

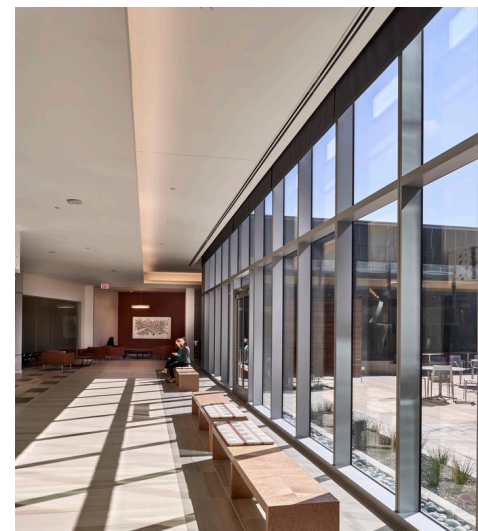


# CITY OF MCKINNEY | SENIOR RECREATION CENTER RENOVATIONS

RESPONSE TO REQUEST FOR  
QUALIFICATIONS FOR  
CMAR SERVICES  
RFP NO. 19-59RFP

AUGUST 29, 2019

**Balfour Beatty**



# Contents

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**1** Section one

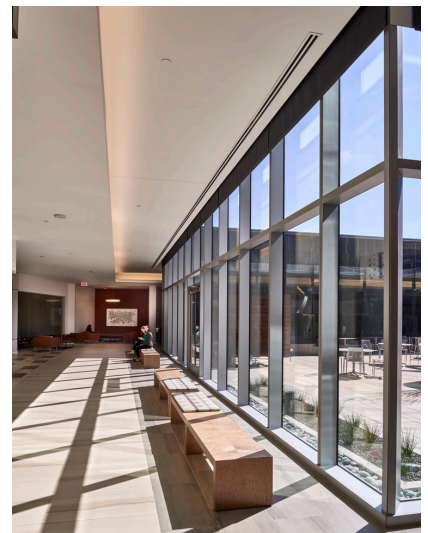
Cover Letter and Response Letter

**2** Section two

Questionnaire

**3** Section three

Proposal Form



August 29, 2019

Lisa Littrell, CPPO, CPPB  
Purchasing Manager  
1550 South College Street – Building D  
McKinney, Texas 75069

## Re: City of McKinney | Senior Recreation Center Renovations | RFP No. 19-59RFP

Dear Ms. Littrell:

Balfour Beatty appreciates the opportunity to present our qualifications to the City of McKinney Senior Recreation Center Renovations project. Based on the expertise of our team, experience on similar projects, and proven processes, we firmly believe we are the most qualified contractor to deliver this project to the McKinney community. When evaluating your potential construction partners, please consider the following unique qualifications of the Balfour Beatty team:

- **Expert CMAR Builders** – Since 1936, Balfour Beatty has completed complex projects of all shapes and sizes throughout the State of Texas. To date, we have delivered over 29 million square feet of similar projects in Texas alone, totaling more than \$4.5 billion. More than 85% of our projects in North Texas have been performed using the CMAR delivery method. In fact, this is our preferred delivery method. This process enables us to use our past experience and lessons learned early in the design process to positively impact the project's cost, schedule, and quality.
- **Seasoned, Experienced Team** – The key personnel we have proposed for the Senior Recreation Center Renovations project are seasoned employees with a unique blend of occupied campus, ground-up and addition/renovation construction experience, ensuring our team has the necessary skills and expertise to successfully deliver your projects. This means we have the in-house expertise to staff our projects with hand-selected teams and provide you with the peace of mind that we will exceed your expectations.
- **Similar and Local Project Experience** – Our team recently delivered the City of Plano's Liberty Recreation Center Renovations project and has experience working with McKinney ISD on several projects. Our experience working for public entities ensures that we can respect the needs of a public entity like the City of McKinney. Given our portfolio and lessons learned on similar projects, we have the capability to rise to any challenge we may encounter and deliver a successful project.
- **Experience Working on Occupied Campuses** – Balfour Beatty will carefully plan and coordinate project activities to make sure your operations are not interrupted. Our planning focuses on your needs. Our approach to working on continuously occupied campuses begins with making the safety of patrons and staff our number one priority. Working with the City and recreation center staff, we ensure staging plans, phasing plans, and safe patron egress is worked out in advance of the start of construction. All of our planning is focused on keeping the public separated from all construction activities and preventing disruption to the recreation center activities.

We are confident that our team, our experience, and our knowledge will provide you with a memorable construction experience that positively contributes to the success of the community of McKinney. We look forward to being a part of this exciting project!

Sincerely,



Jon Moreau  
Vice President  
Balfour Beatty Construction

**SECTION 5 – RESPONSE LETTER**  
**RFP NO. 19-59RFP**

Lisa Littrell, CPPO, CPPB – 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:  
Balfour Beatty Construction, LLC

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 August 26, 2019.

Executed this 29th day of August, 2019.

OFFEROR:

Balfour Beatty Construction, LLC

By: 

Name: Jon Moreau

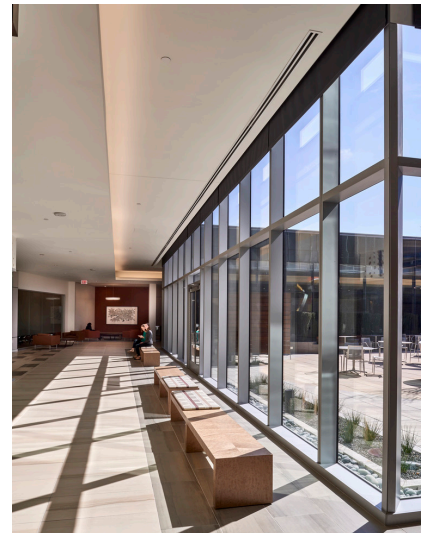
Title: Vice President/Business Unit Leader

Email: jmoreau@balfourbeattyus.com

Phone: 214.451.1000

Cell: 214.399.9954

Attachment: Responses to Offeror's Questionnaire



# SECTION 2: QUESTIONNAIRE

**1) Legal Name of Company:**

Balfour Beatty Construction, LLC

**Authorized Point of Contact:**

**Name:** Jon Moreau

**Title:** Vice President

**Phone:** (214) 451-1040

**Mobile:** (214) 399-9954

**Email:** jmoreau@balfourbeattyus.com

**Address of officer that would be providing service:**

3100 McKinnon, Sixth Floor  
Dallas, TX 75201

**Number of Years in Business:**

86

**Website:**

www.balfourbeattyus.com

**Type of Operation:**

Balfour Beatty Construction, LLC is a Limited Liability Company

**Number of Employees:**

The chart on the right depicts our current headcount of employees.

**Annual Sales Volume:**

Our annual revenue for Texas for 2018 was \$696 million.

**2) State whether you will provide a copy of your company's financial statements for the past two (2) years, if requested by the City.**

Balfour Beatty will provide a copy of financial statements if requested.

**3) Provide a financial rating of your company and any documentation (e.g. a Dunn & Bradstreet analysis), which indicates the financial stability of the company.**

In 2011, Balfour Beatty switched to an industry-specific reporting tool called

Contractor Score in lieu of Dunn & Bradstreet reporting. Please see a copy of our Contractor Score certificate on the following page

**4) Is your company currently for sale or involved in any transaction to expand or to become acquired by another business entity?**

No.

**5) Provide any details of all past or pending litigation or claims filed against your company arising out of or in connection with your company's performance under a contract for construction management and / or construction services. Describe how such suit or claims were resolved.**

As one of the largest construction management firms in the United States, there are suits and claims pursued against Balfour Beatty. Balfour Beatty typically resolves all disputes in a manner that does not lead to litigation and preserves relationships for future projects. Should negotiation fail, our goal remains to resolve disputes without litigation by using mediation or other alternative dispute resolution methods. Given this dispute management style and the size and financial strength of our organization, disputes do not impact the work performance of our organization. We can provide a list if requested.

**6) Is your company currently in default on any loan agreement or financing agreement with any bank, financial institution, or other entity?**

No.

**Employees by Location/Discipline**

EMPLOYEE HEADCOUNT	
Company Division	#
Texas (Dallas, Fort Worth, and Austin)	397
Other Divisions	#
Mid-Atlantic	276
Carolinas	215
Georgia	115
Florida	193
Washington State	469
Oregon	286
Northern California	61
Southwest	259
Military Housing	15
Corporate/Administrative	101
<b>Employee Total</b>	<b>2,387</b>

**7) Does any relationship exist between your company and any of City's officers, employees whether by relative, business associate, capital funding agreement or any other such kinship? If yes, please explain.**

No.

