,101 calendar days.

Yours very truly,



Brian DeVahey
Vaughn Construction

| TFC State Finance Building - Construction Schedule | | Vaughn Universal Schedule Layout Baseline | | | | | | | | | | | | |
|--|---|---|---|---|---|---|---|---|---|---|---|----|----|----|
| Activity Name | Start | End | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 |
| Pre-Construction | | | | | | | | | | | | | | |
| A1000 | Construction Start | 0 27-Aug-18 | | | | | | | | | | | | |
| A1800 | Elevator Shaft Down | 0 24-Sep-18 | | | | | | | | | | | | |
| A1840 | Boiler On | 0 | | | | | | | | | | | | |
| A1654 | Substantial Completion | 0 14-Dec-18 | | | | | | | | | | | | |
| A1880 | Elevator Re-Operated | 0 17-Dec-18 | | | | | | | | | | | | |
| A1878 | Final Completion | 0 14-Jan-19 | | | | | | | | | | | | |
| Procurement | | | | | | | | | | | | | | |
| A1010 | AE - 80% CDs Issued | 0 02-Apr-18A | | | | | | | | | | | | |
| A1020 | CM - Budget / Constructability Review | 0 04-May-18A | | | | | | | | | | | | |
| A1790 | AE - 100% CDs Issued | 0 04-May-18A | | | | | | | | | | | | |
| A1310 | TFC - Turnover Test for ACM and Provide Report | 0 04-May-18A | | | | | | | | | | | | |
| A1828 | CM - GMP Pricing | 0 25-Jun-18A | | | | | | | | | | | | |
| A1888 | CM - Price ACM Removal | 0 25-Jun-18A | | | | | | | | | | | | |
| A1860 | CM - Sub Recommendation / Submittal GMP | 0 13-Jul-18A | | | | | | | | | | | | |
| A1670 | TFC - Owner GMP Review - Acceptance Letter | 10 13-Jul-18 | | | | | | | | | | | | |
| A1000 | TFC - GMP Approved - Notice to Proceed | 1 25-Jul-18 | | | | | | | | | | | | |
| A1000 | CM - Issue LOI to Subcontractors | 2 27-Jul-18 | | | | | | | | | | | | |
| A1200 | CM - Issue Change Orders to Subcontractors | 5 27-Jul-18 | | | | | | | | | | | | |
| A1828 | CM - Issue ACM 10 Day Notification | 18 03-Aug-18 | | | | | | | | | | | | |
| Elevator Equipment | | | | | | | | | | | | | | |
| A1140 | Elevator Equip Features Submittal - Prepare | 1 25-Jul-18A | | | | | | | | | | | | |
| A1158 | Elevator Equip Features Submittal - Vaughn Review | 5 18-Jul-18 | | | | | | | | | | | | |
| A1158 | Elevator Equip Features Submittal - A/E Review | 10 23-Jul-18 | | | | | | | | | | | | |
| A1178 | Elevator Equip Features Submittal - Fabrication | 48 08-Aug-18 | | | | | | | | | | | | |
| Elevator Cab Fabrication | | | | | | | | | | | | | | |
| A1740 | Cab Features Submittal - Prepare | 1 25-Jun-18A | | | | | | | | | | | | |
| A1748 | Cab Features Submittal - Vaughn Review | 5 15-Jul-18 | | | | | | | | | | | | |
| A1750 | Cab Features Submittal - A/E Review | 10 23-Jul-18 | | | | | | | | | | | | |
| A1760 | Cab Features Submittal - Procurement | 48 08-Aug-18 | | | | | | | | | | | | |
| Boiler PIP | | | | | | | | | | | | | | |
| A1240 | Boiler Submittal - Prepare | 4 25-Jun-18A | | | | | | | | | | | | |
| A1220 | Boiler Submittal - Vaughn Review | 5 19-Jul-18 | | | | | | | | | | | | |
| A1228 | Boiler Submittal - A/E Review | 10 26-Jul-18 | | | | | | | | | | | | |
| A1248 | Boiler Submittal - Procurement | 28 09-Aug-18 | | | | | | | | | | | | |
| Boiler Flue | | | | | | | | | | | | | | |
| A1100 | Boiler Flue Submittal - Prepare | 4 25-Jun-18A | | | | | | | | | | | | |
| A1116 | Boiler Flue Submittal - Vaughn Review | 5 19-Jul-18 | | | | | | | | | | | | |
| A1120 | Boiler Flue Submittal - A/E Review | 10 26-Jul-18 | | | | | | | | | | | | |
| A1138 | Boiler Flue Submittal - Fabrication | 28 09-Aug-18 | | | | | | | | | | | | |
| Boiler Water Treatment | | | | | | | | | | | | | | |
| A1400 | BAS Submittal - Prepare | 20 03-Aug-18 | | | | | | | | | | | | |
| A1418 | BAS Submittal - Vaughn Review | 5 21-Aug-18 | | | | | | | | | | | | |
| A1400 | BAS Submittal - A/E Review | 10 19-Sep-18 | | | | | | | | | | | | |
| A1430 | BAS Submittal - Fabrication | 28 24-Sep-18 | | | | | | | | | | | | |
| Boiler Water Heater | | | | | | | | | | | | | | |
| A1430 | Boiler Water Heater | 04-Sep-18 | | | | | | | | | | | | |

