

ORIGINAL



Request for Proposal No. 16-11RFP

**CONSTRUCTION MANAGER-AT-RISK SERVICES
FOR**

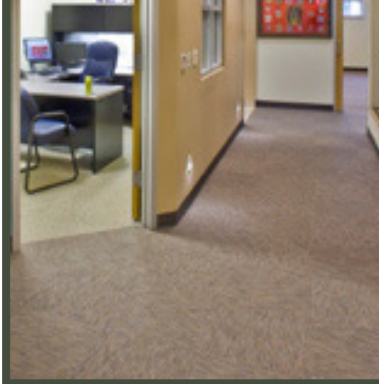
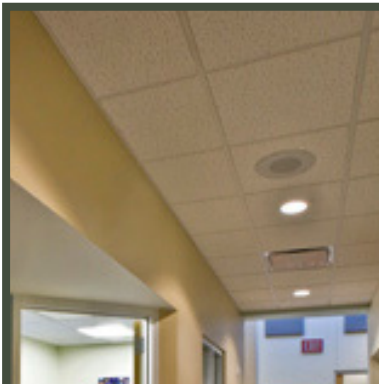
**CITY OF MCKINNEY
FIRE STATION NO. 9**

Due Thursday, March 17, 2016 @ 2:00 pm



LEE LEWIS CONSTRUCTION, INC.
17177 Preston Rd.
Suite 160
Dallas, Texas 75248
(972) 818-0700





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LEE LEWIS CONSTRUCTION, INC.
17177 Preston Rd.
Suite 160
Dallas, Texas 75248
(972) 818-0700

March 17, 2016

Lisa Littrell
Purchasing Manager
1550 South College Street - Building D
McKinney, Texas 75069

17177 Preston Road
Suite 160
Dallas, Texas 75248
972/818-0700 FAX 972/818-0706

Re: City of McKinney, Texas - RFQ No. 16-10RFQ CMAR Fire Station No. 9

Dear Ms. Littrell:

Lee Lewis Construction is pleased to submit our qualification response for construction of the City of McKinney's Fire Station No. 9 projects. Formed in 1976, we quickly became one of the larger construction firms in the nation. While Lee Lewis Construction has expanded to become one of the top ranked construction firms, we have been able to retain the personality and identity that had its roots in that small construction company in the beginning. The simple philosophy that Lee Lewis had when he started his company is the same philosophy that he embraces today. That philosophy is that in every project we undertake, we are working for the owner of that project. The relationship we build with that owner for a job well done, is the single most important goal. From that relationship is our next job, either through repeat business, referral, or recommendation.

Our team's strength lies in our dedicated professional staff who possess the experience and knowledge required to provide unprecedented construction services. We understand budgets, sensitive schedules and quality standards. Our proposed team bring a strong knowledge and experience working with municipalities. **We are excited to include Reed Cravens as Superintendent who has completed numerous projects for the City of McKinney including Fire Station Nos. 6, 7, and 8, and the John & Judy Gay Library.**

In addition, we have completed the award winning City of Southlake DPS Facility, Town of Highland Park Town Hall, City of Killeen - Lion's Club Park, and LEED Gold Police Headquarters, City of Sachse - Municipal Campus, City of Garland's - Fire Training Facility, Justice and Police Center, EOC and Emergency Management Information Technology, City of Frisco's - City Hall, Pizza Hut Park, Police Headquarters, Recreation and Aquatic Center, Safety Town, Senior Center, City of Mesquite's - City Hall and Municipal Court, and Police Headquarters, and City of Plano - Police Evidence Storage, Fire Station #12, and #4. We have also completed projects for the Texas Department of Criminal Justice and the Department of the Army. **We are currently working on the City of Copperas Cove Fire Station No. 2, City of Garland Fire Station No. 5, City of Grand Prairie, The Epic.**

Lee Lewis Construction has been...

- Awarded CNA Leadership Safety Award
- Named Contractor of the Year by the Dallas Chapter of the American Institute of Architects
- Signatory to the 2016 Cooperative SWPPP Partnership with the EPA, TCEQ & OSHA
- Ranked #6 in the 2015 Top Construction Management Contractors in the State of Texas by Texas Construction
- Ranked #11 in the 2015 Top General Building Contractors in the State of Texas by Texas Construction
- Ranked as one of the largest construction firms in Engineering News Record's Top 100 Construction Managers at Risk in the nation for the last decade
- Ranked as one of the largest construction firms in Engineering News Record's Top 400 Contractors in the nation continuously since 1984

Lee Lewis Construction is excited to have an opportunity to serve City of McKinney on this project. We pledge our commitment, our professional and technical expertise, and our dedicated team to provide the best construction services for your construction program. As requested, we have provided references for both project and key personnel. We encourage the Town and its representatives to contact our previous clients regarding our performance.

Yours Very Truly,
Lee Lewis Construction, Inc.



Bob Fullington
Senior Vice President

TAB 1: SECTION 5
RESPONSE LETTER

SECTION 5

RESPONSE LETTER TO RFP NO. 16-11RFP

Lisa Littrell, Purchasing Manager
1550 South College Street – Building D
McKinney, Texas 75069
P.O. Box 517
McKinney, Texas 75070

Ms. Littrell;

This response is being submitted by the undersigned, on behalf of the Offeror:

Lee Lewis Construction, Inc.

The person signing this Response on behalf of the Offeror represents to City that:

- 1) The information provided herein is true, complete and accurate to the best of the knowledge and belief of the undersigned; and
- 2) He / she has full authority to execute this Response on behalf of Offerors.
- 3) Offeror has received the Addenda to this RFP, specifically, Addenda numbered One (1) and dated March 11, 2016.

Executed this 17th day of March, 2016.

OFFEROR: Lee Lewis Construction, Inc.

By:



Name: Bob Fullington

Title: Senior Vice President

Email: bfullington@leelewis.com

Phone: (972) 818-0700

Cell: (214) 202-7545

Attachment: Responses to Offeror's Questionnaire

TAB 2: SECTION 6
OFFEROR'S QUESTIONNAIRE

1. LEGAL NAME OF THE COMPANY:

Lee Lewis Construction, Inc.

Authorized point of contact for the company:

Bob Fullington, Senior Vice President

Cell: (214) 202-7545

Email: bfullington@leelewis.com

Address of office that would be providing service:

17177 Preston Road, Suite 160

Dallas, TX 75248

Phone: (972) 818-0700

Years in Business: 40

Type of Operation: Corporation

Number of Employees: 200

Annual Sales Volume: \$407,996,759

2. FINANCIAL STATEMENTS.

Yes. Lee Lewis Construction, Inc. will be pleased to submit our financial statement upon request. Lee Lewis is a **completely debt free corporation** and has the financial strength to easily cover the operating expenses for this project. Lee Lewis Construction has had the same bonding company for over 30 years, Safeco Insurance Company, part of the Liberty Mutual Companies, and has been approved for bonds in excess of \$150,000,000 on a single project and has had as much as \$950,000,000 in bonded contracts at any one time.

3. PROVIDE A FINANCIAL RATING OF YOUR COMPANY.

Lee Lewis Construction, Inc. has been given a Dunn & Bradstreet rating of **IR2**, the highest possible rating. To further demonstrate our ability to invest in your future, please reference the attached reference letter from our surety company.

4. IS YOUR COMPANY CURRENTLY FOR SALE.

No. Lee Lewis Construction, Inc. is not for sale or involved in any transaction to expand or to become acquired by another business entity.

5. PAST OR PENDING LITIGATION.

None. In the past five years, Lee Lewis Construction, Inc. has completed over \$1.4 billion in construction business. As would be expected for a construction firm of this size, we have been involved in a limited number of claims and/or litigation cases. Most of these cases are routine to the nature of the business. In our judgment, there are no

outstanding legal cases that have potential to have an adverse impact on Lee Lewis Construction, Inc.'s financial position or have an effect on our performance under a Contract with the City of McKinney.

6. LOAN AGREEMENT.

No. In the history of Lee Lewis Construction, Inc. we have never defaulted on any loan agreement or financing agreement with any bank, financial institution, or other entity.

7. EXISTING RELATIONSHIPS.

No. There are no relationships between our company and any of City's officers, employees whether by relative, business associate, capital funding agreement or any other such kinship.

8. SAFETY RATE.

Lee Lewis Construction, Inc. is highly dedicated to safety on its construction projects. As a result of our exemplary record, Lee Lewis Construction, Inc. is in a **direct signatory Partnership with OSHA as well as signatory to a Voluntary Compliance Partnership with the EPA & TCEQ.** As testimony to the commitment Lee Lewis Construction, Inc. places on safety, we have received the **CNA Leadership Safety Award.** Of the 56 recognized accounts, Lee Lewis Construction was the 19th largest account, and **the only account in the State of Texas to receive this award.**

2016 Safety Rates:

Safety Experience Modifier Rate (EMR)	.96
Recordable Incident Rate (RIR)	1.26
Loss Indicator Rate (LIR)	.42

Lee Lewis Construction has been very proactive in its implementation, enforcement, and measurement of its Safety Program over the past several years. Frank Call, CSP, Director of Safety, Health and Environmental Programs for Lee Lewis Construction, manages all aspects of safety for each and every Lee Lewis Construction project and prepares reports of his findings. He consults at the jobsite with the Project Superintendent and affected subcontractors to abate any potentially unsafe conditions.