**8) Provide your company's safety data**

Year	EMR	RIR	LIR
2018	0.66	0.77	0.13
2017	0.75	1.05	0.18
2016	0.69	0.48	0.33
2015	0.58	0.48	0.14
2014	0.52	0.90	0.15



## Certification

The Contractor Score is an empirical tool derived from the contractor's documented and verified information. It is based on objective calculations without subjectivity or bias. The main goal of Contractor Score is to provide a concise gauge whereby customers may evaluate the short-term liquidity and management capacity of the contractor relative to its own needs. It is not a bond nor guarantee of performance. The emphasis is on liquidity, working capital, leverage and profitability of the most recent fiscal year and fiscal quarter as it relates to the existing backlog. Available funds contributing to the liquidity may be internal or external.

### **Balfour Beatty Construction LLC**

**3100 McKinnon Street, 6th Floor  
Dallas, USA-Texas 75201**

Has a Contractor Score of

**2500**

Effective Date as of Latest Financial Statements Submitted

**December 31, 2018**

0 – 350 Weak      350 – 650 Fair      650 – 1000 Good      Over 1000 Excellent

#### Contractor Score GENERAL DISCLAIMER

This financial information has been prepared by CONTRACTOR SCORE for the purpose of providing interested parties with general information about the Company. The data included was derived from the books and records of the Company. Although such information is believed to present fairly the history and business of the Company, CONTRACTOR SCORE does not make any representation as to the completeness or accuracy of the contents of these financial metrics. CONTRACTOR SCORE, specifically, is only calculating data provided to CONTRACTOR SCORE by the Company. CONTRACTOR SCORE has, in no manner, attempted to verify the information provided to them.

Parties wishing to pursue business with the Company shall be responsible for the verification of any information upon which they may make any decisions.

The underlying financial information to Contractor Score is treated as confidential. The recipient shall use such information only for the purpose of evaluating conduction of business with the Company and not in any manner or for any purpose adverse to the interests of the Company. Contractor Score is in no way a guarantee of the company's future performance.



**9) Provide details regarding any special services, management characteristics or other benefits / advantages offered for the City in selecting your company.**

BIM modeling, laser scanning, and digital documents are all excellent tools to use during both the design and construction phases.

### BIM Modeling

The BIM Modeling collaboration will begin in the design phase via a design assist relationship allowing key subs to provide constructability, life cycle and facilities maintenance feedback to the design team while sufficient time remains to take it into account.

The fully coordinated BIM model is an important resource in the submission of required shop drawings submittals and RFIs with the design team. When submitting shop drawings, we are simply submitting a 2D version of the coordinated BIM model. Ideally, we like to provide the BIM model as a reference tool for designers to help them understand the reasoning behind our final routing. Where helpful, we will also reference and include images from the BIM model to clarify RFIs. BIM is a great technical tool, but it is also a very helpful communication platform.

### Laser Scanning

Laser scanning has been used extensively on multiple projects from new construction to renovations/additions. In a new construction environment, we have used laser scanning to validate the accuracy of installations as compared to the design. This information is shared with the downstream subcontractors so that their fabrication can be adjusted to accommodate the slight variances, which result in a higher quality of installation and substantial reductions in on-site modifications.

We have used laser scanning successfully in several renovation projects. This allows us to better understand the complexity

of the site, and provide these details to the client to better prepare for the site challenges ahead.

**10) Describe your firm's past performance on other contracts for the City of McKinney or other cities (e.g. cost control, cost savings, schedule control) and your firm's demonstrated technical competence and management qualifications with CMAR projects, particularly those that are similar to the proposed project type.**

Our team has experience constructing similar facilities and working with multiple cities and municipalities, which will allow us to bring valuable lessons learned to the City of McKinney Senior Recreation Center Renovations project. With more than 350 employees in Texas, Balfour Beatty has the necessary resources and bench strength to ensure the success of your project.

Balfour Beatty incorporates several tools and methods to ensure your project is completed on time and on budget.

### Monitoring and Controlling Costs

One of the primary reasons clients elect to use the Construction Manager at Risk delivery method is to engage design and construction early in the process as design development progresses.

Working collaboratively throughout the preconstruction process should ensure the client's vision for the project is maintained while keeping cost under control and in line with budget expectations.

Balfour Beatty will leverage years of working within this delivery method to adapt a process which meets the needs of the City of McKinney and Brinkley Sargent Wiginton. The quantity of deliverables is not as important as the quality of the deliverables presented.

As we begin the process we must first listen to the City of McKinney and ensure your needs and expectations for the process are the critical drivers to establishing an appropriate set of deliverables.

We must begin with understanding your programming, specifically confirming the size (sf) of the facility. This will enable us



photos to the plans and email this information to applicable parties directly from the field. This process can save weeks at the end of the project and expedite occupancy. The owner and project architect can also use BIM 360 to access this information at any time.

### B AUTODESK® BIM 360™ FIELD

We use field construction management software called Autodesk BIM 360 Field to monitor quality management and expedite inspections and punch lists. Project plans and specifications are entered into the system, eliminating the need to carry bulky sets of plans. Our team members can enter inspection items into their iPads while walking the job site and can attach

to prepare a quick schematic estimate to check cost against budget.

Typically we suggest three (3) deliverables - Schematic, Design Development (DD), and 50% CD's - prior to going to the sub market for final GMP pricing. We will utilize our in-house Mechanical, Electrical, and Plumbing preconstruction experts to assess these critical elements during the Schematic and early DD packages.

Once the design process has progressed toward 50% DD's we will recommend we engage critical subs such as concrete, structural steel, masonry, roofing, drywall and MEP disciplines to more accurately represent "real time" pricing.

The sooner we can "go to market" with design intent, the quicker we will confirm accuracy of our early SD estimates and provide feedback for any cost savings ideas, if required.

As we move toward CD's, we will continue to provide detailed estimates, always comparing the most current estimate against those previously provided. Our systems will allow ALL stakeholders to compare line item pricing and discuss any significant differences against previous estimates.

Transparency throughout each step in the process is important as we move toward a GMP which accurately reflects the expectations of the City of McKinney. Balfour Beatty has an excellent reputation for accuracy of budgets against current design and also certainty of estimates that reflect current market trends.

**Completing Scope Within Budget**

Balfour Beatty provides complete preconstruction services as required by the Owner or the Architect. With extensive Preconstruction experience, our in-depth materials and systems database provides highly detailed and accurate information in support of our Preconstruction services.

Our historical cost data is updated continuously to the latest "prices paid" for similar materials or construction system.

**Schedule Control**

The schedule is a living document that, when maintained collaboratively, is a powerful and effective management tool. We go beyond traditional 'breaking ground' and 'substantial completion' and take a proactive total project solutions approach to be sure we are setting expectations for the design team, along with construction and owner activities including phased turn overs for training and activation of the project.

This ensures we are all focused on the appropriate interim milestones, as well as owner activation and the grand opening.

During the planning/preconstruction phase, Balfour Beatty will collaborate with the City of McKinney and the design team to achieve this goal with 100% buy-in before the Notice to Proceed. Subcontractors will anticipate labor needs and review schedules to accurately

reflect the time needed to successfully complete the project.

The City of McKinney will review and approve all logic changes prior to submission of the pay application. The schedule logic will accurately reflect the as-built status of the project and reflect the true critical path of the project going forward every month. No exceptions. The baseline schedule will be used throughout the project to manage the work and verify progress.

**11) Provide a minimum of three and a maximum of five projects with photos for which your firm has provided / is providing construction management or construction services which are most related to this project.**

Please see a list of projects most related to this project on the following pages.

**12) For each of the listed projects, provide the following information:**

Please see the following pages for detailed project information.

Liberty Recreation Center				(B)	(C)	
City of Plano Cost Allocation				DD Estimate Budget	(A) Budget Estimate - (B) DD Estimate Budget	Total Project Cost \$
Account	Account Name	Budget Amount	Description			
53411	Liberty Recreation Center	\$ 2,125,000	Expansion and renovation to fitness areas with over 55 exercise machines, classroom improvements, and outdoor pool amenities.	\$ 2,939,778	\$ (814,778)	\$
53412	Liberty Recreation Center	\$ 640,000	Richard's 100-watt LED lighting system, Gym floor and lighting	\$ 1,021,230	\$ (81,230)	\$
53394	Liberty Recreation Center	\$ 800,340	Site improvements: landscaping, entire site irrigation, area w/ slab & shade, pool pumps, pool area paving	\$ 800,340	\$ 199,660	\$
53374	Liberty Recreation Center	\$ 143,357	Site improvements: landscaping, pavers, new irrigation system	\$ 192,046	\$ (48,939)	\$
53341	Park B. Facility Signage Replacement	\$ 32,000	new exterior signage	\$ 39,040	\$ (7,040)	\$
22406	Liberty Recreation Center	\$ 167,970	Utilities: grate inlets, storm, trench drain	\$ 204,923	\$ (36,953)	\$
53363	Park Structures & Equipment	\$ 100,000	Up to \$100K for shade structure, fencing, benches	\$ 291,123	\$ (191,123)	\$
01-665-xxxx	Coletta FFE Supplement	\$ 170,000	up to \$170K for certain items: TVs, projectors, WAP equip, PA Intercom equip, ice maker, refrigerator, wall pads, lockers, fire extinguishers, 460-mahler board/backboard? - anything that plugs in to or attaches to a wall as a part of the project must be purchased by Parks/COP and provided to contractor for installation	\$ 220,188	\$ (50,188)	\$
	( testing services)	\$ (25,000.00)				
		\$ 4,653,077	AVAILABLE FOR CONSTRUCTION	\$ 5,708,668	\$ (1,030,591)	\$

Liberty Recreation Center was a unique project because it brought different entities of the City of Plano together to fund a project that would benefit the community and Liberty Recreation Center staff.

