Life Connected.

CITY COUNCIL REGULAR MEETING
CELINA COUNCIL CHAMBERS
112 N. COLORADO ST.
TUESDAY, SEPTEMBER 10, 2024
4:00 PM
AGENDA

I. CALL TO ORDER AND ANNOUNCE A QUORUM PRESENT:

II. PLEDGE OF ALLEGIANCE/INVOCATION:

III. EXECUTIVE SESSION:

As authorized by Section 551.071 of the Texas Government Code, the Regular Meeting may be Convened into Closed Executive Session for the Purpose of Seeking Confidential Legal Advice from the City Attorney on any Agenda Item Listed Herein. **(Closed to Public as Provided in the Texas Government Code.)**

Texas Government Code Section 551.071 Consultation with Attorney:

A. Ramble PD-37 Language

B. Discussion regarding driveway access to 955 E Ownsby Parking

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.087 Deliberation of Economic Development Negotiations:

C. Discussion regarding an incentive agreement for a business located at 401 W. Pecan St.

D. Discussion regarding Project Blue.

E. Discussion regarding agreement with Bears on the Square, LLC.

Texas Government Code Section 551.071 Consultation with Attorney and Section 551.072 Deliberation Regarding Real Property:

F. Summary of Eminent Domain Hearing regarding 1510 Vest Lane

G. Discussion of Eminent Domain for Rainwater

Reconvene into Open Session to consider and take action, if any, on matters discussed during Executive Session.

H. Consider and act to authorize the acceptance of the Special Commissioners award for 1510 Vest Lane and authorize the City Manager to execute documents necessary for acquiring real property at 1510 Vest Lane.

I. Consider and act on a resolution of the City Council of the City of Celina, Texas finding that a public necessity exists and authorizing condemnation to acquire rights of way totaling 3.569 acres, drainage

easements totaling 1.373 acres, a sanitary sewer easement of 0.901 acres, water easements totaling 0.752 acres, and temporary construction easements totaling 1.752 acres for municipal purposes to build and maintain public utilities, including but not limited to, the installation and maintenance of public roadway, grading, water and sanitary sewer facilities, drainage, such appurtenant facilities as may be necessary, and other public uses, on three real properties as portions of tracts of land generally described as being located in the George Jay Survey, Abstract A0488, Property IDs #2659630, #2659629 and #2854778; on real property as portion of a tract of land generally described as being located in the John M Herron Survey, Abstract A0377, Property ID #1725743; on real property as portion of a tract of land generally described as being located in the BBB & C RR CO Survey, Abstract A0130, Property ID #2717990; and on real property as portion of a tract of land generally described as being located in the Wade H Ratton Survey, Abstract A0753, Property ID #2715160, Collin County, Texas; such properties are generally located on the north and south sides of GA Moore Parkway east of Preston Road, and being more particularly described herein; providing notice of an official determination to acquire real properties for rights of way, drainage easements, a sanitary sewer easement, water easements and temporary construction easements, such appurtenant facilities as may be necessary, and other public uses; authorizing the city manager to obtain the necessary appraisal reports and make bona fide offers of just compensation for the rights of way and easements; ratifying prior documents made for acquisition of the rights of way and easements; authorizing legal counsel to institute eminent domain proceedings on behalf of the city for the acquisition of the rights of way and easements on said tracts if negotiations are unsuccessful; appropriating funds from a lawful source; providing a cumulative repeater clause; providing a severability clause and providing for an effective date.

IV. PROCLAMATIONS/PRESENTATIONS/OATHS OF OFFICE:

A. Arbor Day Proclamation (Tubbs)

B. Jimbo's Pizza Proclamation (Tubbs)

C. CISD Bond Presentation (Ranc)

D. Announcement of EDC Land Purchase (Satarino)

E. Dallas Regional Chamber Overview (Satarino)

V. WORKSESSION/COMMITTEE REPORTS/STAFF REPORTS:

A. Discussion regarding the appointment of a Charter Review Commission. (Vaughns)

B. Discussion regarding updates to the Boards and Commission Policy. (Vaughns)

C. Discussion of Government Center Construction. (Brawner)

VI. OPEN FORUM:

Open Forum is for information only. If you wish to speak, please sign one of the "Speaker Cards" and present to the City Secretary prior to the beginning of the City Council meeting. Speakers are limited to three (3) minutes. The Council can take no action. No charges and/or complaints will be heard against any elected official or employee of the city that are prohibited by law.