Legend:
 Actual Work
 Remaining Work
 Critical Remaining
◆ Milestones

Task (Bar): All Activities

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| Activity Name | Start Date | End Date | Duration | Activity Name | Start Date | End Date | Duration |
|---------------------|------------|-----------|----------|---|------------|-----------|----------|
| A1250 | 25-Jun-18 | 10-Jul-18 | 4 | Door Water Heater Submittal - Prepare | 25-Jun-18 | 10-Jul-18 | 4 |
| A1258 | 19-Jul-18 | 25-Jul-18 | 5 | Door Water Heater Submittal - Vaughn Review | 19-Jul-18 | 25-Jul-18 | 5 |
| A1278 | 20-Jul-18 | 08-Aug-18 | 18 | Door Water Heater Submittal - A/E Review | 20-Jul-18 | 08-Aug-18 | 18 |
| A1280 | 08-Sep-18 | 08-Sep-18 | 20 | Door Water Heater Submittal - Procurement | 08-Sep-18 | 08-Sep-18 | 20 |
| A1000 | 25-Jun-18 | 14-Jul-18 | 4 | Doors / Frames / Hardware Submittal - Prepare | 25-Jun-18 | 14-Jul-18 | 4 |
| A1010 | 19-Jul-18 | 25-Jul-18 | 5 | Doors / Frames / Hardware Submittal - Vaughn Review | 19-Jul-18 | 25-Jul-18 | 5 |
| A1020 | 20-Jul-18 | 08-Aug-18 | 18 | Doors / Frames / Hardware Submittal - A/E Review | 20-Jul-18 | 08-Aug-18 | 18 |
| A1030 | 09-Aug-18 | 22-Aug-18 | 10 | Doors / Frames / Hardware Submittal - Finalize Fabrication | 09-Aug-18 | 22-Aug-18 | 10 |
| A1040 | 09-Sep-18 | 20-Sep-18 | 20 | Doors / Frames / Hardware Submittal - Door / Hardware Fabrication | 09-Sep-18 | 20-Sep-18 | 20 |
| A1270 | 25-Jun-18 | 18-Jul-18 | 4 | Steel Submittal - Prepare | 25-Jun-18 | 18-Jul-18 | 4 |
| A1271 | 19-Jul-18 | 25-Jul-18 | 5 | Steel Submittal - Vaughn Review | 19-Jul-18 | 25-Jul-18 | 5 |
| A1272 | 20-Jul-18 | 08-Aug-18 | 18 | Steel Submittal - A/E Review | 20-Jul-18 | 08-Aug-18 | 18 |
| A1273 | 08-Sep-18 | 20-Sep-18 | 15 | Steel Submittal - Procurement | 08-Sep-18 | 20-Sep-18 | 15 |
| Construction | | | | | | | |
| A1800 | 27-Aug-18 | 29-Aug-18 | 3 | Install DRY Concrete Pad | 27-Aug-18 | 29-Aug-18 | 3 |
| A1458 | 04-Sep-18 | 16-Sep-18 | 5 | Install Exterior Concrete Pad | 04-Sep-18 | 16-Sep-18 | 5 |
| A1470 | 07-Sep-18 | 12-Sep-18 | 2 | Set New Domestic Water Heater Equipment | 07-Sep-18 | 12-Sep-18 | 2 |
| A1478 | 07-Sep-18 | 12-Sep-18 | 4 | Te-h Power and Start-Up of Domestic Water Heater | 07-Sep-18 | 12-Sep-18 | 4 |
| A1479 | 13-Sep-18 | 13-Sep-18 | 1 | Te-h New Domestic Water Heater in Building | 13-Sep-18 | 13-Sep-18 | 1 |
| A5200 | 14-Sep-18 | 17-Sep-18 | 2 | Make-Safe Boiler for Demolition | 14-Sep-18 | 17-Sep-18 | 2 |
| A1480 | 14-Sep-18 | 17-Sep-18 | 2 | Demolish Old DRY Equipment | 14-Sep-18 | 17-Sep-18 | 2 |