The Plano Parks Department, Facilities Maintenance Fund and the Liberty Recreation Center all used funds from their respective budgets to pay for the renovation. Balfour Beatty helped the City understand the total cost of the project and track where the individual funds were being used.

# RELEVANT PROJECTS



CITY OF PLANO |  
LIBERTY RECREATION  
CENTER RENOVATIONS  
PLANO, TX

## PROJECT DESCRIPTION:

Balfour Beatty is currently completing renovations to the City of Plano Liberty Recreation Center. This nearly \$6 million project includes major interior and exterior amenity space renovations including: locker room and restroom upgrades, a cardio/fitness room expansion, renovation to offices and classrooms, an outdoor fitness area, two shade sail structures, new water play features, new coping and 'cool deck' around the existing pool.

## PROJECT DETAILS:

### Contract Type

CM at Risk

### Original Construction Cost

\$5,346,024.00

### Final Construction Cost

TBD

### Completion Date

6/29/2019

### Project Team

- Scott Graham, Senior Project Manager
- Ben Schalk, Estimator
- Darren Lee, VP Operations
- Jaime Rodriguez, Superintendent

### Owner Contact

Jim Razinha  
Facilities Division Manager  
972.941.7152  
jimraz@plano.govplano.gov

### Architect/Engineer Contact

Aditi Padki, AIA, LEED AP  
SmithGroup  
Associate | Architect  
469.232.5513  
aditi.padki@smithgroup.com



CITY OF FORT WORTH |  
WEST PATROL DIVISION  
POLICE STATION  
FORT WORTH, TX

## PROJECT DESCRIPTION:

The West Patrol Division (Joyce Drive Police Station), is an interior renovation of an existing building located at 3532 Joyce Drive in Fort Worth Texas. The project totals 12,000 SF and was completed in June 2018.

## PROJECT DETAILS:

### Contract Type

CM at Risk

### Original Construction Cost

\$1.7M

### Final Construction Cost

\$1.7M

### Completion Date

6/4/2018

### Owner Contact

James Diestel  
City of Fort Worth  
Property Management Department  
401 West 13th Street  
Fort Worth, Texas 76102

### Architect/Engineer Contact

Allison Davis  
Elements of Architecture  
1201 6th Street Suite 100  
Fort Worth, Texas 76102

## CITY OF PLANO | 777 15TH STREET RENOVATIONS PLANO, TX

### PROJECT DESCRIPTION:

Balfour Beatty is currently managing the renovation of the existing 14,000 SF, two-story commercial building to serve as the City of Plano department offices.

### PROJECT DETAILS:

#### Contract Type

CM at Risk

#### Original Construction Cost

\$2.5M

#### Final Construction Cost

N/A

#### Completion Date

5/1/2020

#### Project Team

- Scott Graham, Senior Project Manager
- Morgan Johnson, Estimator
- Darren Lee, VP Operations

#### Owner Contact

Jim Razinha  
Facilities Division Manager  
972.941.7152  
jimraz@plano.govplano.gov

#### Architect/Engineer Contact

Aditi Padki, AIA, LEED AP  
SmithGroup  
Associate | Architect  
469.232.5513  
aditi.padki@smithgroup.com

## MCKINNEY ISD | FINE ARTS ADDITIONS & RENOVATIONS MCKINNEY, TX

### PROJECT DESCRIPTION:

Balfour Beatty is the CMAR for various fine arts additions and renovations to three different campuses throughout McKinney ISD which include Boyd High School, Cockrill Middle School, and Evan Middle School.

### PROJECT DETAILS:

#### Contract Type

CM at Risk

#### Original Construction Cost

\$12M

#### Final Construction Cost

\$12M

#### Completion Date

12/30/2019

#### Project Team

- Terry Creswell, Superintendent
- Armani Johnson, Senior Project Engineer
- Darren Lee, VP Operations

#### Owner Contact

Corey Gililand  
McKinney ISD  
Director of Construction  
cgililand@mckinneyisd.net  
(469) 302-4142

#### Architect/Engineer Contact

Brett Holzle  
Stantec Architects  
brett.holzle@stantec.com  
(214) 473-2400

# WORK ON OCCUPIED CAMPUSES

Balfour Beatty understands that the City of McKinney Senior Recreation Center Renovations project will be an active and occupied facility during construction. Our team is accustomed to working in this type of environment and will carefully plan and coordinate project activities to ensure the public is separated from all construction activities and to prevent disruption to the recreation center activities.

When planning the project's start up on an occupied campus, first and foremost is the safety of the patrons, staff, and

public. Our team will create a site logistics and phasing plan. This plan will be reviewed and approved by district and site staff prior to Balfour Beatty mobilizing on site. Our site logistics plan may change throughout the course of construction based on the phasing, needs of the project, or the needs of the City of McKinney. Our team's goal is to minimize any disruptions to the ongoing activities at the recreation center while focusing on the safety of students and staff. In addition to meeting with site staff to develop a site logistics and phasing plan, we will meet with the local fire marshall

and building officials to confirm our plans are acceptable to them with regards to egress and safety.

We will plan our schedules around building activities and events. Working on an occupied campus requires a team who understands what it means to put the client's needs first. Below is an example of our occupied campus experience and how we worked around the ongoing activities.

## LEWISVILLE HIGH SCHOOL ADDITIONS & RENOVATIONS



The campus was occupied during each of the three phases of the project. Each of the phases included demolition, new construction and renovation. With the campus being occupied, all of the facility usage was coordinated through Balfour Beatty construction efforts to prevent interruption of the school. Coordination involved site logistics planning and owner and civic coordination of all on-campus events, along with the day-to-day classroom schedule.

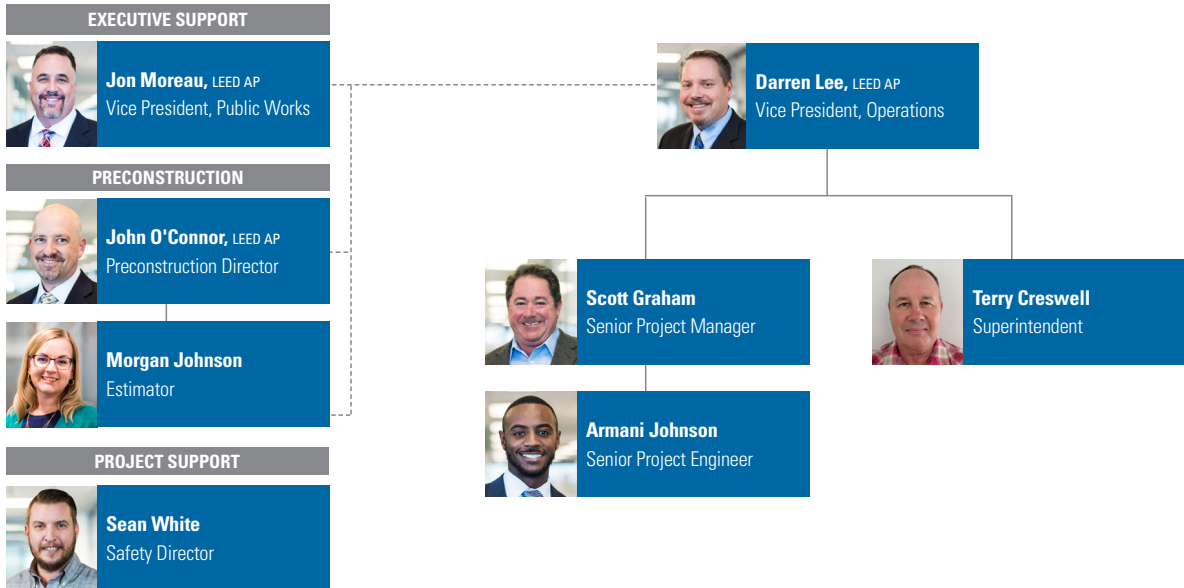
Working on an occupied facility meant that while construction was happening on one side of a wall, classes were being held on the other side. The team maintained all of the fire exits that were closed from construction. A lot of tasks were completed after hours, in the night and on weekends to avoid disrupting the students. The team worked on the project seven days per week.

Work taking place on an occupied campus takes special consideration to best engineer the risks and exposure to the general population. Coordination efforts to separate the students from work was essential to a successful, safe project. Balfour Beatty ensured this through extensive site logistics planning and following through with all possible student/work separation that was possible. Hazardous work, such as demolition and hanging of structural steel happened at night and on weekends to minimize campus occupants' exposure.