Please note Anyone wishing to furnish the City Council with copies/handouts regarding their item of interest must provide 9 copies and present them to the City Secretary for distribution to the City Council.

VII. CONSENT AGENDA:

Items are considered self-explanatory and will be enacted with one motion. No separate discussion of these items will occur unless so requested by at least one member of the City Council.

A. Consider and act to authorize a change order with Roadway Solutions for an amount not to exceed $54,490.00 for Bothwell Boulevard Median Lighting project. (Glasgow)

B. Consider and act to authorize a change order to RTEL Construction, LTD for the Fiber Optic installation Phase 1 to add Ground Box Protection for a total amount not to exceed $57,200.00. (Alexander)

C. Consider and act to award bid 2024-115R for the purchase of switchgear equipment for the southeast pump station to The Reynolds Company in the amount of $805,200.00 plus ten percent

contingency in the amount of $80,520.00 for a total amount of not to exceed $885,720.00. (Glasgow)

D. Consider and act to award an RFP 2024-118 for a five-year agreement for Audit Services to Forvis Mazars, LLP, at the unit prices listed in an amount not to exceed $80,000.00 for the City financial and EDC audits plus $125,000.00 for the PID Financial audits for fiscal year 2024. The RFP includes prices for fiscal years 24, 25, 26, 27, and 28 audits. The estimated five-year agreement total is $431,165.00 for the City financial audit and $675,000.00 for the PID financial audits. (Bromiley)

E. Consider and act to authorize vehicle repairs for the Fire Department from Siddons Martin through a cooperative contract with BuyBoard for an amount not to exceed $109,999.00 and from Fraizer LTD, for an amount not to exceed $61,705.30 for a total not to exceed $171,704.30. (Everson)

F. Consider and act to approve work authorizations for Beware! of the Square for an amount not to exceed $88,750.00 and Christmas on the Square for an amount not to exceed $86,650.00 to B-Weiss Entertainment Group, LLC. (Monaco)

G. Consider and act to authorize an agreement with Integrated Computer Systems for public safety computer-aided dispatch (CAD) and records (RMS) software in an amount not to exceed $105,000.00 for year one, $108,150.00 for year two, and $111,394.50 for year three. (Alexander)

H. Consider and act upon an Amended and Restated Economic Development Performance Agreement between the City of Celina, Celina Economic Development Corporation, and NWC Tollway/Frontier, LP. (Satarino)

I. Consider and act to authorize the City Manager to execute a Third Amendment to the Economic Development Incentive Agreement between the City of Celina, Celina Economic Development Corporation, and Gran Sweet, LLC. (Satarino)

J. Consider and act upon a request to amend an existing development agreement for The Cottages Phase 2; generally located south of County Road 994 and approximately 1,250 feet west of Louisiana Drive, in the City Limits. (The Cottages Phase 2 – DA 2nd Amendment) (Glasgow)

K. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Five project expenditures; providing a severability clause; and providing an effective date. (Kearney)

L. Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Thirteen project expenditures; providing a severability clause; and providing an effective date. (Kearney)

M. Consider and act upon an Ordinance approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2024 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this Ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Ordinance to the company and the ACSC's legal counsel. (Behringer)

N. Consider and act upon an Ordinance of the City of Celina, Texas, approving the Ralph O'Dell Senior Center Guidelines; establishing a Fee Schedule for the Ralph O'Dell Senior Center; providing for savings, repealing, and severability clauses; and providing an effective date. (Stovall)

O. Consider and act on an Ordinance amending Ordinance No. 2023-108 which adopted and approved the budget for fiscal year beginning October 1, 2023, and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-2024 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

P. Approve the Economic Development Agreement between the City of Celina and the Greater Celina Chamber of Commerce for the Winecrawl on the Square and Oktoberfest

Q. Consider and act upon an Ordinance amending Ordinance No. 2016-46 expanding the Library Board from seven members to nine members. (Vaughns)

VIII. PUBLIC HEARING/ACTION:

A. Conduct a public hearing to consider testimony and receive public input regarding the proposed FY 2024-2025 Budget and act upon an Ordinance of the City of Celina, Texas, adopting and approving the budget for the Fiscal Year 2024-2025 beginning October 1, 2024 and ending September 30, 2025 and making appropriations for each department, project, and account and providing for expenditures of funds. (Bromiley)

