

CITY OF MCKINNEY
McKinney Indoor Tennis Facility
McKinney, TX

CONSTRUCTION MANAGER-AT-RISK PROPOSAL RESPONSE



RFQ No. 21-33RFQ
April 8, 2021 / 2:00 p.m.

210

*Municipal/
Government
Projects*

19

*Cities Across
Texas*

49

*Recreation/
Athletic
Facilities*

SpawGlass

*Providing the Absolute Best
Construction Experience*

PROPOSAL FORM
RFP for RFQ No. 21-33RFQ

FIRM: SpawGlass Contractors, Inc.

ADDRESS: 1000 West Magnolia Ave.

Fort Worth, TX 76104

PRIMARY CONTACT NAME: Lloyd Faver

TITLE: President - North Texas Division

SIGNATURE: 

EMAIL: Lloyd.Faver@SpawGlass.com

OFFICE PHONE: 817-288-0890

CELL PHONE: 817-822-3394

PROJECT IDENTIFICATION:

PROJECT NAME: **McKINNEY INDOOR TENNIS FACILITY**
PROJECT NUMBER: **PK2042**

PRICING:

Proposed Preconstruction Services Fee
(Lump Sum with descriptions) \$9,550

Proposed Construction Services Fee
(% of the Construction Cost) 2.75%

Additional Fees, if any, received from
Subcontractors
(% of the Subcontractor's Work) 0%

Proposed Administrative Fees, if any, including
but not limited to, data processing, IT,
safety, accounting, payroll, etc.
(% of the Construction Cost) 0%

Project Schedule
(Number of Months) 10 Months Construction

Project Bond Rate
(% of the Construction Cost) 0.82%

Please include additional lines as needed for the items above.

Please list all General Conditions items

Items not listed which are considered "Cost of Work" items.

GENERAL CONDITIONS

Include additional lines as needed.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENDED COST
PROJECT STAFF (show % of time)				
Project Executive				
Project Manager - 50% billable	44	wks	\$ 1,856.25	\$ 81,675
Assistant Project Manager		wks		\$ -
Project Engineer				
Office Engineer				
Project Superintendent - 100%	44	wks	\$ 3,258.75	\$ 143,385
Assistant Superintendent				
Field Engineer				
Foreman (non-working)				
Safety Manager		wks		
Quality Control Manager				
Project Scheduler				
Project Controls / Layout				
Project Accountant				
Project Administrative - 10% billable	44	wks	\$ 178.75	\$ 7,865
TEMPORARY FACILITIES				
Project Office Trailer-Setup/Removal	1	Lsum	\$ 3,780.00	\$ 3,780
Project Office Trailer	10	Months	\$ 850.00	\$ 8,500
Temporary Toilets		Months		COW
Temporary Fencing				COW
Staging Area				
Project Sign & Signage	1	Lsum	\$ 1,500.00	\$ 1,500
Storage Containers for Trades				COW
SAFETY				
Barricades				
Perimeter Protection				COW
Protect Floor Openings				
Fire Extinguishers / Fire Protection				COW
First Aid Supplies	10	Months	\$ 125.00	\$ 1,250
Safety Netting				
Employee Identification System	1	Lsum	\$ -	\$ -
On Site Security				COW
UTILITIES				
Temporary Power Setup				
Temporary Power - GC Trailer	10	Months	\$ 300.00	\$ 3,000
Temporary Water Setup				
Temporary Water - GC Trailer	10	Months	\$ 100.00	\$ 1,000
Temporary Sanitary Sewer Setup				
Temporary Sanitary Sewer - GC Trailer	10	Months	\$ 250.00	\$ 2,500
Data / Communications / AV Setup	1	Lsum	\$ 1,500.00	\$ 1,500
Data / Communications Service	10	Months	\$ 250.00	\$ 2,500
Cellular Phones	10	Months	\$ 228.64	\$ 2,286
Power Consumption for Buidling				COW
Water Consumption for Buidling				COW

Please list all General Conditions items

Items not listed which are considered "Cost of Work" items.