### 13) Provide a project organization chart along with resumes of key personnel;

Please see below and the following pages for our team organizational chart and resumes.

## ORGANIZATION CHART



## LEADERSHIP

Balfour Beatty's hand-picked team of on-site construction professionals will enjoy the support of the Balfour Beatty Public Works Group's leadership team, as well as over 350 employees across the State of Texas. Our unrivaled resources, coupled with our leading presence in the local market, will ensure we deliver a successful project that you and your community can be proud of for years to come.

### JON MOREAU, VICE PRESIDENT, PUBLIC WORKS



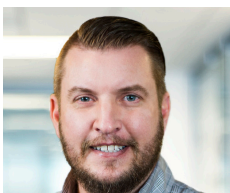
As Vice President of Public Works, Jon Moreau has worked in the construction industry since 1995, and started as a member of the Balfour Beatty team in 1998. He has spent the last 21 years serving public works clients. Jon is responsible for the overall performance of the Public Works Group, including the implementation of strategic plans and initiatives. Jon graduated from Montana State University with a Bachelor of Science in mechanical engineering in 1995 and is a LEED Accredited Professional.

### JOHN O'CONNOR, PRECONSTRUCTION DIRECTOR



John has over 21 years of construction industry experience and a long history in the market. John is responsible for oversight and leadership of the estimating, value engineering and bid packaging phase of the project. His knowledge of the preconstruction process, the local marketplace and construction costs ensures the integrity and accuracy of the estimate throughout preconstruction. John is responsible for the management of the day to day efforts of the various estimating and budget development functions for your project.

### SEAN WHITE, SAFETY DIRECTOR



Sean is the leader of our safety program for all public works projects in the state of Texas. He manages quality reviews to ensure that clients' requests are met or exceeded. Sean empowers project teams to embrace personal responsibility for job site safety, and his proactive approach has resulted in Balfour Beatty consistently out-performing industry averages.



## DARREN LEE, LEED AP BD+ C

### VICE PRESIDENT, OPERATIONS

As Vice President of Operations, Darren is actively involved with all site operations including field and office, as well as maintaining the budget and on time completion of the project. He is also involved with the preconstruction, construction, and post construction phases of the project and will be the executive-in-charge during construction. Darren’s fast-track project experience will bring great value to the City of McKinney. Darren has over 31 years of extensive experience and brings a great deal of professionalism and consistency.

#### Project Experience:

##### **McKinney ISD | Dowell Middle School | McKinney, TX | \$16M**

Dowell middle school is a multi phased, \$15.8 million addition and renovation to the existing and occupied campus. Balfour Beatty worked closely with McKinney ISD and the Dowell site administration to develop a phasing plan which minimized any disruptions to parent and bus loading and unloading and also eliminated any disruption to the learning environment. The additions consisted of a two story classroom wing, a new fine arts wing, and an expansion of the gymnasium and locker rooms. The entire roof was replaced along with most of the existing HVAC units.

##### **McKinney ISD | Fine Arts Additions & Renovations | McKinney, TX | \$12M**

Balfour Beatty is the CMAR for various fine arts additions and renovations to three different campuses throughout McKinney ISD which include Boyd High School, Cockrill Middle School, and Evan Middle School.

##### **City of Plano Liberty Recreation Center Renovations | Plano, TX | \$5.3M**

Balfour Beatty recently completed the renovations to the City of Plano Liberty Recreation Center. This nearly \$6 million project includes major interior and exterior amenity space renovations including: locker room and restroom upgrades, a cardio/fitness room expansion, renovation to offices and classrooms, an outdoor fitness area, two shade sail structures, new water play features, new coping and ‘cool deck’ around the existing pool.

##### **Kaufman ISD | Kaufman High School Addition & Renovation | Kaufman, TX | \$46M**

Balfour Beatty constructed the 2.5 year long, multi-phased, Kaufman High School. The \$46 Million addition and remodel project consisted of initial site work of a new competition softball field and parking lot. New construction consisted of a 1,400-seat arena, a 700-seat auditorium, a classroom block, administration offices, and agriculture and career tech facilities. The renovation portion of the project included existing laboratory and classroom areas as well as converting an existing space for new programming. Additionally, there was extensive civil work involved to improve existing poor site drainage. All work took place on an occupied campus, completed in various phases, requiring finished areas to be turned over and then occupied every August and December over the course of two years.

#### **Industry Experience:**

31 Years of experience, 19 with Balfour Beatty

#### **Education and Professional Registration:**

Bachelor of Science,  
Construction Management,  
*Oregon State University*

LEED AP BD+C

OSHA 30

#### **References:**

Corey Gililand  
Director of Construction  
McKinney ISD  
(469) 302-4142 office  
cgililand@mckinneyisd.net

Michael Stewart  
Huckabee  
817.377.2969 office





## SCOTT GRAHAM

### SENIOR PROJECT MANAGER

As Senior Project Manager, Scott will be the client's primary point of contact on-site throughout the project. He will interface with the client and other members of the project team and direct the work of on-site personnel. Scott is responsible for coordinating, scheduling, and planning all on-site activities to ensure that the project is completed on time and within budget to the client's satisfaction. He has experience with project estimating, value engineering, contract negotiations, site management and budget management.

### Project Experience:

#### **City of Plano Liberty Recreation Center Renovations | Plano, TX | \$5.3M**

Balfour Beatty recently completed the renovations to the City of Plano Liberty Recreation Center. This nearly \$6 million project includes major interior and exterior amenity space renovations including: locker room and restroom upgrades, a cardio/fitness room expansion, renovation to offices and classrooms, an outdoor fitness area, two shade sail structures, new water play features, new coping and 'cool deck' around the existing pool.

#### **City of Plano 777 15th Street Renovations | Plano, TX | \$2.5M**

Balfour Beatty is currently managing the renovation of the existing 14,000 SF, two-story commercial building to serve as the City of Plano department offices.

#### **Kaufman ISD | Kaufman High School Addition & Renovation | Kaufman, TX | \$46M**

Balfour Beatty constructed the 2.5 year long, multi-phased, Kaufman High School. The \$46 Million addition and remodel project consisted of initial site work of a new competition softball field and parking lot. New construction consisted of a 1,400-seat arena, a 700-seat auditorium, a classroom block, administration offices, and agriculture and career tech facilities. The renovation portion of the project included existing laboratory and classroom areas as well as converting an existing space for new programming. Additionally, there was extensive civil work involved to improve existing poor site drainage. All work took place on an occupied campus, completed in various phases, requiring finished areas to be turned over and then occupied every August and December over the course of two years.

#### **Lewisville ISD | New Mill Street Elementary School | Lewisville, TX | \$31M**

The New Mill Street Elementary School is a 115,000 SF complete replacement school located in a historic neighborhood. The school incorporates design recommendations from the community to mirror the aesthetic of the neighborhood.

#### **St. Andrew United Methodist Church | Plano, TX | \$2.6M**

The St. Andrew United Methodist Church project consists of renovations to classrooms wings, site improvements, and the sanctuary.

### Industry Experience:

33 Years of experience, 2 with Balfour Beatty

### References:

Jim Razinha  
Facilities Division Manager  
972.941.7152  
jimraz@plano.govplano.gov

Aditi Padki, AIA, LEED AP  
SmithGroup  
Associate | Architect  
469.232.5513  
aditi.padki@smithgroup.com



## TERRY CRESWELL

### SUPERINTENDENT

As Superintendent, Terry supervises and coordinates all field activities while monitoring safety for construction personnel as well as students, school employees, and general public. Terry is responsible for building and maintaining client relations, a proactive attitude and promoting relations with architect/engineer.

#### Project Experience:

##### **McKinney ISD | Fine Arts Additions & Renovations | McKinney, TX | \$12M**

Balfour Beatty is the CMAR for various fine arts additions and renovations to three different campuses throughout McKinney ISD which include Boyd High School, Cockrill Middle School, and Evan Middle School.

#### Other Relevant Project Experience:

##### **Aubrey ISD | Aubrey High School Additions | Aubrey, TX | \$9M\***

Steel & Brick Construction – Science lab additions & cafeteria expansion.

##### **Aubrey ISD | Aubrey Elementary School | Aubrey, TX | \$9M\***

New Elementary School designed by DMS Architects.

##### **Allen ISD | Allen High School Phase II Additions | \$17M\***

Classroom additions & Science labs to Allen High School designed by STB Architects.

##### **Mesquite ISD | Wilkinson Middle School | Mesquite, TX | \$11.4M\***

Designed by STB Architects.

##### **Plano ISD | Centennial Elementary School | Plano, TX | \$6M\***

New Elementary School designed by STB Architects.

*\*Project experience prior to Balfour Beatty.*

#### Industry Experience:

43 Years of experience

#### References:

Corey Gililand  
McKinney ISD  
(469) 302-4142 office  
cgililand@mckinneyisd.net

Rick Wright  
Richard Wright Architects  
(214) 505-5262 office



## ARMANI JOHNSON

### SENIOR PROJECT ENGINEER

As Senior Project Engineer, Armani will report to Scott and manage the shop drawing and submittal process, initiate and track all RFI's and work closely with the project superintendent expediting material deliveries in accordance with the needs of the project schedule. At project conclusion, he will prepare and submit all closeout, as-built and warranty documents.