B. Conduct a public hearing to consider testimony regarding the proposed 2024 Ad Valorem Tax Rate and act upon an Ordinance of the City of Celina, Texas, establishing and levying municipal Ad Valorem Taxes for the fiscal year beginning October 1, 2024, and ending September 30, 2025, at a rate of $0.598168 per one hundred dollars ($100.00) assessed valuation, which includes a maintenance and operations component and a debt service component, on all taxable property within the corporate limits of the City; and providing for collection of the municipal Ad Valorem Taxes, including interest and penalties on delinquent payments. (Bromiley)

C. Conduct a public hearing to consider public comment regarding the creation of the Ariana Public Improvement District and act upon a Resolution creating the Ariana Public Improvement District. (Kearney)

D. Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 75 acres within the Extraterritorial Jurisdiction (ETJ); generally located at the northeast corner of future Legacy Drive and Celina Parkway, within the Extraterritorial Jurisdiction. (LMR Tract - C-3 Expedited Annexation) (McAfee)

E. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 75 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the northeast corner of future Legacy Drive and Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (LMR Tract – PD Zoning) (McAfee)

F. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 66 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning, and modified development standards; generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Willard Cattle – Planned Development) (Mohan)

G. Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 3 acres to Downtown Code (The Bricks) zoning; generally located approximately 300 feet north of Maple Street, and approximately 875 feet east of Florida Drive, within the City Limits. (502 N. Illinois – Rezoning) (Mohan)

IX. ACTION ITEM:

A. Consider and act upon an Ordinance of the City of Celina, Texas, ratifying the property tax revenue increase reflected in the annual budget for the Fiscal Year 2024-2025, beginning October 1, 2024 and ending September 30, 2025. (Bromiley)

B. Consider and act upon appointments and removals to fill terms on various City boards, commissions, committees, and corporations. (Vaughns)

C. Consider and act to authorize Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of the Government Center parking garage through the Construction Manager At Risk, Swinerton, in the amount of $19,303,385.00 (Brawner)

D. This action item is to finalize and brand the name of the Government Center, which has been operating under a placeholder name. (Monaco)

E. Consider and act to authorize the City Manager to execute an infrastructure funding agreement by and between the City of Celina and Ramble Investment, LP for the construction and installation of oversize public infrastructure. (Brawner)

F. Conduct interviews for applicants for City Boards and Commissions. (Vaughns)

X. ADJOURNMENT:

City Council Chambers is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf, or hearing impaired, or readers of large print, are requested to contact the City Secretary's Office at 972-382-2682, or fax 972-382-3736 at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

The City Council reserves the right to adjourn into executive session at any time during the course of this meeting to discuss any of the matters listed above, as authorized by the Texas Government Code, Chapter 551."I, the undersigned authority, do hereby certify that the Notice of Meeting was posted on the bulletin board at City Hall of the City of Celina, Texas, a place convenient and readily accessible to the general public at all times and said Notice was posted on the following date and time: September 5, 2024 at 6:30 p.m. and remained so posted continuously for at least 72 hours prior to the scheduled time of said meeting."