GENERAL CONDITIONS

Include additional lines as needed.

DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENDED COST
TEMPORARY SERVICES				
Ice, cups, water, coffee, etc.	10	Months	\$ 165.00	\$ 1,650
Janitor Services				
Office Furnishings	10	Months	\$ 200.00	\$ 2,000
Office Equipment				
Computers	1	Lsum	\$ 900.00	\$ 900
Audio / Visual Equipment				
Printers				
Copier / Fax	10	Months	\$ 350.00	\$ 3,500
Postage / Delivery	10	Months	\$ -	\$ -
Printing / Reproduction	1	Lsum	\$ 800.00	\$ 800
Photos / Aerials				
Walk and Street Rental				
Scheduling	1	Lsum	\$ 1,950.00	\$ 1,950
Record Drawings / O&M Manuals	1	Lsum	\$ 1,200.00	\$ 1,200
Surveying				COW
Project Ceremonies				
Traffic Control				COW
Licensed Professional Certified Survey				COW
GENERAL TRASH REMOVAL				
Clean Up Crew (number of men)				COW
Dumpster (loads per week)				COW
Dumping Fees (note locations)				COW
Daily Cleanup - Purchase with Trades				COW
Final Cleaning				COW
EQUIPMENT RENTAL / PURCHASE				
Water Pump & Hoses				COW
Skid Steer				COW
Fork Lift				COW
Crane				COW
Misc. Small Tools				COW
Equipment - Fuel & Maintenance				COW
Vehicles - Automobiles / Trucks				COW
Vehicles - Maintenance / Other Costs				COW
Vehicles - Fuel				COW
Equipment				COW
INSURANCE AND BONDS				
Insurance (BR & GL)			1.14%	\$ 106,810
Bonds - Subcontractors over \$100K				COW
Subguard Insurance, if any				COW
Payment & Performance Bond			0.82%	\$ 76,973
TOTAL GENERAL CONDITIONS			6.09%	\$ 456,524

Activity ID	Activity Name	Orig Dur	Start	Finish	2021							2022							
					A	M	J	Jul	A	S	Oct	N	D	J	F	M	Apr	M	J
McKinney Indoor Tennis Facility		290	20-Apr-21	03-Jun-22															
Milestones		290	20-Apr-21	03-Jun-22															
M1000	Notice of Award - Start Preconstruction Services	0	20-Apr-21																
M2000	GMP Approval	10	07-Jul-21	20-Jul-21															
M3000	NTP for Construction	0	28-Jul-21																
M4000	Completion of Fabric Structure	0		17-Nov-21															
M5000	Substantial Completion	0		06-May-22															
M6000	Final Completion	20	09-May-22	03-Jun-22															
Preconstruction		70	20-Apr-21	27-Jul-21															
P1000	50% SD from A/E Firm	0	20-Apr-21	20-Apr-21															
P1010	50% SD Pricing / Constructability Review	5	20-Apr-21	26-Apr-21															
P1020	100% SD from A/E Firm	10	20-Apr-21	03-May-21															
P1040	50% DD from A/E Firm	10	04-May-21	17-May-21															
P1080	Fabric Bldg Final Drawings - Legacy Building Solutions	35	04-May-21	22-Jun-21															
P1030	100% SD Pricing / Constructability Review	10	04-May-21	17-May-21															
P1050	50% DD Pricing / Constructability Review	10	18-May-21	01-Jun-21															
P1060	100% DD from A/E Firm	10	18-May-21	01-Jun-21															
P1090	50% CD from A/E Firm	10	02-Jun-21	15-Jun-21															
P1070	100% DD Pricing / Constructability Review	10	02-Jun-21	15-Jun-21															
P2000	50% CD GMP Pricing / Constructability Review	15	16-Jun-21	06-Jul-21															
P2010	100% CD from A/E Firm	10	16-Jun-21	29-Jun-21															
P2020	100% CD Pricing / Constructability Review	20	30-Jun-21	27-Jul-21															
P2030	Obtain Building Permits	20	30-Jun-21	27-Jul-21															
Procurement		130	23-Jun-21	24-Dec-21															
A1000	Fabrication of Fabric Structure - Legacy Building Solutions	50	23-Jun-21	31-Aug-21															
A2000	Structural Steel Fabrication	30	11-Aug-21	22-Sep-21															
A3000	Mechanical & Electrical Equipment Leadtime	60	18-Aug-21	10-Nov-21															
A4000	Elevator Fabrication	70	16-Sep-21	24-Dec-21															
Site		180	21-Jul-21	01-Apr-22															
A1190	GC Trailer Mobilization & Temporary Fence	5	21-Jul-21	27-Jul-21															
A1290	Layout & Installation of Erosion Control	5	28-Jul-21	03-Aug-21															
A1110	Earthwork	15	04-Aug-21	24-Aug-21															
A1120	Utilities	20	18-Aug-21	15-Sep-21															