Our **Partnership Agreement with OSHA** strengthens our commitment for safe construction jobsites. It is the intention of Lee Lewis Construction, Inc. to operate as safely as possible in all aspects of its various projects in order to provide employees and subcontractors an environment as safe as possible.

COWAN-HILL BOND AGENCY, INC.

9810 Indiana Ave., Suite 160 79423
P. O. Box 54020
Lubbock, Texas 79453-4020

March 16, 2016

Lisa Littrell, Purchasing Manager
City of McKinney
1550 South College Street – Building D
McKinney, Texas 75069

RE: City of McKinney Fire Station No. 9 Project

Dear Ms. Littrell:

Lee Lewis, CEO of Lee Lewis Construction, Inc., requested that I write you a reference letter on behalf of his surety company. I have had the privilege of serving as Lee's bond agent since 1980. All bonds during that time have been written with Liberty Mutual Companies. Liberty Mutual Insurance Company is listed as an acceptable surety in the Department of the Treasury Circular 570 and is licensed to issue bonds in the State of Texas. Their Treasury limit for any single bond in the 2015 Circular 570 is \$1,373,795,000. Liberty views Lee Lewis as one of its nationwide flagship accounts. They have approved bid bonds in excess of \$150,000,000 on single projects and have had approximately \$750,000,000 in bonded contracts underway at any one time.

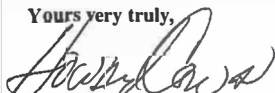
This construction firm has developed an unequalled reputation for quality and timely performance. This is evident by the repeat business that they receive from government entities such as City of Killeen Police Headquarters, City of Pflugerville Community Library, City of Sachse Municipal Complex, City of Southlake DPS Headquarters and North DPS & Training Facility, City of Mesquite Municipal Complex, City of Frisco City Hall, City of Terrell Police Headquarters, City of Plano Fire Station No. 4 and 12, State of Texas Regional DPS Headquarters in Lubbock, Texas and many others.

In both the field and office, Lee Lewis has surrounded himself with men and women of ability and character. We are proud to be associated with this corporation and give them our highest recommendation.

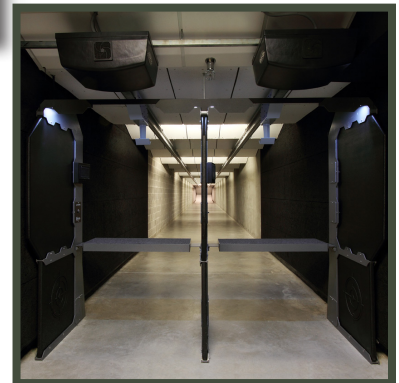
This letter will serve as confirmation that if a contract is entered into with Lee Lewis Construction, Inc. we are currently in a position, upon the request of our contractor, to execute 100% performance and payment bonds for the City of McKinney Fire Station No. 9 Project. Please call us if you have any questions or need any additional information.

Of course, approval of any bonds would be contingent upon a contract and underwriting terms that are acceptable to Lee Lewis Construction, Inc. and Liberty Mutual Insurance Company.

Yours very truly,



Howard Cowan
Attorney-in-Fact



9. SPECIAL SERVICES.

Lee Lewis Construction, Inc.'s Preconstruction services are one of our greatest assets. One of the critical elements of Preconstruction is the ability to provide reliable cost estimates. Our revenue growth through recent economic volatility has helped us maintain an excellent real-time cost database, and our knowledge of construction cost in Texas is second to none. This collection of real-cost data combined with the use of cutting-edge technology by our experienced estimating team helps us provide our clients with accurate, detailed cost information during pre-construction.

We believe that proper Preconstruction Services is delivered through evaluating the entire project, in particular the up front cost versus life cycle costs. To accomplish this, **we utilize a macro-BIM estimating tool** that builds a 3D model of the building while simultaneously loading the model with cost information. Some of the additional tools we utilize are:

- Timberline Estimating Software loaded with accurate unit costs
- Full Service BIM (Building Information Modeling)
- Navisworks Clash Detection Software
- Experienced Conceptual Estimating
- GPS data collection system for the civil work to locate both vertically and horizontally the underground services and site improvements

Building Information Modeling (BIM)

Lee Lewis Construction utilizes the AutoCAD Building Design Suite "Ultimate" which includes the "Navisworks Manage" clash detection software. We start all our projects with 3D Logistics Plan that becomes the foundation of our scheduling, logistics, and GMP pricing efforts. This model is initiated during the Preconstruction Phase by our field operations team to develop and then distribute to end users, designers, and subcontractors the means and methods issues that are not included in the standard drawing sets. This model is updated throughout the construction duration to accurately reflect completed phases and revised logistics scenarios. When combined with the fourth dimension, time, this is a more effective way to communicate complicated phasing and schedules.

Warranty Management / Close-Out

Lee Lewis Construction, Inc. has an exclusive Post Construction Services and Warranty Management Program that includes a 30-Day Close-out process to help ensure the prompt completion of punch list and turnover of all close-out documents. A dedicated Close-out Manager will be assigned to the project and will work with the Project Team to ensure that the final punch list is complete and all close-out documents are turned over within 30 days of the project's Substantial Completion Date. The Close-out Manager has authority in all matters of this program, and all information regarding the program is reported directly to the Field Operations director.

Lee Lewis Construction believes that a prompt close-out is as critical to the success of a project as any other portion of the Work. These dedicated close-out personnel and innovative processes help Lee Lewis Construction close out a project with the same sense of urgency at which it was built.

Our team's strength lies in our dedicated professional staff who possess the experience and knowledge required to provide unprecedented construction services. We understand budgets, sensitive schedules, safety of staff, visitors and quality standards. Lee Lewis Construction, Inc. has the experience and ability to balance all of these requirements without compromising cost, time or the project teams expectations.



City of Southlake, North DPS, Southlake, Texas

10. PAST PERFORMANCE, MANAGEMENT QUALIFICATIONS.

Over the past 40 years, Lee Lewis Construction, Inc. has worked with many cities and communities throughout Texas to bring their dreams and plans of new public buildings to life. We are experienced with publicly funded projects, and understand the sensitive nature and expected timeliness that is involved in constructing aquatic and recreation center facilities. We know we have a responsibility to the entire community to be good stewards of your funds and bring the City of McKinney Fire Station No. 9 project in on time and within budget.

Lee Lewis Construction has worked on multiple municipal projects throughout the state for repeat clients. We have successfully worked with the Town of Highland Park, City of Terrell, City of Dallas, City of Frisco, City of Mesquite, City of Pflugerville, City of Killeen, City of Copperas Cove, City of Lubbock, City of Garland, City of Plano, City of Sachse, and the City of Southlake.

We have also recently completed projects in McKinney for:

- Collin County College Higher Education Campus
- Custer Star Shopping Center
- United Market; Market Street

Value Engineering

Lee Lewis Construction continuously searches for methods to maximize the construction value for the owner. Having been selected as the CMAR on a project, we are the stewards for the owner. It is through our attention to that obligation that we build relationships with the owner and design team. We initially work toward this end through constructability reviews to examine products, systems, and methods of construction. We examine alternative methods that will reduce the cost, but arrive at the same or better result. As an example, on the Collin County College Higher Education Center, we suggested alternate detailing of the granite attachment methods, resulting in significant savings in reducing the required miscellaneous support steel. We continue this process into the construction phase, and offer alternatives when they pose a "value-added" result for the project.

Approach to Preconstruction

There is absolutely no substitute for proper planning...Lee Lewis Construction, Inc.'s approach to Pre-Construction Services is to serve both the Owner and the design team as a source of accurate information from which educated decisions can be made concerning the project's cost, quality level, and schedule. Lee Lewis Construction is in the unique position to offer these services due to our involvement in current civic and governmental projects.

We do this in the spirit of partnering and maintaining an open book approach to communication and information sharing. We are committed to making decisions with the project's best interests in mind, not on what is easiest for Lee Lewis Construction. We assign strong leadership to the Pre-Construction team so that the city of McKinney can reap the benefits a successful pre-construction phase has to offer.