_____

Lauren Vaughns, City Secretary

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS FINDING THAT A PUBLIC NECESSITY EXISTS AND AUTHORIZING CONDEMNATION TO ACQUIRE RIGHTS OF WAY TOTALING 3.569 ACRES, DRAINAGE EASEMENTS TOTALING 1.373 ACRES, A SANITARY SEWER EASEMENT OF 0.901 ACRES, WATER EASEMENTS TOTALING 0.752 ACRES, AND TEMPORARY CONSTRUCTION EASEMENTS TOTALING 1.752 ACRES FOR MUNICIPAL PURPOSES TO BUILD AND MAINTAIN PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO, THE INSTALLATION AND MAINTENANCE OF PUBLIC ROADWAY, GRADING, WATER AND SANITARY SEWER FACILITIES, DRAINAGE, SUCH APPURTENANT FACILITIES AS MAY BE NECESSARY, AND OTHER PUBLIC USES, ON THREE REAL PROPERTIES AS PORTIONS OF TRACTS OF LAND GENERALLY DESCRIBED AS BEING LOCATED IN THE GEORGE JAY SURVEY, ABSTRACT A0488, PROPERTY IDS #2659630, #2659629 AND #2854778; ON REAL PROPERTY AS PORTION OF A TRACT OF LAND GENERALLY DESCRIBED AS BEING LOCATED IN THE JOHN M HERRON SURVEY, ABSTRACT A0377, PROPERTY ID #1725743; ON REAL PROPERTY AS PORTION OF A TRACT OF LAND GENERALLY DESCRIBED AS BEING LOCATED IN THE BBB & C RR CO SURVEY, ABSTRACT A0130, PROPERTY ID #2717990; AND ON REAL PROPERTY AS PORTION OF A TRACT OF LAND GENERALLY DESCRIBED AS BEING LOCATED IN THE WADE H RATTON SURVEY, ABSTRACT A0753, PROPERTY ID # 2715160, COLLIN COUNTY, TEXAS; SUCH PROPERTIES ARE GENERALLY LOCATED ON THE NORTH AND SOUTH SIDES OF GA MOORE PARKWAY EAST OF PRESTON ROAD, AND BEING MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING NOTICE OF AN OFFICIAL DETERMINATION TO ACQUIRE REAL PROPERTIES FOR RIGHTS OF WAY, DRAINAGE EASEMENTS, A SANITARY SEWER EASEMENT, WATER EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS, SUCH APPURTENANT FACILITIES AS MAY BE NECESSARY, AND OTHER PUBLIC USES; AUTHORIZING THE CITY MANAGER TO OBTAIN THE NECESSARY APPRAISAL REPORTS AND MAKE BONA FIDE OFFERS OF JUST COMPENSATION FOR THE RIGHTS OF WAY AND EASEMENTS; RATIFYING PRIOR DOCUMENTS MADE FOR ACQUISITION OF THE RIGHTS OF WAY AND EASEMENTS; AUTHORIZING LEGAL COUNSEL TO INSTITUTE EMINENT DOMAIN PROCEEDINGS ON BEHALF OF THE CITY FOR THE ACQUISITION OF THE RIGHTS OF WAY AND EASEMENTS ON SAID TRACTS IF NEGOTIATIONS ARE UNSUCCESSFUL; APPROPRIATING FUNDS FROM A LAWFUL SOURCE; PROVIDING A CUMULATIVE REPEALER CLAUSE; PROVIDING A SEVERABILITY CLAUSE AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas ("City"), by authority of Chapter 251 of the Texas Local Government Code, Chapter 21 of the Texas Property Code and by virtue of Section 2.02 of

the City Charter as a home-rule municipality, is authorized to initiate eminent domain proceedings to acquire real properties for a public purpose in order to install public utilities, including but not limited to, roadways, water lines and facilitate sewage collection, drainage, treatment, disposal, or emptying; and

WHEREAS, the City Council of the City of Celina ("City Council") has investigated and determined that, there is a public necessity for the acquisition, by eminent domain, of rights of way, drainage easements, a sanitary sewer easement, water easements, and temporary construction easements (these acquisitions are collectively referred to as the "Easements") on three tracts of land located in the George Jay Survey, Abstract A0488, Property ID's #2659630, #2659629 and #2854778, a tract of land located in John M Herron Survey, Abstract A0377, ID #1725743, a tract of land located in the BBB & C RR CO Survey, Abstract A0130, ID #2717990, and on a tract of land located in the Wade H Ratton Survey, Abstract A0753, Property ID #2715160, as recorded in the Real Property Records of Collin County, generally located on the north and south sides of GA Moore Parkway east of Preston Road, more specifically identified in Exhibits "A" and "B" attached hereto and incorporated herein for all purposes ("Properties") and it is the City's intent to acquire the necessary public rights of way, drainage easements, sanitary sewer easement, water easements and temporary construction easements on the Properties for the purpose of, among other municipal purposes, including but not limited to the installation and maintenance of future roadway, grading, water and sanitary sewer facilities, drainage, and other public uses; and

WHEREAS, the City Council has investigated and determined that the taking of said real property is necessary for public use; and

WHEREAS, it is necessary to establish procedures for determining the establishment and approval of just compensation for the Easements to be acquired by eminent domain as required by law; and

WHEREAS, the City Manager, or his designee, is required to make a bona fide offer, as defined by and in compliance with Chapter 21 of Texas Property Code, to acquire Easements on the Properties for public use voluntarily from the owner(s) prior to moving forward with acquisition by eminent domain; and