Start Date: 20-Apr-21
 Finish Date: 03-Jun-22
 Data Date: 20-Apr-21
 Run Date: 18-Mar-21

Actual Work
 Milestone
 Remaining Work
 Summary
 Critical Remaining Work
 Level of Effort

McKinney Indoor Tennis Facility
 .WBS Layout - All Activities
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Activity ID	Activity Name	Orig Dur	Start	Finish	2021							2022								
					A	M	J	Jul	A	S	Oct	N	D	J	F	M	Apr	M	J	
A1130	Site Pavement	20	30-Sep-21	27-Oct-21																
A1460	Install Sidewalks	10	31-Jan-22	11-Feb-22																
A1160	Site Lighting	10	14-Feb-22	25-Feb-22																
A1150	Irrigation & Landscaping	15	28-Feb-22	18-Mar-22																
A1400	Clean-Up	10	21-Mar-22	01-Apr-22																
Indoor Tennis Courts		185	18-Aug-21	06-May-22																
A1330	Install Drilled Piers	10	18-Aug-21	31-Aug-21																
A1170	Perimeter Grade Beam Installation	15	25-Aug-21	15-Sep-21																
A1180	Installation of Fabric Structure	45	16-Sep-21	17-Nov-21																
A1200	Form & Pour PT Slabs at Tennis Courts	30	18-Nov-21	31-Dec-21																
A1450	Install Lighting, Fire Sprinkler, HVAC	30	06-Dec-21	14-Jan-22																
A1300	Cure PT Slabs at Tennis Courts	28	11-Dec-21	07-Jan-22																
A1310	Form & Pour Strips at Courts	15	03-Jan-22	21-Jan-22																
A1320	Cure Time for Strips at Courts	28	15-Jan-22	11-Feb-22																
A1210	Surfacing at Tennis Courts	20	14-Feb-22	11-Mar-22																
A1220	Install Tennis Accessories	5	14-Mar-22	18-Mar-22																
A1390	Final Clean	5	21-Mar-22	25-Mar-22																
A1380	City Finals	5	28-Mar-22	01-Apr-22																
A1410	10% Project Float	25	04-Apr-22	06-May-22																
2-Story Structure		140	16-Sep-21	01-Apr-22																
A1230	Foundation	40	16-Sep-21	10-Nov-21																
A1240	Top Out Structure	15	11-Nov-21	03-Dec-21																
A1250	Building Dry-In	20	06-Dec-21	31-Dec-21																
A1260	Conditioned Air	15	03-Jan-22	21-Jan-22																
A1270	Exterior Finishes	20	03-Jan-22	28-Jan-22																
A1280	Interior Finishes	40	24-Jan-22	18-Mar-22																
A1440	Install Elevator	20	21-Feb-22	18-Mar-22																
A1480	Final Clean	5	21-Mar-22	25-Mar-22																
A1470	City Finals & Elevator Inspection	5	28-Mar-22	01-Apr-22																