Scheduling and Cost Estimating

Lee Lewis Construction has vast experience in providing cost estimates and schedules during all phases of a project. The ability to provide accurate cost estimates and schedules is a key element of the pre-construction services we provide. One of our first priorities is to review the master program and preliminary budgets for the project that have already been established. Using the cost data from similar municipal facilities and our knowledge of the Texas construction market, we will provide an accurate budget at an early stage. With concurrence of the project team, this budget will become the "baseline budget" against which all following updates will be measured against. At the Design Development Stage we will prepare detailed line item cost estimates for each project. The level of detail of the estimate increases as more information and refinement of the contract documents are provided. We use Timberline premium cost estimating software and Primavera Contractor premium scheduling software to assist us in developing accurate budgets and schedules.

Lee Lewis Construction also uses Primavera's Contract Manager project management software. It allows our team to easily manage all of the information related to the project and allows us to link issues and related documents. We can effectively monitor and track all Requests for Information, Proposed Change Requests, Subcontracts, Purchase Orders, Change Orders, Submittals and Transmittals. Summary reports of the above will be provided to the district on a weekly basis.

Plan Review

Utilizing the CM at Risk delivery method for this project ensures that Lee Lewis Construction will be involved in every phase from the very beginning. We have assigned strong leadership to the pre-construction team for this project; our team will work hand in hand with the architect and the owner in reviewing design and construction documents, assuring that the plans are constructible and feasible and that they meet the City's contract requirements. In addition, the Project Manager and Superintendent will be involved in the pre-construction phase to go through the plans and alert us to any potential "issues" before the construction phase gets underway. By implementing this quality control tactic into the pre-construction phase, Lee Lewis Construction is able to assure that the project design meets the Owner's contract requirements.

Lee Lewis Construction's objectives when reviewing the design and construction documents are to review the documents for constructability and feasibility, assure that the documents adhere to the Owner's contract requirements, catch any potential issues so they can be resolved prior to construction beginning, and by pulling from our vast experience with similar municipal projects, provide value engineering and scope optimization to the Owner. This will be accomplished by engaging in detailed pre-construction meetings with all involved parties where we will review and discuss all documents and plans, and by establishing close contact with the Architect throughout the pre-construction phase.

Technology

Lee Lewis Construction is well versed in using electronic medium for communication and project administration. Lee Lewis Construction utilizes several systems including:

- Timberline Estimating Software loaded with accurate unit costs
- Experienced Conceptual Estimating
- BIM (Building Information Modeling)
- Navisworks Clash Detection Software
- GPS data collection system
- Primavera Contractor Scheduling software

All field personnel are provided with iPads, and computers providing access to e-mail and any website application that may be required on the Project. Lee Lewis Construction, Inc. utilizes web-based management programs by Primavera, Prologic and Project Mates. Additionally, Lee Lewis Construction maintains an FTP site which is a great benefit for uploading large files such as plans, shop drawings and general project information for easy access by all members of the Project Team and the Subcontractors.

Managing the Construction Phases

Scheduling is often the most critical component in the project. All project activities including design, funding, regulatory approvals, purchasing, construction and occupancy will be developed and tracked on the master schedule. This schedule will be used to keep all parties informed of the project's progress and to keep all members of the team on schedule. Lee Lewis Construction, Inc. begins building a schedule during the schematic design phase as the conceptual estimates are being prepared and the project is being defined. As the Project requirements are better defined and a GMP is being developed, the schedule is further refined and expanded.

The CPM project schedule for the City of McKinney project will manage all aspects of the project from award through all design phases, bid packages and occupancy of the building. As the project progresses, the schedule is updated regularly to reflect and monitor job progress.

Lee Lewis Construction also holds Weekly Meetings with the subcontractors on the job site. On a weekly basis, the Lee Lewis Team reviews with the subcontractors the job progress, the current 4-week look ahead schedule, what to expect over the next week, a review of individual issues and solutions, material and equipment deliveries, job site cleanliness, and job site If delays occur due to weather, changes, or unforeseen conditions, Lee Lewis Construction will prepare a *Recovery Schedule* to keep the project on schedule. Methods of recovery may include *reallocation of float time within the schedule, added equipment or manpower, or acceleration by implementing overtime work.*

In addition to the above procedures, Lee Lewis Construction will provide the design professionals and the Owner with a printed Monthly Update of the progress at the job site. The monthly update will at a minimum contain a project summary, a project directory, updated schedule, weather logs, financial information, current submittal log, RFI log, copies of meeting minutes, and current project photos. The monthly updates help to keep all members of the Team informed, provide the Owner with the most up to date information on his project, and provide another tool for the measurement of success on the project.

11. RELATED PROJECTS.

Please reference the following **Project Sheets** for project photos, and description of services provided most related to the City of McKinney Fire Station No. 9 are:

CITY OF GARLAND - FIRE STATION NO. 5

Owner: City of Garland,
Catharine Wilson, (972) 205-3230
Architect: Wiginton Hooker Jeffry,
Doug Edney, (214) 349-5558

CITY OF COPPERAS COVE - FIRE STATION NO. 2

Owner: City of Copperas Cove,
Chief M. Neujahr, (254) 547-2514
Architect: Wiginton Hooker Jeffry,
James Wiginton, (512) 447-1418

CITY OF SOUTHLAKE - N. DPS & TRAINING FACILITY

Owner: City of Southlake,
Peter Kao, (817) 748-8607
Rick Smith, (817) 748-8110
Architect: RPGA Design Group,
Robert Garza, (817) 332-9477

CITY OF PLANO - FIRE STATION NO. 12

Owner: City of Plano,
Paul Glenn, (972) 941-7493
Architect: Brinkley Sargent Wiginton
Tony Jeffry, (972) 665-0657

CITY OF PLANO - FIRE STATION NO. 4

Owner: City of Plano,
Paul Glenn, (972) 941-7493
Architect: Kirkpatrick Studio Architects,
James Kirkpatrick, (940) 387-8182

MUNICIPAL EXPERIENCE

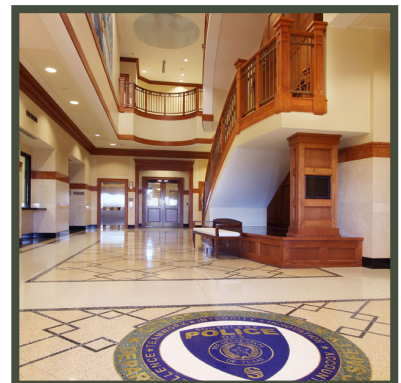
There are few that can match the dependability, efficiency and personal service of Lee Lewis Construction, Inc. when it comes to providing Construction Services such as the coordination and scheduling of manpower, materials, equipment, and subcontractors. Lee Lewis Construction's Estimators, Project Managers, Superintendents, Safety and Quality Assurance personnel are experienced at controlling budgets and maximizing production through coordination and scheduling effort. They provide construction related services necessary to deliver your project on-time and on-budget.

Lee Lewis Construction, Inc. is a **completely debt free corporation** and has the financial strength to easily cover the operating expenses for our projects. Because of the size and depth of the Lee Lewis organization, the team in the field is supported with the equipment, materials, infrastructure, and knowledge base necessary to see the successful completion of our projects. Our team's strength lies in our dedicated professional staff who possess the experience and knowledge required to provide unprecedented design and construction services.

We have experience constructing fire/public safety and municipal facilities for:

- **City of Copperas Cove, Fire Station No. 2 (current)**
- City of Dallas Convention Center Renovations
- City of Frisco Aquatic & Recreation Center
- City of Frisco George Purefoy Municipal Center
- City of Frisco Heritage Museum & Senior Center
- City of Frisco Police Headquarters
- City of Frisco Toyota Stadium
- City of Frisco, Frisco Square Senior Center
- City of Garland Emergency Management Information Technology
- City of Garland Field Operations Center - Water Utility Phase 3
- **City of Garland Fire Administration & Training Facility**
- **City of Garland Fire Station No. 5 (current)**
- City of Garland Police and Municipal Courts Building
- City of Grand Prairie The EPIC (current)
- City of Killeen Police Headquarters
- **City of Lubbock Fire Station Nos. 1, 19 and 16**
- City of Mesquite Municipal Complex
- City of Pflugerville Community Library
- **City of Plano Fire Stations Nos. 4, and 12**
- City of Plano Police Evidence Storage Expansion
- **City of Sachse Municipal Campus**
- City of San Angelo City Auditorium (current)
- **City of Southlake DPS Headquarters**
- City of Southlake DPS, 2 level Parking Garage
- **City of Southlake North DPS Training Facility**
- City of Terrell Police Building (current)
- City of Waco Convention Center Renovation
- Fort Hood Army/Air Force Base Exchange
- Goodfellow Air Force Base
- Sheppard Air Force Base Dormitory
- State of Texas Department of Public Safety Regional Offices
- TDCJ High Security Facilities, Montfort, Preston Smith, and Clements
- Town of Highland Park Town Hall & DPS
- YMCA White Rock, Dallas

City of Southlake | DPS Headquarters



GARLAND FIRE STATION NO. 5 *Garland, Texas*



Original Station No. 5

Fire Station No. 5, at 10,000 SF, located at 5626 Lyons Road, is a replacement fire station for the City of Garland. The current Fire Station No. 5 was built in 1974, and is in major need of upgrade or replacement. The City determined the best option for their growth and responsiveness to the Community was to rebuild the station adjacent to the existing station - then demolish the original station once the new Station No. 5 is completed.