WHEREAS, the City Manager, or his designee, will seek a third-party appraisal and will make bona fide final offers based on the appraisals to the owner(s) of the Properties, which may or may not be accepted by the Property's owner(s); and

WHEREAS, the City, through its authorized representatives, will make final offers based on the appraisals to the owner(s) of the Properties and may not agree upon the just compensation to be paid with the Property's owner(s), and hereby authorizes and directs the law firm of Messer

& Fort ("Legal Counsel") to institute proceedings in eminent domain to acquire the Easements on the Properties.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS THAT:

SECTION 1: The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2: The City Council hereby officially determines that there is a public use and necessity for and the public welfare and convenience will be served by, the acquisition, by eminent domain, of rights of way totaling 3.569 acres, drainage easements totaling 1.373 acres, a sanitary sewer easement of 0.901 acres, water easements totaling 0.752 acres, and temporary construction easements totaling 1.752 acres on the Properties, and it is the City's intent to acquire these public rights of way, drainage easements, the sanitary sewer easement, water easements, and temporary construction easements for public use on the Properties as more specifically described in and depicted on Exhibits "A" and "B", attached hereto, specifically for the municipal purpose to build and maintain public utilities, including but not limited to installation and maintenance of public roadways, grading, water and sanitary sewer facilities, drainage, such appurtenant facilities as may be necessary within the Easements and other public uses.

SECTION 3: The City Council hereby authorizes the City Manager or his designee to obtain, review and accept a third party's appraisal report. In the event of failed attempts to negotiate with any owner(s) of a portion of the Properties after making a bona fide initial offer and a bona fide final offer, following receipt of the third party's appraisal, the City Council hereby authorizes the City Manager or designee to authorize and direct, on behalf of the City, Legal Counsel to commence and conduct all parts of the condemnation proceedings under the Texas Property Code, and other applicable law, for the acquisition of the Easements on the Properties by eminent domain.

SECTION 4: The City Manager, or his designee, is hereby authorized to execute all documents necessary to acquire the public rights of way, drainage easements, the sanitary sewer easement, water easements, and temporary construction easements on the Properties, on behalf of the City, whether by purchase or eminent domain. The City Council hereby ratifies any documents executed, prior to the effective date of this Resolution, by the City Manager which were necessary for the acquisition of these Easements on the Properties.

SECTION 5: It is the intent of the City Council that this Resolution authorizes the condemnation of all Properties required for this project, more specifically described in, and depicted on Exhibits "A" and "B". If it is determined that there are any errors in the descriptions

contained herein or if later surveys contain more accurate revised descriptions, the Legal Counsel or her designee is authorized to have such errors corrected or revisions made without the necessity of obtaining new City Council resolution authorizing condemnation of the corrected or revised property.

SECTION 6: The amount to be paid, if any, for acquiring the Easements on the Properties will be appropriated from any lawful source.

SECTION 7. In the event that Special Commissioners appointed by the Court during condemnation proceedings return an award for just compensation to be paid by the City, Legal Counsel is hereby authorized to settle the lawsuit for that amount and the City's Finance Director is hereby authorized to issue a check from the appropriate fund in the amount of the Special Commissioners' award made payable to the owner(s) or to the County Clerk of Collin County, to be deposited into the registry of the Court, to enable the City to take possession of the Easements on the Properties without further action of the City Council. If the City Manager believes such award should be appealed, the award may still be paid to take possession, but the City Manager shall put the question of whether to appeal on the next available city council agenda for consideration. If there is no such city council meeting before the deadline to appeal, the City Manager may direct Legal Counsel to file the appeal and then place on the next available city council agenda to either pursue or withdraw the appeal.

SECTION 8: Should any section, subsection, sentence, clause, or phrase of this Resolution be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Resolution shall remain in full force and effect. The City hereby declares that it would have passed this Resolution, and each section, subsection, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 9: This Resolution shall take effect immediately upon its passage and execution in accordance with the provisions of the Charter of the City of Celina.

PASSED AND APPROVED by a roll call vote in accordance with state law on this the 10th day of September 2024 at a regular meeting of the City Council of the City of Celina in which a quorum was present.