#### Project Experience:

##### **McKinney ISD | Fine Arts Additions & Renovations | McKinney, TX | \$12M**

Balfour Beatty is the CMAR for various fine arts additions and renovations to three different campuses throughout McKinney ISD which include Boyd High School, Cockrill Middle School, and Evan Middle School.

##### **Northwest ISD | Elementary School #18 | Fort Worth, TX | \$24M**

Balfour Beatty is constructing the new ground-up Elementary School #18 which is set to open in August 2018. The new campus will have classroom and flex space for students in Kindergarten to 5th grade. The school will have a gymnasium, stage, cafeteria, library, fine arts rooms, and an administration area. There will also be a food service preparation and serving area. The exterior walls will be constructed using Insulated Concrete Forms (ICF).

##### **Allen ISD | Curtis Middle School Tech Renovation | Allen, TX | \$2.3M**

The Curtis Middle School Tech Renovation consisted of a technology upgrade for the entire school. Components included were complete removal of the existing data cabling, an upgraded Cat6 cabling, projectors, and A/V controls. The project also featured a new entry store-front door, sidewalk, landscaping, and a new IDF room.

##### **Allen ISD | Elementary School #18 | Allen, TX | \$23M**

Balfour Beatty constructed the ground-up 116,000 SF elementary school for Allen ISD. The two-story elementary school includes classrooms, admin spaces, gym, cafetorium, science labs, and art rooms.

##### **Allen ISD | Vaughn Elementary School Renovation | Allen, TX | \$7.5M**

The Vaughn Elementary School Renovation included a technology upgrade for the entire school. Complete removal of existing data cabling and upgraded Cat6 cabling, projectors, and A/V controls. The renovation also included new entry storefront door, sidewalk and landscaping, and new IDF room.

##### **Saint Rita Catholic School | Dallas, TX | \$11.5M**

This 26,300 SF renovation and addition to the existing school campus includes a new dining hall, kitchen, administrative offices, and classrooms. The project also includes a new plaza to connect the teaching wings with the sanctuary, as well as renovations to the existing drainage channel that dissects the project.

#### Industry Experience:

4 Years of experience, all with Balfour Beatty

#### Education and Professional Registration:

Bachelor of Science  
Construction Science Management  
*University of Texas at San Antonio*

#### References:

Corey Gilliland  
McKinney ISD  
Director of Construction  
cgilliland@mckinneyisd.net  
(469) 302-4142

Brett Holzle  
Stantec Architects  
brett.holzle@stantec.com  
(214) 473-2400



## MORGAN JOHNSON

### ESTIMATOR

With over 5 years of experience, Morgan's expertise and education will ensure our ability to deliver accurate estimates that lead to a successful project. Morgan is responsible for oversight and leadership of the estimating, value engineering and bid packaging phase of the project.

#### Project Experience:

##### **City of Plano 777 15th Street Renovations | Plano, TX | \$2.5M**

Balfour Beatty is currently managing the renovation of the existing 14,000 SF, two-story commercial building to serve as the City of Plano department offices.

#### Industry Experience:

5 Years of experience

#### Education and Professional Registration:

Master of Construction Management

*University of Oklahoma*

Bachelor of Interior Design

*University of Oklahoma*

#### Other Relevant Project Experience:

##### **Canon City Elementary School\***

Design Development - Partial Interiors & Framing

##### **Canon City Middle School\***

Design Development - Partial Interiors & Framing

##### **Switchbacks Soccer Stadium\***

Detailed Concept - Exterior Skin, Roofing, Interiors, Site, Design-Assist Model

##### **Shawnee Mission: Blue Valley Medical Center\***

Schematic Design - Partial Interiors

##### **UC Health Memorial North Colorado Springs\***

Design Development - Partial Interiors

##### **Southmoor Neighborhood Health Clinic\***

Design Development - Interiors

##### **Children's Hospital Colorado Springs\***

Construction Documents - Self-Perform

##### **Castle Pines Golf Club\***

Schematic Design - Partial Interiors

##### **Cheyenne Mountain Zoo Edventure Building\***

Construction Documents - Exterior Skin, Roofing, Interiors, Site

*\*Project experience prior to Balfour Beatty.*

**14. Provide a proposed project schedule in Gantt chart format for the project including major milestone dates.**

Please see the end of this section for the project schedule.

**15) Describe your company's quality assurance program.**

Balfour Beatty will implement a comprehensive quality control plan for the City of McKinney Senior Recreation Center Renovation project and will ensure that every specialty contractor working on the project understands their role and responsibilities in achieving the plan. Like safety, quality is a state of mind on a construction project. It is established on the first day and permeates everything the team does for the rest of the project.

### 1 Plan Quality

The first step in developing the City of McKinney project quality control plan is to hold a project kick-off meeting with Balfour Beatty, the City of McKinney, and Brinkley Sargent Wiginton to gain knowledge and understanding of key quality assurance issues, concerns, and goals for the project. We will incorporate the City of McKinney projects plan, which will clearly document and communicate the quality expectations for the project, into every subcontract, and a commitment to the plan will be signed by the president of each specialty contractor company. The project QC plan will also specifically address critical items and set out the processes applied to influence, control, measure, and ensure the desired quality.

### 2 Purchase Quality

The plan will clearly document and communicate quality expectations for the project, and Balfour Beatty will review it in our pre-bid and post-bid conferences with the specialty contractors.

After award, each specialty contractor

must submit for approval their quality control plan specific to their work. Those plans will incorporate control and verification of all significant requirements in the Contract Documents pertaining to that trade and the specific hold points for first work inspections and mock-ups. After plan approval, we will review each quality control process in the preconstruction meeting conducted with each specialty contractor.

### 3 Communicate Quality

At the start of each different assembly or condition identified as a hold point in the QC plans, first work inspections will be conducted by Balfour Beatty's designated quality manager, superintendents, members of the design team, and outside consultants for certain critical aspects, such as flooring and building skin. Once we verify that the work meets all applicable standards for workmanship, the work will be allowed to proceed. Balfour Beatty's quality manager and area superintendents will conduct pre-installation meetings with each crew to ensure that each specialty contractor craftsman performing that work understands the basis of that first work or mock-up approval before being allowed to begin work.

Balfour Beatty's area superintendents will conduct daily work inspections of all materials received and work performed for verification of adherence to the Contract Documents and approved specialty contractor QC plans.

### 4 Verify Quality

Balfour Beatty's superintendents and project engineers will schedule and coordinate materials testing by independent testing laboratories, as well as inspections by consultants and authorities having jurisdiction required by code or regulation. In addition to the daily



inspections, we will adhere to milestone inspections before work is concealed, especially with below grade utilities, pre-pour concrete inspections, in-wall inspections, above ceiling inspections, and final inspections before systems are turned on.

When the work is approximately 50% complete, Balfour Beatty will conduct a project close out conference with each specialty contractor to review the requirements of completion and close out. Balfour Beatty will produce a detailed close out log for all trades identifying all testing, commissioning, inspection, and documentation requirements along with a detailed completion schedule. In addition to the project close out process, Balfour Beatty will implement a 'Zero Defect Program' to proactively complete the work as it progresses by establishing a 'zero defects team' to pre-inspect work and prepare the punchlist for each area as it is completed.

Specialty contractors understand the inefficiency of the punchlist process and work with our team to identify a staffing strategy (such as dedicated composite punchlist crews with the best craftsmen) to have zero punch list items at Substantial Completion.

### Substantial Completion and Closeout

Balfour Beatty has found great success in reaching out to the City of McKinney Permitting Department, Fire Marshals, other entities having jurisdiction early in the process, and building relationships with city inspectors during pre-walks. By having early walkthroughs, requests that are typically last minute can be flushed out early to yield a far more efficient acceptance.

There will always be last minute requests, but by involving everyone early, we create a sense of trust with each official that leads to a team atmosphere to bring the building online efficiently.

Balfour Beatty will dedicate a team member to closeout to ensure it receives the utmost attention and proceeds smoothly. The goal is to have only a limited punchlist and a minor amount of commissioning documents remaining at Substantial Completion. We have greatly improved the closeout process by requiring subcontractors to submit Operations & Maintenance Manuals, As-Built Documents, and Warranties prior to Substantial Completion. In this case, as-built documents will be electronic. Any testing performed to date would be included with tabs for future commissioning to be slip-sheeted.

This gives the City of McKinney and the design team time to review the manuals to ensure they are complete. It also provides time for the end users to become familiar with the equipment prior to training.

With the early turnover of O&M Manuals, the training period does not require a

condensed, last minute schedule. We will be able to schedule training of all equipment at the end users' convenience, not require a stacked program every day.