Owner:	City of Garland
Architect:	Wiginton Hooker Jeffry Architects
Construction Value:	\$4,000,000
Square Footage:	10,000 SF
Completion Date:	December 2016
Delivery Method:	CM@Risk
Type of Construction:	New Construction



COPPERAS COVE FIRE STATION NO. 2 *Copperas Cove, Texas*



Fire Station No. 2, at 10,000 SF, is a replacement fire station for the City of Copperas Cove. Fire Station No. 2 is a beautiful, functional station, with new apparatus, and provides a better responsive area and coverage for the community as it grows from the north and to the west.

Owner:	City of Copperas Cove
Architect:	BSW Architects
Construction Value:	\$3,700,000
Square Footage:	10,000 SF
Completion Date:	January 2016
Delivery Method:	Sealed Bid
Type of Construction:	New Construction



SOUTHLAKE NORTH DPS TRAINING *Southlake, Texas*



The new 30,000-SF police substation is designed to obtain LEED Silver certification. This new public safety training facility is for the City of Southlake's Department of Public Safety. The Fire Station facility is used in support of Fire and EMS operations in the north part of the city. The facility doubles as a training center for both Police and Fire Services. The new facility also house fire services, training classrooms and training courses, auditorium, offices and a below grade firing range.

Owner:	City of Southlake
Architect:	RPGA Design Group
Construction Value:	\$13,000,000
Square Footage:	30,000 SF
Completion Date:	June 2014
Project Delivery:	CM@Risk
Type of Construction:	New Construction



PLANO FIRE STATION NO. 12 *Plano, Texas*



The 17,500 sf Fire Station includes 5 apparatus bays, a separate hazardous materials bay and storage facility, sleeping for 11 firefighters, dayroom, dining, fitness room, study, Officer's office and support spaces. The 17,800 sf Emergency Operations Center includes 3 large multi-purpose rooms for Planning, Logistics, and Operations which also serve as training rooms, as well as 4 conference rooms, multiple offices, Sim-man Training rooms, Auditorium/Press room, and support spaces. The 10,300 sf Logistics Warehouse includes warehousing spaces for support services, bulk E.M.S. storage, multiple offices, conference room, break room, an enclosed vehicle loading bay, and loading dock/receiving room.

Owner:	City of Plano
Architect:	WHJ Architects
Construction Value:	\$2,649,467
Square Footage:	17,500 SF
Completion Date:	June 2010
Type of Construction:	New Construction



PLANO FIRE STATION NO. 4 *Plano, Texas*



The project consists of the addition of an 8,609 sq. ft. apparatus bay to the existing Fire Station No. 4. The addition holds search and rescue apparatus, two offices, a conference room and space that can be converted to sleep-rooms. The apparatus bays and mezzanine were designed to accommodate training elements such as ladder drills and confined space rescue. Also, concrete pavers and anchors were provided on the roof to allow for rope rescue training. The new addition complements the existing station and blends seamlessly with the original building.

Owner: City of Plano
Architect: Kirkpatrick Architecture Studio
Construction Value: \$1,926,000
Square Footage: 8,609 SF
Completion Date: January 2012
Type of Construction: New Construction



12. PROJECT INFORMATION.

Please reference the following **Project Sheets**.

13. ORGANIZATION CHART & RESUMES.

Please reference the following **project team** for team chart, resume and references for each individual proposed. These Team members have a proven track record reflected by the client references and requests by repeat owners to have them on their team.

Proposed Team

Principal In Charge	Bob Fullington
Project Director	Brian Rose
Project Manager	Bob Reynolds
Superintendent	Reed Cravens
Pre-construction & Estimating	Ryan Kemp
Field Operations Director	John Givens
Quality Control Director	Alan Walker
Manager of Safety, Health & Environmental	Will Ray



14. PROJECT SCHEDULE.

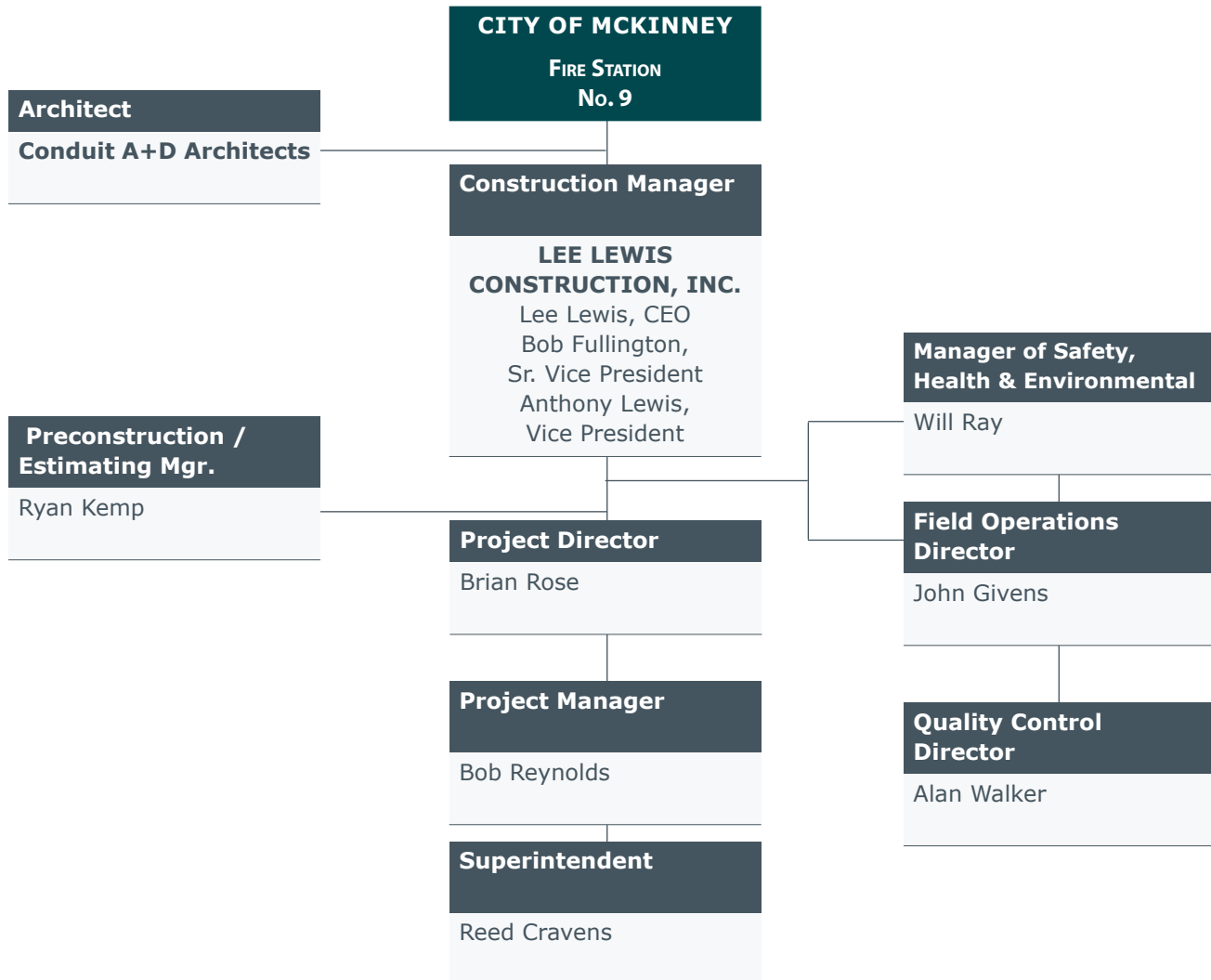
Please reference the following **Project Schedule** located after the project team resumes.



City of Plano Fire Station No. 12, Plano, Texas

“The City’s experience over four years of construction on our Municipal Complex would unequivocally lead us to hire them again. The customer service received from Lee Lewis’ project team was unmatched by a construction firm in my 25 years with the City.”

Carol Zolnerowich, Deputy City Manager
City of Mesquite, City Hall & Police





Bob Fullington
SR. VICE PRESIDENT | PRINCIPAL-IN-CHARGE

Education
Bachelor of Business Administration, University of Oklahoma

Years Experience 35 years

Work History
Mr. Fullington has over 35 years' experience in the Construction industry. Bob joined Lee Lewis Construction, Inc. in 1994 as an estimator and project manager. In 2012 Bob rejoined the Lee Lewis Construction, Inc. Team and currently leads the Dallas office. Mr. Fullington has the corporate responsibility for fulfilling Lee Lewis Construction, Inc.'s obligations to the City of McKinney for the proposed project. His responsibilities include: daily involvement with the projects to ensure on-time completion is achieved, within budget, and at a level of quality that is consistent with and surpasses the City's standards. Bob also provides bid-day leadership and coordination, subcontractor solicitation, conceptual estimating, value engineering, constructability review, and GMP proposal production.