CITY OF CELINA

BY:_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

EXHIBIT A

Properties' Description

Property ID	Owner	Legal Description	City	State	Zip Code	Type of take	Take acres/Sq Ft.
2715160	Preston 11 Celina Partners LLC	ABS A0753 Wade H Ratton Survey, 11.001 acres	Celina	TX	75009	ROW	0.266 / 11,567
						TCE	0.273 / 11,875
1725743	Preston Acreage, LP & Spartan Texas Six-Celina, Ltd.	ABS A0377 John M Herron Survey, 50.3334 acres	Celina	TX	75009	ROW	1.760/76,664
						DE	0.394/17,159
						TCE	0.112 / 4,894
						TCE	0.042 / 1,812
2659630	Joel C Molinar & Carolyn A Tipton	ABS A0488 George Jay Survey, 11.99 acres;	Celina	TX	75009	ROW	0.262 / 11,432
2659629		ABS A0488 George Jay Survey, 3.01 acres				TCE	0.069 / 3,005
						DE	0.767 / 33,407
2854778	NTEX Financial LLC	ABS A0488 George Jay Survey40.0 acres	Celina	TX	75009	ROW	1.025 / 44,644
						TCE	0.072 / 3,150
						TCE	0.047 / 2,067
						TCE	1.137 / 49,512
						DE	0.212 / 9,250
						WE	0.607 / 26,454
						SSE	0.901 / 39,244
2717990	Sashi Varanasi & Toby Varghese	ABS A0130 BBB & C RR CO Survey, 2.0 acres	Celina	TX	75009	ROW	0.256 / 11,162
						WE	0.145 / 6,306

Total ROW= 3.569 acre
Total TCE= 1.752 acre
Total DE= 1.373 acre
Total SSE= 0.901 acre
Total WE= 0.752 acre

ROW-Right of Way
TCE-Temporary Construction Easement
DE-Drainage Easement
SSE-Sanitary Sewer Easement
WE-Water Easement

EXHIBIT B

Legal Descriptions of Rights of Way, Drainage Easements, Sanitary Sewer Easement, Water Easements and Temporary Construction Easement on the Properties

RIGHT-OF-WAY DEDICATION - 0.266 ACRE

BEING a tract of land situated in the Wade H. Rattan Survey, Abstract No. 753, City of Celina, Collin County, Texas and being a part of a called 11.001 acre tract of land described in deed to Preston 11 Celina Partners, LLC as recorded in Document Number 20191127001519140, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a magnail found for the southwest corner of said 11.001 acre tract, said point being the northwest corner of a called 50.487 acre tract of land described in deed to Preston Acreage, L.P. & Spartan Texas Six - Celina, Ltd., as recorded in Document No. 20020823001204270, Official Public Records of Collin County, Texas, said point also being at the intersection of the east right-of-way line of Preston Road, a variable width right-of-way and the approximate centerline of County Road 100;

THENCE along the west line of said 11.001 acre tract and along the east right-of-way line of Preston Road as follows:

North 06°40'29" East, 19.66 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 42°21'08" West, 39.07 feet to a 1/2 inch iron rod found for corner;

North 06°39'07" East, 21.50 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE over and across said 11.001 acre tract as follows:

South 41°45'00" East, 53.11 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 89°50'53" East, 164.74 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 86°20'16" East, 150.33 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 89°50'53" East, 51.97 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the left with a radius of 1,040.00 feet, a central angle of 01°56'31", and a chord bearing and distance of North 88°52'38" East, 35.25 feet;

Along said tangent curve to the left, 35.25 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 87°54'22" East, 61.48 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the east line of said 11.001 acre tract, said point also being in the west line of a called 33.356 acre tract of land described in deed to Mars Preston High, LLC as recorded in Document Number 2022000077988, Official Public Records of Collin County, Texas;

THENCE South 06°41'53" West, 17.58 feet along the east line of said 11.001 acre tract and along the west line of said 33.356 acre tract to a 1/2 inch iron rod found for the southeast corner of said 11.001 acre tract and the southwest corner of said 33.356 acre tract, said point also being in the north line of said 50.487 acre tract and in the approximate centerline of County Road 100;

THENCE South 89°12'24" West, 475.23 feet along the south line of said 11.001 acre tract and along the north line of said 50.487 acre tract to the **POINT OF BEGINNING** and containing 11,567 square feet or 0.266 of an acre of land.