| A11488 | 14-Sep-18 | 14-Sep-18 | 1 | Install Domestic Hot Water Pump | 14-Sep-18 | 14-Sep-18 | 1 |
| A5190 | 18-Sep-18 | 19-Sep-18 | 2 | Attachment / Demolition of Boiler | 18-Sep-18 | 19-Sep-18 | 2 |
| A11380 | 20-Sep-18 | 21-Sep-18 | 0 | Demolish Piping / Supports / Pumps | 20-Sep-18 | 21-Sep-18 | 0 |
| A1400 | 24-Sep-18 | 26-Sep-18 | 3 | Demolish Equipment | 24-Sep-18 | 26-Sep-18 | 3 |
| A1428 | 27-Sep-18 | 28-Sep-18 | 5 | Install Machine Room CMU | 27-Sep-18 | 28-Sep-18 | 5 |
| A11448 | 28-Sep-18 | 28-Sep-18 | 1 | Install Door Frame at CMU Wall | 28-Sep-18 | 28-Sep-18 | 1 |
| A11300 | 04-Oct-18 | 08-Oct-18 | 2 | Install Steel Joists / Decking for Machine Room Roof | 04-Oct-18 | 08-Oct-18 | 2 |
| A11309 | 09-Oct-18 | 14-Oct-18 | 2 | Install Boiler | 09-Oct-18 | 14-Oct-18 | 2 |
| A11418 | 09-Oct-18 | 23-Oct-18 | 10 | Install New Elevator Equipment | 09-Oct-18 | 23-Oct-18 | 10 |
| A11526 | 11-Oct-18 | 17-Oct-18 | 5 | Install HWH Piping and Pump | 11-Oct-18 | 17-Oct-18 | 5 |
| A11490 | 19-Oct-18 | 23-Oct-18 | 3 | Te-h Piping / Run to Boiler | 19-Oct-18 | 23-Oct-18 | 3 |
| A11508 | 22-Oct-18 | 24-Oct-18 | 3 | Install CO2 and NG Sensors | 22-Oct-18 | 24-Oct-18 | 3 |
| A11456 | 23-Oct-18 | 25-Oct-18 | 3 | Te-h Power to New Elevator Equipment | 23-Oct-18 | 25-Oct-18 | 3 |
| A3218 | 23-Oct-18 | 23-Oct-18 | 5 | Install Split System (HVAC) | 23-Oct-18 | 23-Oct-18 | 5 |
| A11500 | 23-Oct-18 | 23-Oct-18 | 2 | Install Exhaust Fan | 23-Oct-18 | 23-Oct-18 | 2 |
| A11520 | 23-Oct-18 | 29-Oct-18 | 5 | Connect / Modify Existing Hydraulic Piping at Elev | 23-Oct-18 | 29-Oct-18 | 5 |
| A11578 | 23-Oct-18 | 29-Oct-18 | 5 | Te-h BAS to Boiler / HWH System | 23-Oct-18 | 29-Oct-18 | 5 |
| A11504 | 30-Oct-18 | 01-Nov-18 | 3 | Install Transfer Duct / Grille | 30-Oct-18 | 01-Nov-18 | 3 |
| A11538 | 30-Oct-18 | 12-Nov-18 | 10 | Install New Runway and Wiring to Cab | 30-Oct-18 | 12-Nov-18 | 10 |
| A11580 | 03-Nov-18 | 03-Nov-18 | 5 | Program BAS / Point-to-Point | 03-Nov-18 | 03-Nov-18 | 5 |
| A11548 | 14-Nov-18 | 14-Nov-18 | 2 | Install Fire Alarm | 14-Nov-18 | 14-Nov-18 | 2 |
| A11529 | 20-Nov-18 | 05-Dec-18 | 5 | Adjust Elevator | 20-Nov-18 | 05-Dec-18 | 5 |
| A1310 | 13-Nov-18 | 18-Nov-18 | 5 | Hoistway Elevator Wiring / Repairs | 13-Nov-18 | 18-Nov-18 | 5 |

Legend:

- Actual Work
- Remaining Work
- Critical Remaining
- Milestones

TASK filter: All Activities

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**LIST OF CMR PROJECT EXECUTIVE, PROJECT
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(Name, Address & Contact Information)**

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