- Relevant Experience**
- City of Garland Fire Station No. 5, Garland, Texas
 - City of Plano Police Evidence Expansion, Plano, Texas
 - City of Copperas Cove, Fire Station No 2
 - City of Southlake - North DPS Training Facility, Southlake, Texas
 - City of Grand Prairie, The Epic, Grand Prairie, Texas
 - City of Terrell Police Headquarters, Terrell, Texas
 - City of Dallas, Convention Center, Dallas, Texas
 - City of Pflugerville Community Library, Pflugerville, Texas
 - Town of Highland Park Town Hall & DPS
 - YMCA Dallas, White Rock Lake, Dallas, Texas

References
Doug Guynes Kyle Sims
Plano ISD Frisco ISD
(469) 752-1488 (469) 633-6000

Brian Rose
PROJECT DIRECTOR

Education
B.S. in Environmental Science, University of Oklahoma
Professional affiliations: LEED AP, AGC/ABC and CEFPI.

Work History
As Project Executive, Mr. Rose is responsible for Lee Lewis Construction, Inc.'s actions for any project to which he is assigned. Mr. Rose has corporate responsibility for fulfilling Lee Lewis Construction, Inc.'s obligations. His responsibilities include daily involvement with the project to ensure that on-time completion is achieved, within budget and at a level of quality consistent with the Owner's standards.

- Relevant Experience**
- McKinney ISD, Boyd High School Phase I & II
 - McKinney ISD, Dr. Jack Cockrill Middle School
 - McKinney ISD, Faubion Middle School Add/Ren
 - McKinney ISD, Herman Lawson Early Childhood Center
 - McKinney ISD, Jesse McGowan Elementary
 - McKinney ISD, McKinney High School Add/Ren
 - McKinney ISD, McKinney Middle School
 - McKinney ISD, Naomi Press Elementary
 - Princeton ISD, High School Add/Ren, Vo-Ag and Lecture Areas
 - Anna ISD, Anna Senior High
 - Anna ISD, Joe K Bryant Elementary
 - Anna ISD, Sue Rattan Elementary
 - Jacksonville ISD, Douglas Elementary School
 - Jacksonville ISD, East Side Elementary School Replacement
 - Jacksonville ISD, HS Additions & Renovations
 - Jacksonville ISD, New Joe Wright Elementary School
 - Lovejoy ISD, Lovejoy Elementary Add I Renov
 - Lovejoy ISD, Lovejoy High School
 - Lovejoy ISD, Lovejoy High School AddiRenov
 - Lovejoy ISD, Puster Elementary School
 - Lovejoy ISD, Sloan Creek Middle School
 - Melissa ISD, Harry McKillop Elementary
 - Melissa ISD, Melissa Jr. High School
 - Van Alstvne ISD, Van Alstyne High School

References
Cory Gilland Jeff Edwards
McKinney ISD Claycomb
(214) 726-2726 (214) 755-6538



Ryan Kemp
VICE PRESIDENT | ESTIMATING DIRECTOR

Education

Bachelor of Science in Construction Management,
University of Louisiana Monroe

Years Experience 10 years

Work History

As Manager of Pre-Construction and Estimating Services, Mr. Kemp is responsible for overseeing estimating activities, including estimate preparation and subcontractor solicitations. In addition, he is the team leader in providing solutions in value engineering.

Relevant Experience

- City of Garland Fire Station No. 5, Garland, Texas
- City of Copperas Cove, Fire Station No 2
- City of Plano - Fire Station #12, Plano, Texas
- City of Terrell Police Headquarters, Terrell, Texas
- Town of Highland Park Town Hall & DPS
- City of Sachse - Municipal Campus, Sachse, Texas
- City of Southlake - North DPS Training Facility, Southlake, Texas
- City of Mesquite - Police Headquarters, Mesquite, Texas
- City of Killeen - Police Headquarters, Killeen, Texas
- City of Dallas, Convention Center, Dallas, Texas
- YMCA Dallas, White Rock Lake, Dallas, Texas
- City of Plano Police Evidence Expansion, Plano, Texas
- City of Grand Prairie, The Epic, Grand Prairie, Texas

References

Carol Zolnerowich	Gary Beeman
City of Mesquite	Brinkley Sargent
(972) 288-7711	(972) 960-9970

Bob Reynolds
PROJECT MANAGER

Education

BSME, The University of Iowa

Years Experience 38 years

Work History

As Project Manager, Mr. Reynolds is responsible for Lee Lewis Construction, Inc.'s actions for any project to which he is assigned, making all day-to-day decisions that are required to ensure the successful, timely completion of each project within budget.

Relevant Experience

- City of Garland Fire Station No. 5
- City of Southlake—DPS Headquarters, Southlake, Texas
- City of Plano—Fire Station No. 4, Plano, Texas, Texas
- Field Operations Center, Phase 3—Garland, Texas
- YMCA White Rock, Dallas, Texas
- City of Frisco—Recreation and Aquatic Center, Frisco, Texas
- West Texas A&M—Jerry D. Morris Recreation & Aquatic Center
- World Olympic Gymnastics Academy—Frisco, Texas
- Denton High School— Denton, Texas
- Strickland Middle School— Denton, Texas

References

Jennifer Shoulders	Robert Garza
City of Garland	RPGA Design Group, Inc.
(972) 205-4083	(817)332-9477



Reed Cravens
PROJECT SUPERINTENDENT

Years Experience 38 years

Work History

Mr. Cravens has over 38 years of experience in the construction industry. He is excellent in utilizing both time and budget effectively and efficiently. Mr. Cravens demonstrates strong leadership and management skills, and is persistent in obtaining quality work consistent with own high standards. Mr. Cravens also promotes safety awareness.

Relevant Experience

- City of McKinney Fire Stations 6
- City of McKinney Fire Stations 7
- City of McKinney Fire Stations 8
- City of McKinney John & Judy Gay Library
- City of Frisco Fire Station No. 8
- The Colony Fire Station #3
- The Colony Fleet Maintenance Building
- Jacksonville I.S.D. Fred Douglass Elementary School
- Jacksonville I.S.D. High School Science Wing

References

Patricia Jackson	Doug Edney
City of McKinney	Brinkley Sargent Wiggington
(972) 672-1945	(972) 896-9443

Will Ray
SAFETY MANAGER

Education

53rd Basic Police Academy, TCOLE Certified Texas State Peace Officer
Tarrant County Junior College, Criminal Justice and Criminology (studies)