I hereby certify that the foregoing metes and bounds description and sketch are based on an on the ground survey prepared by Kimley-Horn.

Daniel Arthur
Registered Professional Surveyor No. 5933
Kimley-Horn
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone: 469-501-2172

Date

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

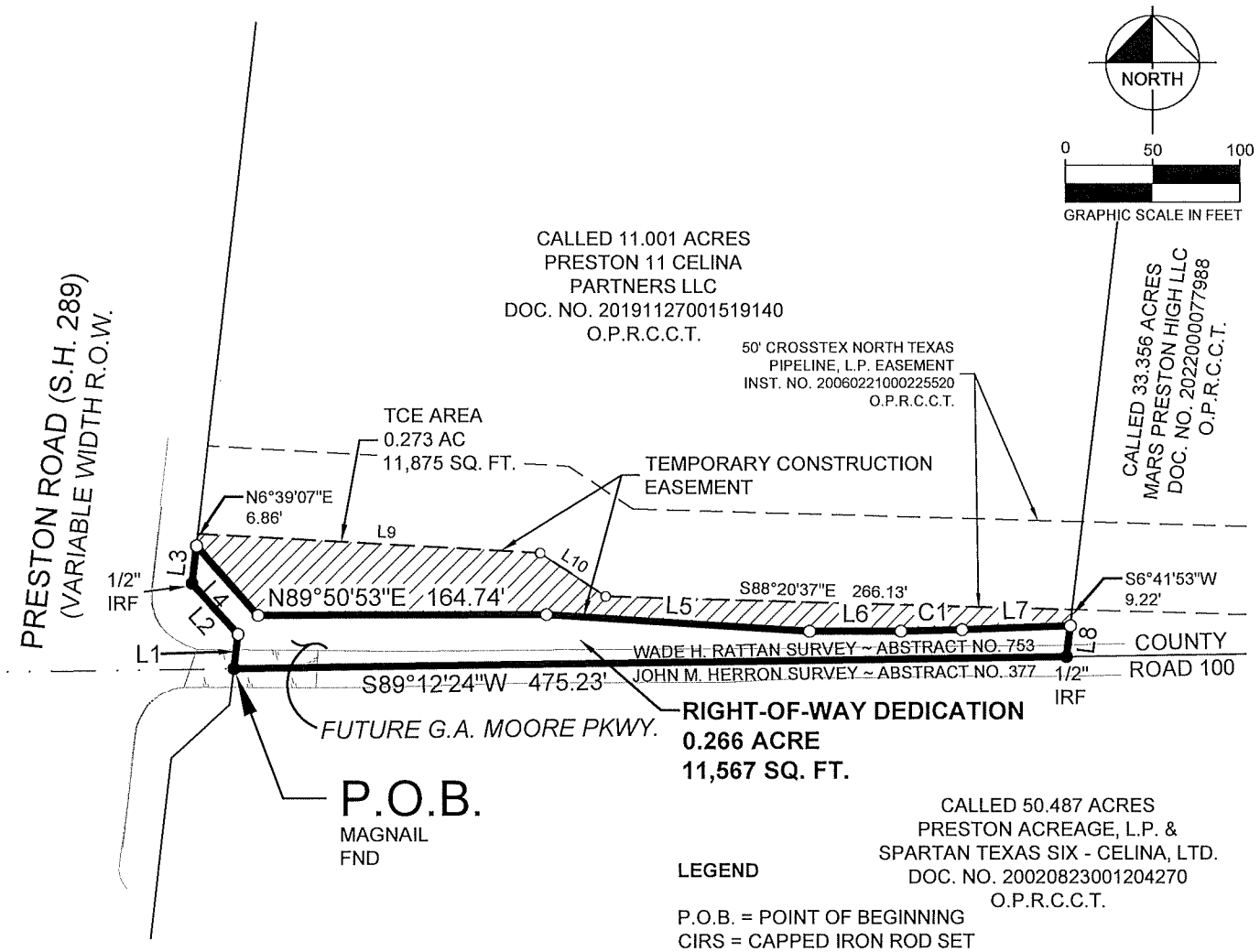
RIGHT-OF-WAY DEDICATION
WADE H. RATTAN SURVEY,
ABSTRACT NO. 753
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	MJS	May 2024	064537593	1 OF 2

DOROUGH, BILL 5/29/2024 9:25 AM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\ROW DEDICATION-PRESTON 11 CELINA PARTNERS LLC.DWG