Prior to submitting for final payment, each subcontractor will be issued a final payment checklist (months in advance) that includes everything from final lien waivers to attic stock to Consent of Surety documents. Additionally, all outstanding cost proposals must be resolved and a final "zero dollar" change be issued that settles all open issues for the project.

Again, the goal is to have Final Completion within 30 days of Substantial Completion, rather than have closeout drag on for months.

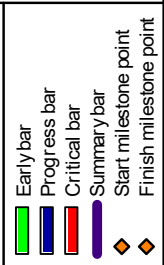
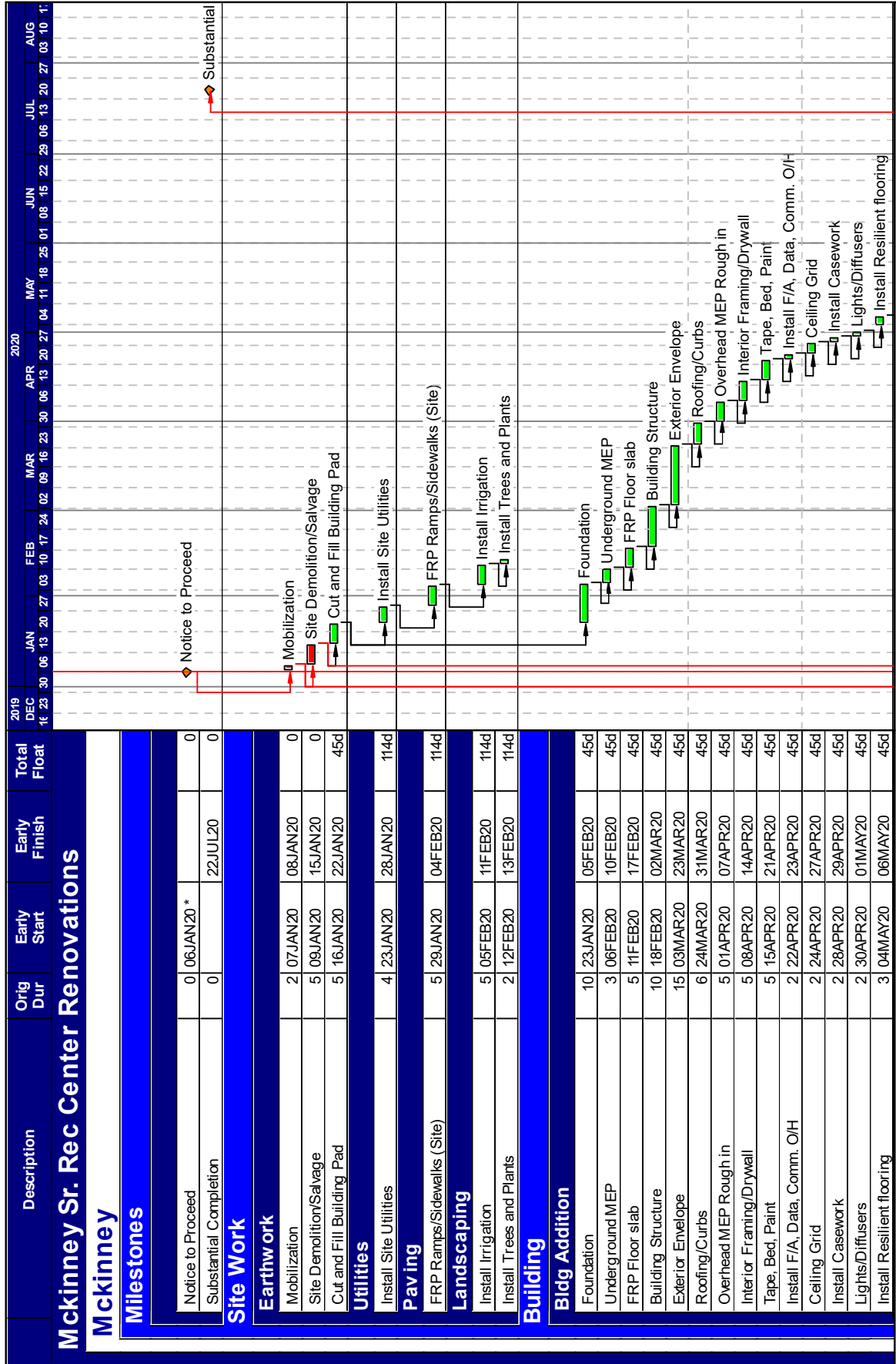
Prior to expiration of the one-year general warranty, Balfour Beatty will review the project with the City of McKinney and Brinkley Sargent Wiginton for any items that may not meet workmanship or operating standards.

**16) Provide customer reference letters from no less than three (3) public entities with which Offeror currently has contracts and/or has previously provided construction management services of equal type and scope within the past five (5) years.**

Please see the end of this section for the requested reference letters.

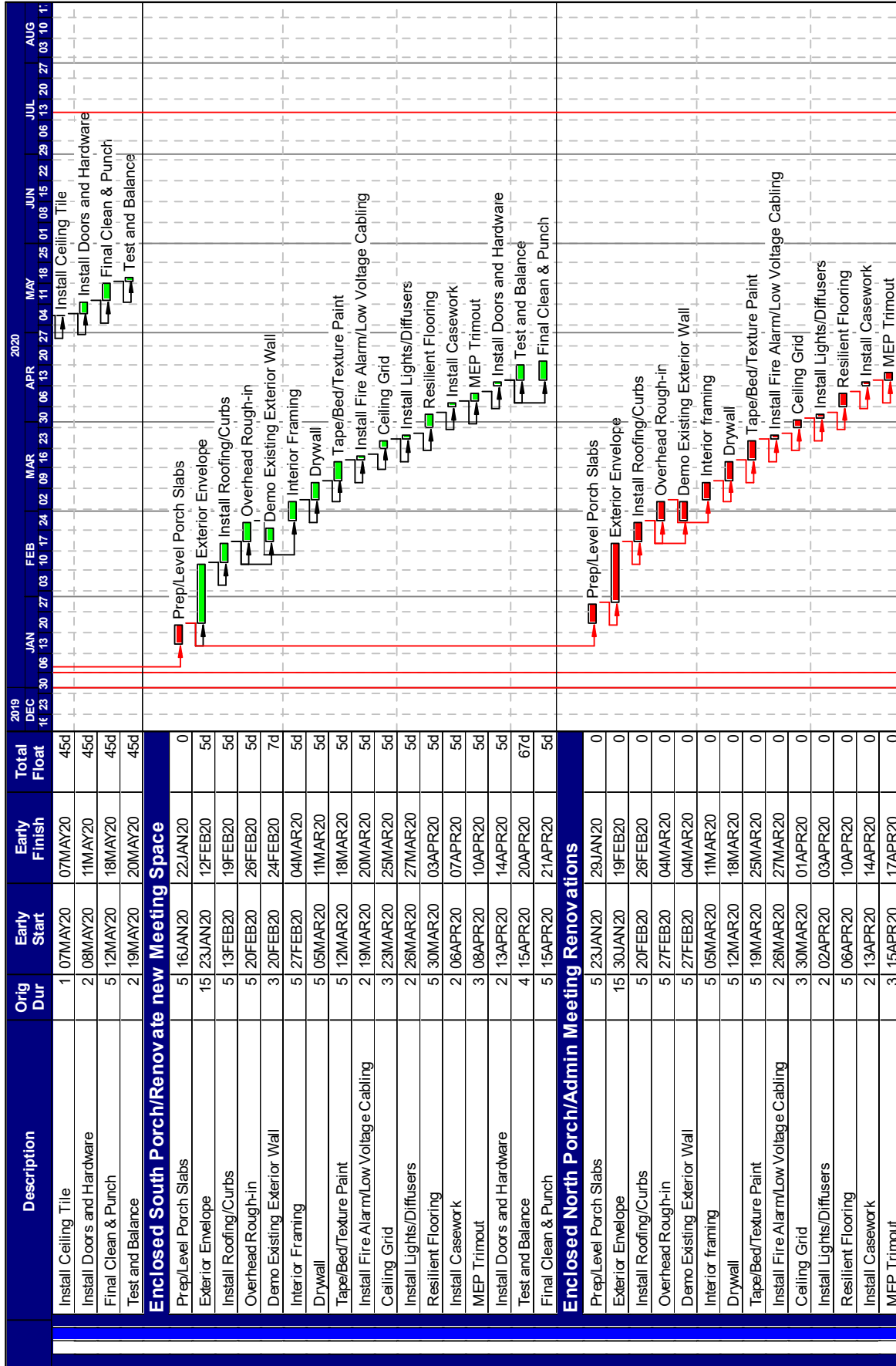
"The Balfour Beatty team has gone above and beyond to make sure the renovation work is being done well. The level of attention to detail is far beyond what is normally expected. Even though our renovation is not yet complete, I know we are in good hands with Balfour Beatty."