Licenses / Certifications

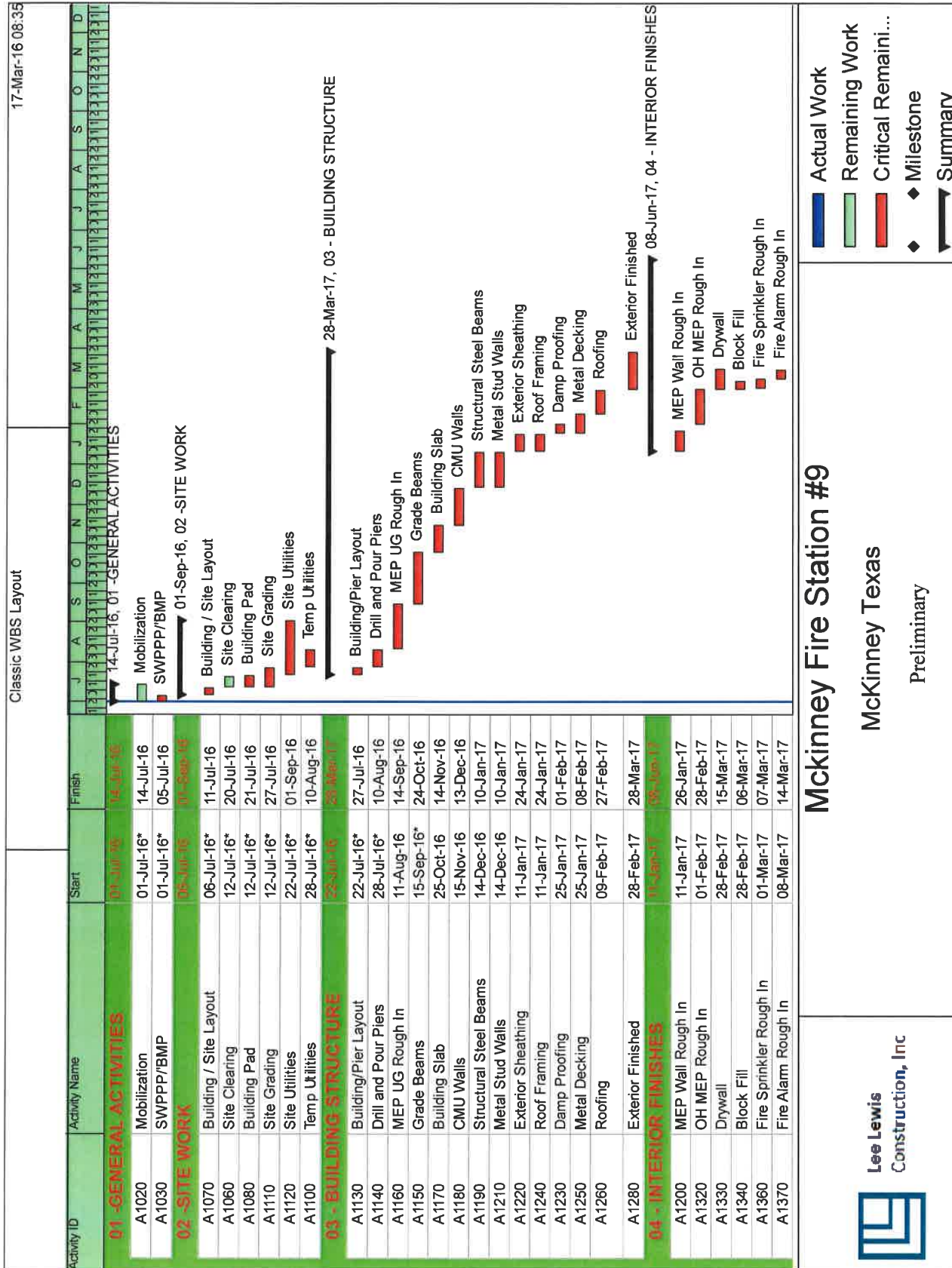
- Licensed Texas State Peace Officer Intermediate certification under TCOLE
- Licensed Municipal Code Enforcement Officer under the Texas Dept. of Health
- Ongoing Hydrogen Sulphide safety training under the Texas Railroad Commission
- Certified 24 hr. Hazwoper level 3 Technician under the Texas Railroad Commission
- TCEQ (Texas Commission on Environmental Quality) certification in Criminal Environmental Law Enforcement.
- OSHA 7505 Intro to Accident Investigation
- OSHA 511 Occupational Safety and Health Standards for General Industry Oil and Gas Emphasis
- OSHA 5810 Hazards Recognition and Standards for the On-Shore Oil and Gas Exploration and Production Industry
- Environmental Regulation for Oil and Gas Exploration and Production

Work History

Mr. Ray is responsible for managing company safety, health, and environmental programs at the jobsites to ensure compliance with governmental rules and regulations. He works closely with all project managers, superintendents, subcontractors and owners to ensure these guidelines are met. Mr. Ray manages the safety programs for the North Texas Lee Lewis Construction, Inc. projects.

References

Robert Flores	Mary Jane Bull
Federal Inspector USDA	Police Officer
(817) 705-0472	(817) 307-8798



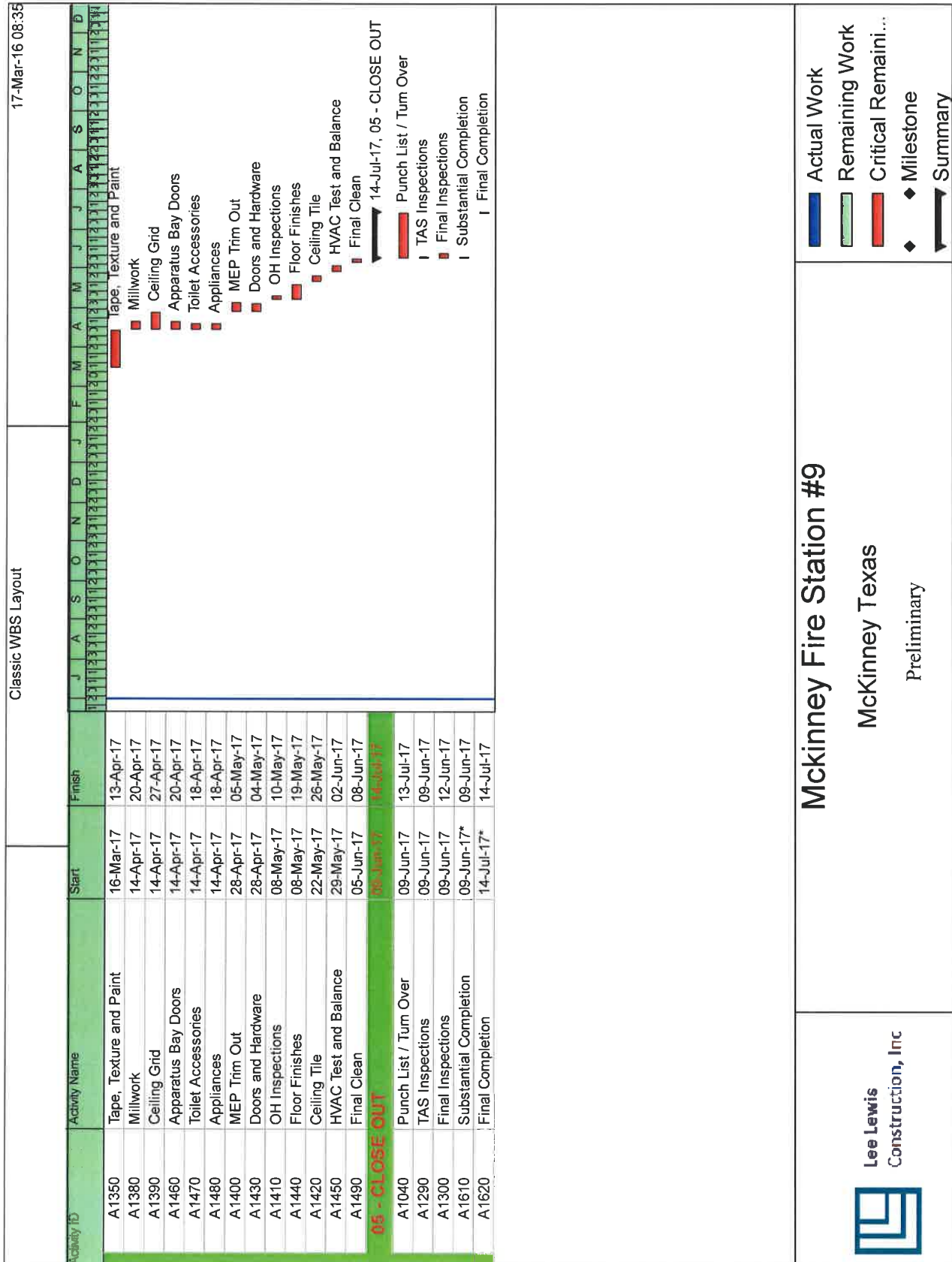
Mckinney Fire Station #9

Mckinney Texas

Preliminary



Lee Lewis
Construction, Inc



15. QUALITY ASSURANCE PROGRAM.

Lee Lewis Construction, Inc. has a comprehensive **Quality Control Plan** that is used to ensure understanding and adherence to the Contract Documents. This plan is executed by all Lee Lewis Construction personnel. In addition, we have a staff of Quality Control Directors whose specific job is to monitor Quality Control on all Lee Lewis Construction, Inc. projects.

Lee Lewis Construction, Inc.'s Quality Control Director will initiate a Quality Control Program to ensure what is being built is what has been specified and drawn.

The foundation of our quality control program is based on prevention rather than correction. Every step is taken to avert errors, omissions, discrepancies and deficiencies. All shop drawings, specifications, and design and construction documents are carefully reviewed. The performance histories and bid submittals of subcontractors and material suppliers are examined and the importance of quality is underscored at both pre-bid and pre-award conferences. In addition, an ongoing monitoring of trades and materials is implemented to assure the highest quality of craftsmanship performance.

Lee Lewis Construction will first review all submittals, shop drawings and samples for compliance with the quality standards set forth in the construction documents. Only after this review will they be forwarded to the design team and Owner for review and approval.

Prior to the start of construction, Lee Lewis Construction conducts a Pre-Construction Conference to review specific project requirements and the coordination of the trade contractors with the project schedule. During construction and prior to any work being executed by a particular trade, we hold a Pre-Installation Conference individually with each trade contractor to make sure that trade understands completely the Contract Documents and the requirements to meet the Contract Documents.

The Pre-installation Conference held with each trade contractor prior to their performance of work allows Lee Lewis Construction, Inc. to individually focus with that subcontractor on the requirements and issues that will directly affect them.

Upon completion of a representative sample of a given feature of the work and prior to the start of a new operation, Owner will meet with Lee Lewis Construction, Inc. and the subcontractor's representative for review of compliance. The responsibility for scheduling and providing these samples in a timely manner so that work is not delayed or hindered lies with Lee Lewis Construction.

Daily checks shall be performed to assure continuing compliance. The check shall be made a matter of record in the job daily reports. Follow-up checks will be conducted and all deficiencies corrected prior to the start of additional features of work that may be affected by the deficient work.

Items of incomplete or deficient work appear on the Rolling Completion List (RCL) on a weekly basis and are addressed at that time. The items are not removed from the RCL until the corrections have been made. Along with the RCL, we will have a QC/Punch List Specialist assigned to the project. He will report to the field manager and have the responsibility of dealing with any items on the RCL. He will, in conjunction with the Owner, make a determination of the remaining work required for completion, incorporate the work into the RCL and insure completion of the work.

In order to achieve the objectives of the Quality Control Plan, each member of the project team must contribute to the highest quality standards. Lee Lewis Construction is committed to constructing a facility of the highest quality.

Warranty and service support

Lee Lewis Construction, Inc. has an exclusive Post Construction Services and Warranty Management Program. Lee Lewis Construction, Inc. takes a systematic approach to the resolution of warranty items. At the conclusion of our Construction Services period and building occupancy, Lee Lewis Construction will assign the Project Manager as the single point of contact for deficiency and warranty item notification. Lee Lewis Construction, Inc. believes in servicing our clients. Therefore, our warranty period on construction services and products extends well beyond the typical one (1) year time frame. Should our clients find a deficiency in construction materials or workmanship at anytime beyond the one-year warranty period we will correct the deficiency.

Warranty support is an important service for our clients. Our approach to identifying and correcting warranty issues gives our clients peace of mind that Lee Lewis Construction, Inc. will be there to resolve post construction issues in a timely manner.

16. REFERENCE LETTERS.

Lee Lewis Construction, Inc. consistently delivers exceptional quality projects on schedule and under budget. Over the past 40 years, Lee Lewis Construction, Inc. has expanded to become one of the top ranked construction firms, while retaining the personality and identity that had its roots in that small construction company in the beginning. The simple philosophy that Lee Lewis had when he started his company is the same philosophy that he embraces today. That philosophy is that in every project we undertake, we are working for the owner of that project. The relationship we build with that owner for a job well done, is the single most important goal. From that relationship is our next job, either through repeat business, referral, or recommendation.

Our best testament to our performance and cooperation as a Team member lies within the following references and reference letters from our valued clients.

Carol Zolnerowich
CITY OF MESQUITE
(972) 288-7711
czolnero@ci.mesquite.tx.us

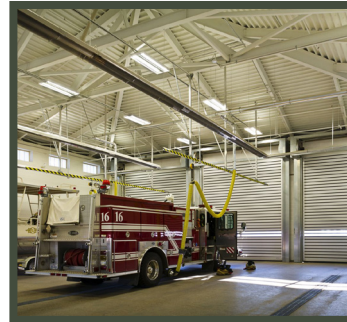
Jennifer Shoulders
CITY OF GARLAND
(972) 205-3108
jshoulders@garlandtx.gov

Peter Kao
CITY OF SOUTHLAKE
(817) 748-8607
pkao@ci.southlake.tx.us

Paul Glenn
CITY OF PLANO
(972) 941-7493
paulg@plano.gov

Todd Renshaw, Chief of Police
CITY OF FRISCO
(972) 292-5000

Robert Garza
RPGA ARCHITECTS
(817) 332-9477
robgarza@rpgaarchitects.com



City of Lubbock Fire Station No. 16, Lubbock, Texas

Will C. Beecherl
5950 Cedar Springs Rd., Suite 200
Dallas, Texas 75235

214-838-2780
FAX 214-357-9358

November 11, 2015

To Whom It May Concern:

Re: Ricky Donithan

I have had the pleasure to work with Ricky Donithan on two recent projects in Dallas. The first was the renovation of Highland Park Town Hall while I was on the Town Council and the second is currently the Church of the Incarnation expansion where I serve on the church's construction committee.

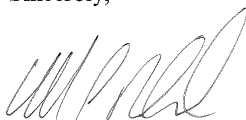
The Town Hall project was somewhat tricky since it entailed tying in a new Spanish Colonial facility to an operating police/fire station on one side and renovating the adjoining historic Town offices on the other side, albeit with a creek running underneath. The church project is three majestic Gothic buildings all connected by a large connector hall. Both projects have turned out beautiful.

I recommend Ricky as construction superintendent for any project since I have twice witnessed his ability to take what is on paper and erect it in a safe, clean and efficient manner. Because of his building experience, he will recommend wiring, chases or other items that the plans do not call for, but will be invaluable in later times. I cannot imagine anyone being more conscientious and methodical in their daily activities than Ricky.

Character is a trait that cannot be manufactured but rather inherent in a body. I value honest people with strong characters and because Ricky possesses these traits, I have come to more appreciate him every day.

My contact information is above, please contact me if you have any questions.

Sincerely,



Will C. Beecherl



November 6, 2012

To whom it may concern:

Richard Warren and the staff of Lee Lewis Construction recently completed a major expansion/renovation at Plano Fire Station 4. The project included apparatus bays, living quarters and training props, and almost doubled the usable space at the station. Throughout the project, Richard was extremely helpful and fully engaged in making sure things progressed smoothly and efficiently. As the Fire Department liaison, I worked very closely with Richard on a daily and weekly basis and was not only extremely satisfied with his service, but also impressed with the overall work being performed by Richard, Lee Lewis, and their subcontractors.

The Fire Station remained operational throughout the project and Richard "bent over backwards" to ensure emergency service was not compromised in any way. The firefighters were also very complimentary of Richard's efforts to minimize the inconvenience of the construction process and keep them informed of how the work would impact them on a daily basis.

Overall, I was extremely satisfied with the work of Richard and Lee Lewis Construction and sincerely hope we have the opportunity to use them in the future. Please do not hesitate to contact me with any future questions or requests for detailed information.



Dan Thompson
Assistant Fire Chief

1901 K Avenue
Plano, Texas 75074
972.941.7163 (office)
972.816.8174 (cell)
dant@plano.gov
www.plano.gov

Connect with us



Phil Dyer
Mayor

Lissa Smith
Mayor Pro Tem

Ben Harris
Deputy Mayor Pro Tem

Pat Miner
Place 1

André Davidson
Place 3

Jim Duggan
Place 5

Patrick Gallagher
Place 7

Lee Dunlap
Place 8

Bruce D. Glasscock
City Manager



1400 Main Street, Suite 420, Southlake, Texas 76092

To Whom It May Concern:

It is my pleasure to express my appreciation for the efforts of the entire Lee Lewis Team on the City of Southlake's new North Department of Public Safety and training Facility. This project exemplifies how teamwork can achieve tremendous results.

The success of Lee Lewis Construction is personified with the philosophy of total commitment of their personnel to a project. The commitment is first and foremost to the owner, with an attitude of doing whatever is necessary to move the project forward to completion and deliver a quality end product. Equally important is their commitment to the project team, whereas integral members they quickly assimilate into the team environment, with common goals and objectives.

The construction of the Department of Public Safety facility was challenging and coordination-intensive; involving building components of firing range systems, state-of-the-art LEED HVAC technology, and environmentally conscious construction methods. Lee Lewis worked with the City to deliver buildings which will serve the needs of Southlake's residents, visitors and most importantly the DPS personnel for years to come.

I would again like to express my gratitude for a job well done. The collaborative approach by the entire Lee Lewis Team created an environment where construction quality and craft was high and where diligent financial stewardship achieved great success. Lee Lewis Construction delivered exactly what they promised and did it with excellence. I would like to extend special thanks to the project manager, Mike Greene, for the extensive effort and attention in delivering a quality project.

I look forward to watching Lee Lewis Construction's continued success as they work on current and future projects. The quality of Southlake's North DPS and Training Facility speaks for itself. Please let me know if I can provide any additional information regarding this recommendation.

Many Thanks!

Peter Kao, P.E.
Construction Manager



November 3, 2011

To Whom It May Concern:

I am pleased to comment on the City of Mesquite's experience during two recent construction manager-at-risk projects with Lee Lewis Construction, Inc. (LLC). LLC completed the City's \$24,000,000 Police facility in March 2009 and is currently finalizing our new \$23,000,000 City Hall project. Together, these buildings comprised 144,000+ square feet of construction and involved many complexities, including complicated phasing requirements, advanced security and technology components, LEED construction and documentation, and pressing time constraints imposed by the City. At no point did LLC fail to deliver and Lee Lewis has earned the City of Mesquite's respect and appreciation for its performance.