Nicole Brown, Orchestra Teacher  
Cockrill Middle School  
McKinney ISD Fine Arts Additions & Renovations Project



## Balfour Beatty Construction McKinney Sr. Rec Center Renovations

Start date	06/JAN/20
Finish date	22/JUL/20
Data date	06/JAN/20
Run date	28/AUG/19
Page number	1A
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Description	Orig Dur	Early Start	Early Finish	Total Float
Install Ceiling Tile	1	07MAY20	07MAY20	45d
Install Doors and Hardware	2	08MAY20	11MAY20	45d
Final Clean & Punch	5	12MAY20	18MAY20	45d
Test and Balance	2	19MAY20	20MAY20	45d
<b>Enclosed South Porch/Renovate new Meeting Space</b>				
Prep/Level Porch Slabs	5	16JAN20	22JAN20	0
Exterior Envelope	15	23JAN20	12FEB20	5d
Install Roofing/Curbs	5	13FEB20	19FEB20	5d
Overhead Rough-in	5	20FEB20	26FEB20	5d
Demo Existing Exterior Wall	3	20FEB20	24FEB20	7d
Interior Framing	5	27FEB20	04MAR20	5d
Drywall	5	05MAR20	11MAR20	5d
Tape/Bed/Texture Paint	5	12MAR20	18MAR20	5d
Install Fire Alarm/Low Voltage Cabling	2	19MAR20	20MAR20	5d
Ceiling Grid	3	23MAR20	25MAR20	5d
Install Lights/Diffusers	2	26MAR20	27MAR20	5d
Resilient Flooring	5	30MAR20	03APR20	5d
Install Casework	2	06APR20	07APR20	5d
MEP Trimout	3	08APR20	10APR20	5d
Install Doors and Hardware	2	13APR20	14APR20	5d
Test and Balance	4	15APR20	20APR20	67d
Final Clean & Punch	5	15APR20	21APR20	5d
<b>Enclosed North Porch/Admin Meeting Renovations</b>				
Prep/Level Porch Slabs	5	23JAN20	29JAN20	0
Exterior Envelope	15	30JAN20	19FEB20	0
Install Roofing/Curbs	5	20FEB20	26FEB20	0
Overhead Rough-in	5	27FEB20	04MAR20	0
Demo Existing Exterior Wall	5	27FEB20	04MAR20	0
Interior framing	5	05MAR20	11MAR20	0
Drywall	5	12MAR20	18MAR20	0
Tape/Bed/Texture Paint	5	19MAR20	25MAR20	0
Install Fire Alarm/Low Voltage Cabling	2	26MAR20	27MAR20	0
Ceiling Grid	3	30MAR20	01APR20	0
Install Lights/Diffusers	2	02APR20	03APR20	0
Resilient Flooring	5	06APR20	10APR20	0
Install Casework	2	13APR20	14APR20	0
MEP Trimout	3	15APR20	17APR20	0

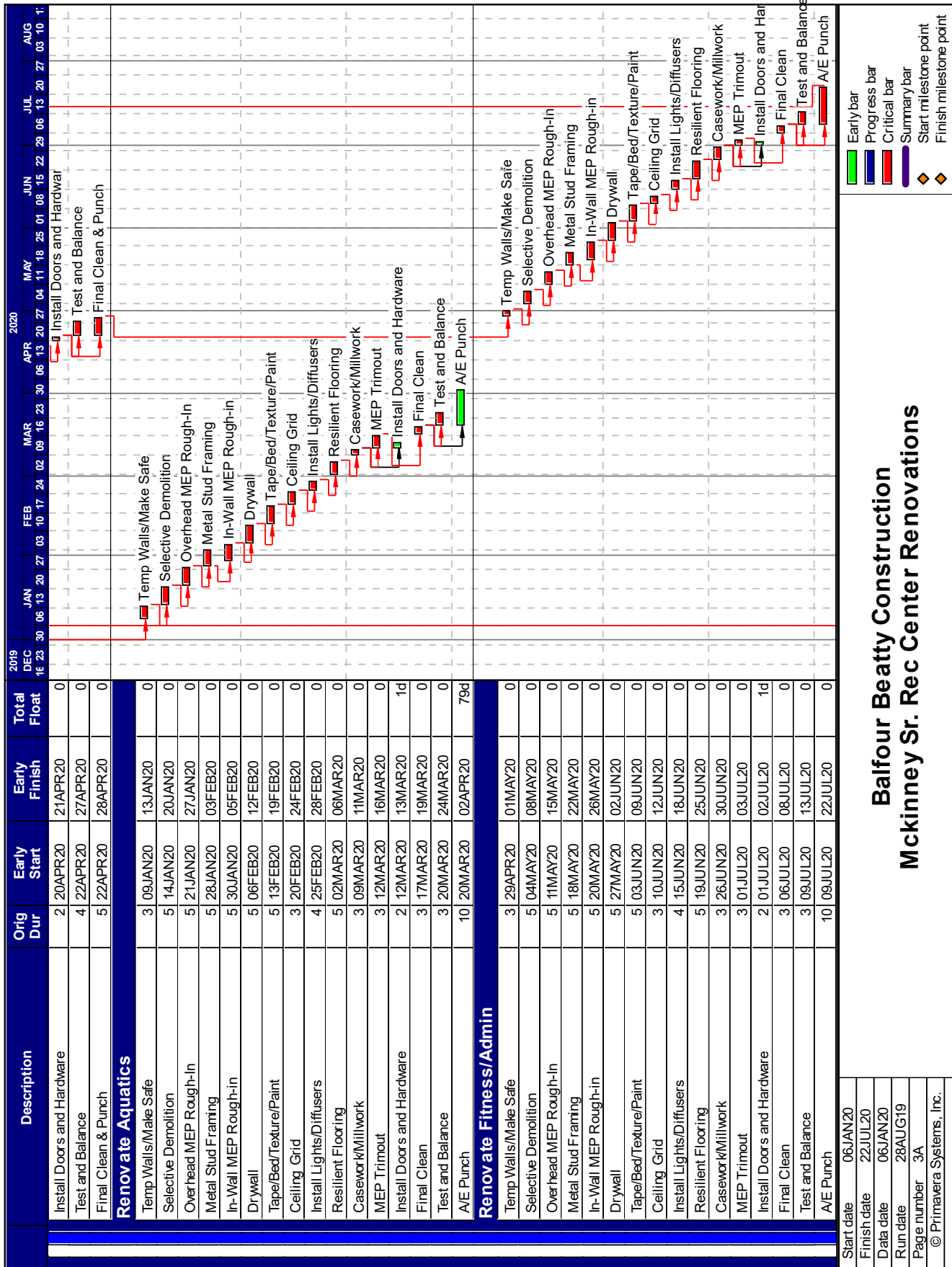
Legend:

- Early bar (Green)
- Progress bar (Blue)
- Critical bar (Red)
- Summary bar (Purple)
- Start milestone point (Yellow diamond)
- Finish milestone point (Red diamond)

## Balfour Beatty Construction Mckinney Sr. Rec Center Renovations

Start date	06JAN20
Finish date	22JUL20
Data date	06JAN20
Run date	28AUG19
Page number	2A
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### Balfour Beatty Construction McKinney Sr. Rec Center Renovations

Start date	06JAN20
Finish date	22JUL20
Data date	06JAN20
Run date	28AUG19
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█ Early bar  
█ Progress bar  
█ Critical bar  
█ Summary bar  
◆ Start milestone point  
◆ Finish milestone point

## Ray Braswell

1005 Indian Ridge Drive  
Denton, Texas 76205  
raybraswell@verizon.net



To Whom It May Concern:

It is my pleasure to offer this letter of reference for Balfour Beatty Construction. As the former Superintendent of Schools in Denton ISD, I had the great experience to work with Balfour Beatty Construction (formerly Charter Builders) for fourteen years during which time the school district opened many new schools and renovated and/or added onto many more. All total, it is estimated that the district teamed with Balfour Beatty Construction to the tune of 51 different projects totaling 3.5 million square feet. Of this, twenty-three of these projects were new facilities/centers. Suffice it to say that I am well acquainted with the professional attributes of this company.

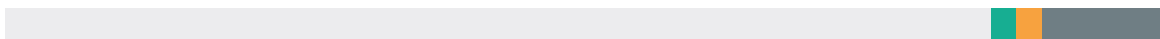
Balfour Beatty builds quality educational facilities, and does so in a manner that brings projects in on time and in budget. While that is the mark of any good builder, what impressed me the most was the character and collaborative culture I witnessed throughout the projects. Each and every team member I encountered demonstrated a professional sense of ownership with each project and worked not only with district staff, but also with the Denton community wanting to see to the educational needs of the students.

This commitment was evidenced by the team members working carefully to understand the district's needs and then to service those needs in a manner that demonstrated top quality work in a zero harm environment. Professionals in every sense, the Balfour team was always well prepared and current in new technologies and sustainability techniques.

As a fast growth district, the Denton ISD needed a construction firm that was dependable, professional and adaptable. The district needed a company that offered a client first mindset. Those attributes were found with Balfour Beatty Construction, where the company built not only great schools, but also professional relationships. Thank you for your time and consideration of this reference.