The Dallas/Fort Worth area is fortunate to have a number of extremely qualified large construction firms at its disposal. Many of these companies vied for and were considered for our projects. While the City of Mesquite had never worked with LLC before, the firm's reputation for satisfying clients earned them the contract with us. The City's experience over four years of construction on our Municipal Complex would unequivocally lead us to hire them again. The customer service received from Lee Lewis' project team was unmatched by a construction firm in my 25 years with the City. LLC never forgot who their customer was, even when it would have been more expedient to do otherwise. Their team functioned as the City's partner and was committed to working through the many unforeseen issues encountered during construction, as well as looking out for our best interest on many occasions. LLC maintained open communication throughout the project, rapidly solved problems as they were presented, and placed a high priority on safety. It was a pleasure to work with a knowledgeable, principled and hard-working staff of professionals whose goal was to build a quality project that satisfied the City.

Should you have the opportunity to consider Lee Lewis Construction for a project in your community, I encourage you to weigh the City of Mesquite's positive experience in your decision making process. I also invite you to contact me if you have any specific questions about LLC's Mesquite team members: Superintendent Ricky Donithan, Project Manager Sean Jeanes and Assistant Superintendent Mark Mayo.

Sincerely,

A handwritten signature in black ink that reads "Carol Zolnerowich". The signature is written in a cursive style with a large, prominent "C" at the beginning.

Carol Zolnerowich
Deputy City Manager

P.O. Box 850137 • Mesquite, TX 75185-0137 • 972.288.7711

TAB 3: SECTION 7
PROPOSAL FORM

SECTION 7

PROPOSAL FORM
RFP NO. 16-11RFP

FIRM: Lee Lewis Construction, Inc.

ADDRESS: 17177 Preston Road, Suite 160

Dallas, Texas 75248

PRIMARY CONTACT NAME: Bob Fullington

TITLE: Senior Vice President

SIGNATURE: 

EMAIL: bfullington@leelewis.com

OFFICE PHONE: (972) 818-0700

CELL PHONE: (214) 202-7545

PROJECT IDENTIFICATION:

PROJECT NAME: **McKINNEY FIRE STATION NO. 9**

PROJECT NUMBER: **FI3244**

PRICING:

Proposed Preconstruction Services Fee
(Lump Sum with descriptions) \$10,000

Proposed Construction Services Fee
(% of the Construction Cost) 3.25%

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, accounting,
etc. (% of the Construction Cost) --0--

Project Schedule
(Number of Months) 11 Months (Construction)

Please include additional lines as needed for the items above.

MCKINNEY FS #9

Please list all General Conditions items
 Items not listed are considered to be "Cost of Work" items
 Include additional lines as needed

GENERAL CONDITIONS

DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENDED COST
PROJECT STAFF				
Project Executive				Included
Project Manager	24	wks	\$ 2,625.00	\$ 63,000.00
Assistant Project Manager		wks	\$ 1,625.00	\$ -
Project Engineer			\$ -	Included
Office Engineer			\$ -	Included
Project Superintendent	48	wks	\$ 2,250.00	\$ 108,000.00
Assistant Superintendent		wks	\$ 1,500.00	\$ -
Field Engineer				Included
Foreman (non-working)				Included
Safety Manager				Included
Quality Control Manager				Included
Project Scheduler				Included
Project Controls / Layout				Included
Project Accountant				Included
Project Administrative				Included
TEMPORARY FACILITIES				
Project Office Trailer - Setup / Removal	1	ls	\$ 1,200.00	\$ 1,200.00
Project Office Trailer	11	mo	\$ 800.00	\$ 8,800.00
Temporary Toilets	11	mo	\$ 300.00	\$ 3,300.00
Temporary Fencing	1	ls	\$ 1,500.00	\$ 1,500.00
Staging Area				Included
Project Sign & Signage	2	ea	\$ 600.00	\$ 1,200.00
SAFETY				
Barricades				Included
Perimeter Protection				Included
Protect Floor Openings				Included
Fire Extinguishers / Fire Protection	12	ea	\$ 100.00	\$ 1,200.00
First Aid Supplies	11	mo	\$ 150.00	\$ 1,650.00
Safety Netting				Included
UTILITIES				
Temporary Power Setup				Included
Temporary Power	11	mo	\$ 3,000.00	\$ 33,000.00
Temporary Water Setup				Included
Temporary Water	11	mo	\$ 200.00	\$ 2,200.00
Temporary Sanitary Sewer Setup				Included
Temporary Sanitary Sewer	11	mo	\$ 100.00	\$ 1,100.00
Data / Communications / AV Setup				Included
Data / Communications Service				Included
Cellular Phones	11	mo	\$ 150.00	\$ 1,650.00

TEMPORARY SERVICES				
Ice, cups, water, coffee, etc.	48	wks	\$ 50.00	\$ 2,400.00
Janitor Services				Included
Office Furnishings	1	ls	\$ 1,500.00	\$ 1,500.00
Office Equipment	1	ls	\$ 1,500.00	\$ 1,500.00
Computers	1	ls	\$ 1,500.00	\$ 1,500.00
Audio / Visual Equipment				Included
Printers	1	ls		Included
Copier / Fax	1	ls	\$ 3,600.00	\$ 3,600.00
Postage / Delivery	11	mo	\$ 100.00	\$ 1,100.00
Printing / Reproduction	1	ls	\$ 2,500.00	\$ 2,500.00
Photos / Aerials	11	mo	\$ 125.00	\$ 1,375.00
Walk and Street Rental	1	ls		Included
Record Drawings / O&M Manuals	1	ls	\$ 2,500.00	\$ 2,500.00
Surveying	1	ls	\$ 5,000.00	\$ 5,000.00
Project Ceremonies	1	ls		Included
GENERAL TRASH REMOVAL				
Clean Up Crew (number of men) - 1	48	wks	\$ 870.00	\$ 41,760.00
Dumpster (loads per week) - 1.5/wk	48	pulls	\$ 450.00	\$ 21,600.00
Dumping Fees (note locations)				Included
EQUIPMENT RENTAL / PURCHASE				
Water Pump & Hoses				Included
Skid Steer				Included
Fork Lift				Included
Crane				Included
Misc. Small Tools	11	mo	\$ 250.00	\$ 2,750.00
Equipment - Fuel & Maintenance				\$ -
Vehicles - Automobiles / Trucks	22	mo	\$ 650.00	\$ 14,300.00
Vehicles - Maintenance / Other Costs				Included
Vehicles - Fuel	22	mo	\$ 650.00	\$ 14,300.00
INSURANCE AND BONDS				
Insurance	1	ls	\$ 25,075.00	\$ 25,075.00
Bonds	1	ls	\$ 20,000.00	\$ 20,000.00
Subguard Insurance, if any	1	ls		\$ -
Payment & Performance Bond	1	ls	\$ 43,149.00	\$ 43,149.00
TOTAL GENERAL CONDITIONS				\$ 433,709.00

** - This represents bonding 25% of the subcontracted amount. If the bond premium required is less than \$20,000, the difference shall be refunded to the owner. If the bond premium required is greater than \$20,000, then Lee Lewis Construction shall be responsible for the overage. LLCI believes the CM at Risk is responsible for managing the risk associates with contracting the various trades. As a company, we use joint check agreements where prudent to save the owner/client the added cost of bonding the subcontractor along with the CM at Risk.

TAB 4: SIGNED ADDENDA

**RFP NO. 16-11RFP
ADDENDUM NO. 1**

This Addendum is hereby made a part of the Request for Proposal documents to the same extent as if it were originally included therein. The following clarifications shall be made to the Request for Proposals and shall become a part of, and attached to, the Request for Proposals documents.

This addendum is issued in response to questions received from prospective responders.

1. The type of contract anticipated is discussed in RFQ Section 1.4.D; city amendments will be provided to the top ranked firms.
2. The anticipated schedule contemplates construction to begin in July 2016 or August 2016 and for construction to be complete and ready for occupancy sometime between July 2017 and September 2017.
3. See RFQ Section 3.2 for Preparation and Submittal Instructions. Please print on both sides of the paper; all components of the submittal, including responses to the requested information, the response letter, the responses to the questionnaire and the like will count towards the page count limit of 30 pages; divider tabs or divider tabs with photos and without additional data will not count towards the page count limit. For clarification, one sheet of paper printed on both sides of the sheet will count as 2 pages.
4. See RFQ Section 3.2.E for the number of copies required; one (1) original, so labeled, and four (4) complete hardcopies of the entire response, along with one (1) electronic copy on CD, DVD or USB in PDF format are required. An original signature must appear on the original hardcopy response. The electronic copy should include all information contained within the hardcopy submittal including a cover letter, if any, and must include scanned copies of documents requiring signatures. The four (4) hardcopies discussed above may be replications of the original document.
5. Upon selection and contract execution, the CMAR will immediately develop a construction cost estimate for the design development documents.

END OF ADDENDUM NO. 1

Addendum 1

BAF

Date Received

3/11/16

NOTE : This acknowledgment will not be included in the page count.