Sincerely,

Ray Braswell, Ph.D.  
Former Superintendent





**Dr. Loraine Blaylock**  
Superintendent

**Kell Clopton**  
Assistant Superintendent  
HR/Operations

**Joe Nicks**  
Assistant Superintendent  
Academics

**Brian Carter**  
Director of Finance



**Kathy Covington Administration Offices**  
1000 South Houston Street – Kaufman, TX 75142  
972-932-2622 www.kaufmanisd.net

To Whom It May Concern:

It is my pleasure to recommend John Pilliod as Construction Superintendent. Since 2015 I have worked closely with "Cowboy" on a \$58 million school construction project. On all occasions I have found him to be a construction expert and leader that I can depend upon. In all areas of responsibility – planning, budgeting, managing, and supervising – his performance has been exemplary. John's contributions to our many discussions and decision are always timely and respected.

John approaches construction management with a strong sense of loyalty and dedication. He meets every challenge with a unique blend of intelligence and integrity. My highest praises can be summed up in one sentence, "John Pilliod is an honest man". In a world that often makes my cynical regarding the motives of others, I genuinely feel that he has the best interest of Kaufman ISD at heart. I feel confident in saying that John represents the type of construction superintendent that school superintendents desire.

Sincerely,

Lori Blaylock, Ed. D.  
Superintendent

## Spring Independent School District – Chief of Operations Office

16717 Ella Blvd. • Houston, Texas 77090 • Tel. 281.891.6438



Balfour Beatty Construction  
4321 Directors Row, Suite 200  
Houston, TX 77092

November 117, 2016

Dear Mr. Christopher Williams,

On behalf of Spring ISD, I want to thank Balfour Beatty Construction for the successful conversion and completion of the Early College Academy building.

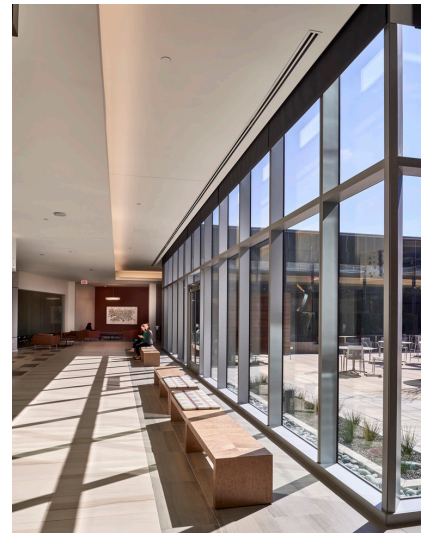
Your team was very responsive to our needs and worked to provide quick solutions to the many unexpected project issues. Carlos Garza, Jerry Burrell, and Kent Fields, treated this project, and our staff, with priority and excellent service.

The on-site team was extremely professional and took a genuine interest in not only making sure that the construction was done properly, but that the Early College Principal and staff were satisfied. Under their management, the construction exceeded our expectations. Balfour Beatty went above and beyond to ensure that everything was in place and ready for the students on August 22, 2016.

The Spring ISD Early College Academy support a growing program that enhances the education and future opportunities of our students. Your organization's focus on our goals and their ability to understand and deliver on the vision is something we do not take for granted. We appreciate your belief in this project and your commitment to future endeavors of Spring ISD.

Sincerely,

Mark Miranda  
Chief Operations Officer  
Spring Independent School District



**Balfour Beatty**

**SECTION THREE:  
PROPOSAL FORM**

**SECTION 7 – PROPOSAL FORM**  
**RFP NO. 19-59 RFP**

**FIRM:** Balfour Beatty Construction, LLC

**ADDRESS:** 3100 McKinnon Street, 6th Floor

Dallas, TX 75201

**PRIMARY CONTACT NAME:** Jon Moreau

**TITLE:** Vice President/Business Unit Leader

**SIGNATURE:** 

**EMAIL:** imoreau@balfourbeattyus.com

**OFFICE PHONE:** 214.451.1000

**CELL PHONE:** 214.399.9954

**PROJECT IDENTIFICATION:**

**PROJECT NAME:** **McKINNEY SENIOR RECREATION CENTER RENOVATIONS**

**PROJECT NUMBER:** **PK4394**

**PRICING:**

Proposed Preconstruction Services Fee  
(Lump Sum with descriptions) \$7500.00

Proposed Construction Services Fee for both base work and additional services  
(% of the Construction Cost) 3.35%

Additional Fees, if any, received from Subcontractors  
(% of the Subcontractor's Work) 0.0%

Proposed Administrative Fees, if any, including but not limited to, data processing, accounting, etc.  
(% of the Construction Cost) 0.20%

Project Schedule  
(Number of Months) Seven (7) months

Please include additional lines as needed for the items above.

Please list all General Conditions items

Items not listed are considered to be "Cost of Work" items

**GENERAL CONDITIONS**

Include additional lines as needed

DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENDED COST
<b>PROJECT STAFF</b>				
Project Executive				
Project Manager	9	Weeks	\$4074.00	\$36,666.00
Assistant Project Manager				
Project Engineer	30.3	Weeks	\$2216.00	\$67,145.00
Office Engineer				
Project Superintendent	30.3	Weeks	\$3400.00	\$103,262.00
Assistant Superintendent				
Field Engineer				
Foreman (non-working)				
Safety Manager				
Quality Control Manager				
Project Scheduler				
Project Controls / Layout				
Project Accountant	6.1	Weeks	\$1781.50	\$10,867.00
Project Administrative				
<b>TEMPORARY FACILITIES</b>				
Project Office Trailer-Setup/Removal	1	LS	\$2000.00	\$2000.00
Project Office Trailer	7	Months	\$650.00	\$4550.00
Temporary Toilets	7	Months	\$975.00	\$6825.00
Temporary Fencing	500	LF	\$5.75	\$2875.00
Staging Area				
Project Sign & Signage	1	LS	\$1500.00	\$1500.00
<b>SAFETY</b>				
Barricades				
Perimeter Protection				
Protect Floor Openings				
Fire Extinguishers / Fire Protection	5	Ea	\$100.00	\$500.00
First Aid Supplies				
Safety Netting				
<b>UTILITIES</b>				
Temporary Power Setup				
Temporary Power				
Temporary Water Setup				
Temporary Water	7	Months	\$215.00	\$1505.00
Temporary Sanitary Sewer Setup				
Temporary Sanitary Sewer				
Data / Communications / AV Setup	1	LS	\$3000.00	\$3000.00
Data / Communications Service	7	Months	\$150.00	\$1050.00
Cellular Phones	7	Months	\$385.00	\$2695.00

Please list all General Conditions items

Items not listed are considered to be "Cost of Work" items

**GENERAL CONDITIONS**

Include additional lines as needed

DESCRIPTION	QUANTITY	UNIT	UNIT COST	EXTENDED COST
<b>TEMPORARY SERVICES</b>				
Ice, cups, water, coffee, etc.				
Janitor Services				
Office Furnishings				
Office Equipment	7	Months	\$300.00	\$2100.00
Computers	7	Months	\$150.00	\$1050.00
Audio / Visual Equipment				
Printers				
Copier / Fax	1	LS	\$600.00	\$600.00
Postage / Delivery	7	Months	\$45.00	\$315.00
Printing / Reproduction	5	Each	\$100.00	\$500.00
Photos / Aerials				
Walk and Street Rental				
Record Drawings / O&M Manuals	1	LS	\$2500.00	\$2500.00
Surveying				
Project Ceremonies				
<b>GENERAL TRASH REMOVAL</b>				
Clean Up Crew (number of men)	7	Months	\$867.00	\$6069.00
Dumpster (loads per week)	7	Each	\$450.00	\$3150.00
Dumping Fees (note locations)				
<b>EQUIPMENT RENTAL / PURCHASE</b>				
Water Pump & Hoses				
Skid Steer				
Fork Lift				
Crane				
Misc. Small Tools	7	Months	\$200.00	\$1400.00
Equipment - Fuel & Maintenance				
Vehicles - Automobiles / Trucks	7	Months	\$975.00	\$6825.00
Vehicles - Maintenance / Other Costs	7	Months	\$100.00	\$700.00
Vehicles - Fuel	7	Months	\$400.00	\$2800.00
<b>INSURANCE AND BONDS</b>				
Insurance	1	LS	\$20,800.00	\$20,800.00
Bonds - Builders Risk	1	LS	\$8,750.00	\$8,750.00
Subguard Insurance, if any	1	LS	\$19,200.00	\$19,200.00
Payment & Performance Bond	1	LS	\$17,000.00	\$17000.00
<b>TOTAL GENERAL CONDITIONS</b>				<b>\$338,199.00</b>



## **CONTACT**

JON MOREAU  
VICE PRESIDENT  
214.451.1040  
JMOREAU@BALFOURBEATTYUS.COM

3100 MCKINNON STREET  
SIXTH FLOOR  
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