LEGEND

P.O.B. = POINT OF BEGINNING
CIRS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
S.H. = STATE HIGHWAY
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
▨ = TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N06°40'29"E	19.66'	L6	N89°50'53"E	51.97'
L2	N42°21'08"W	39.07'	L7	N87°54'22"E	61.48'
L3	N06°39'07"E	21.50'	L8	S06°41'53"W	17.58'
L4	S41°45'00"E	53.11'	L9	S86°44'35"E	195.95'
L5	S86°20'16"E	150.33'	L10	S56°43'49"E	44.75'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°56'31"	1040.00'	35.25'	N88°52'38"E	35.25'

NOTES

1. All corners are 5/8" iron rod set with cap stamped "KHA" unless otherwise noted.
2. Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
3. Existing pavement improvements are shown shaded, if any.

RIGHT-OF-WAY DEDICATION
WADE H. RATTAN SURVEY, ABSTRACT NO. 753
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	MJS	June 2024	064537593	2 OF 2

ALLEN, STEPHEN 6/10/2024 6:14 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\ROW DEDICATION-PRESTON 11 CELINA PARTNERS LLC.DWG

RIGHT-OF-WAY DEDICATION - 1.760 ACRES

BEING a tract of land situated in the John M. Herron Survey, Abstract No. 377, City of Celina, Collin County, Texas and being a part of a called 50.487 acre tract of land described in deed to Preston Acreage, LP & Spartan Texas Six - Celina, Ltd., as recorded in Document No. 20020823001204270, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a magnail found at the northwest corner of said 50.487 acre tract, said point being the southwest corner of a called 11.001 acre tract of land described in deed to Preston 11 Celina Partners, LLC as recorded in Document Number 20191127001519140, Official Public Records of Collin County, Texas, said point also being at the intersection of the east right-of-way line of Preston Road, a variable width right-of-way and the approximate centerline of County Road 100;

THENCE along the north line of said 50.487 acre tract and along the approximate centerline of County Road 100 as follows:

North 89°12'24" East, along the south line of said 11.001 acre tract, passing at 475.23 feet a 1/2 inch iron rod found for the southeast corner of said 11.001 acre tract, said point also being the southwest corner of a called 33.356 acre tract of land described in deed to Mars Preston High, LLC as recorded in Document Number 2022000077988, Official Public Records of Collin County, Texas, and continuing along the south line of said 33.356 acre tract a total distance of 618.33 feet to a 5/8 inch iron rod with cap stamped "KHA" set for a south corner of said 33.356 acre tract;

North 88°46'31" East, 76.92 feet along the south line of said 33.356 acre tract to a 5/8 inch iron rod with cap stamped "KHA" set at the northeast corner of said 50.487 acre tract, said point also being the northwest corner of Tract A, Parcel 1- called 450.742 acres as described in deed to Ramble Investments, LP as recorded in Document Number 2024000009322, Official Public Records of Collin County, Texas;

THENCE South 00°32'56" West, 98.31 feet along the east line of said 50.487 acre tract to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

THENCE over and across said 50.487 acre tract as follows:

South 87°54'22" West, 274.23 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner, the beginning of a tangent curve to the right with a radius of 1,160.00 feet, a central angle of 01°56'31", and a chord bearing and distance of South 88°52'38" West, 39.31 feet;

Along said tangent curve to the right, 39.32 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 89°50'53" West, 78.51 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 86°02'02" West, 150.33 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;
South 89°50'53" West, 155.25 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

South 48°15'41" West, 59.84 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner in the west line of said 50.487 acre tract, said point also being in the east right-of-way line of Preston Road;

THENCE along the west line of said 50.487 acre tract and along the east right-of-way line of Preston Road as follows:

North 06°40'29" East, 99.85 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 48°05'29" East, 45.00 feet to a 5/8 inch iron rod with cap stamped "KHA" set for corner;

North 06°40'29" East, 20.65 feet to the **POINT OF BEGINNING** and containing 76,664 square feet or 1.760 acres of land.

I hereby certify that the foregoing metes and bounds description and sketch are based on an on the ground survey prepared by Kimley-Horn.

6/4/24

Daniel Arthur
Registered Professional Surveyor No. 5933
Kimley-Horn
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone: 469-501-2172

Date

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

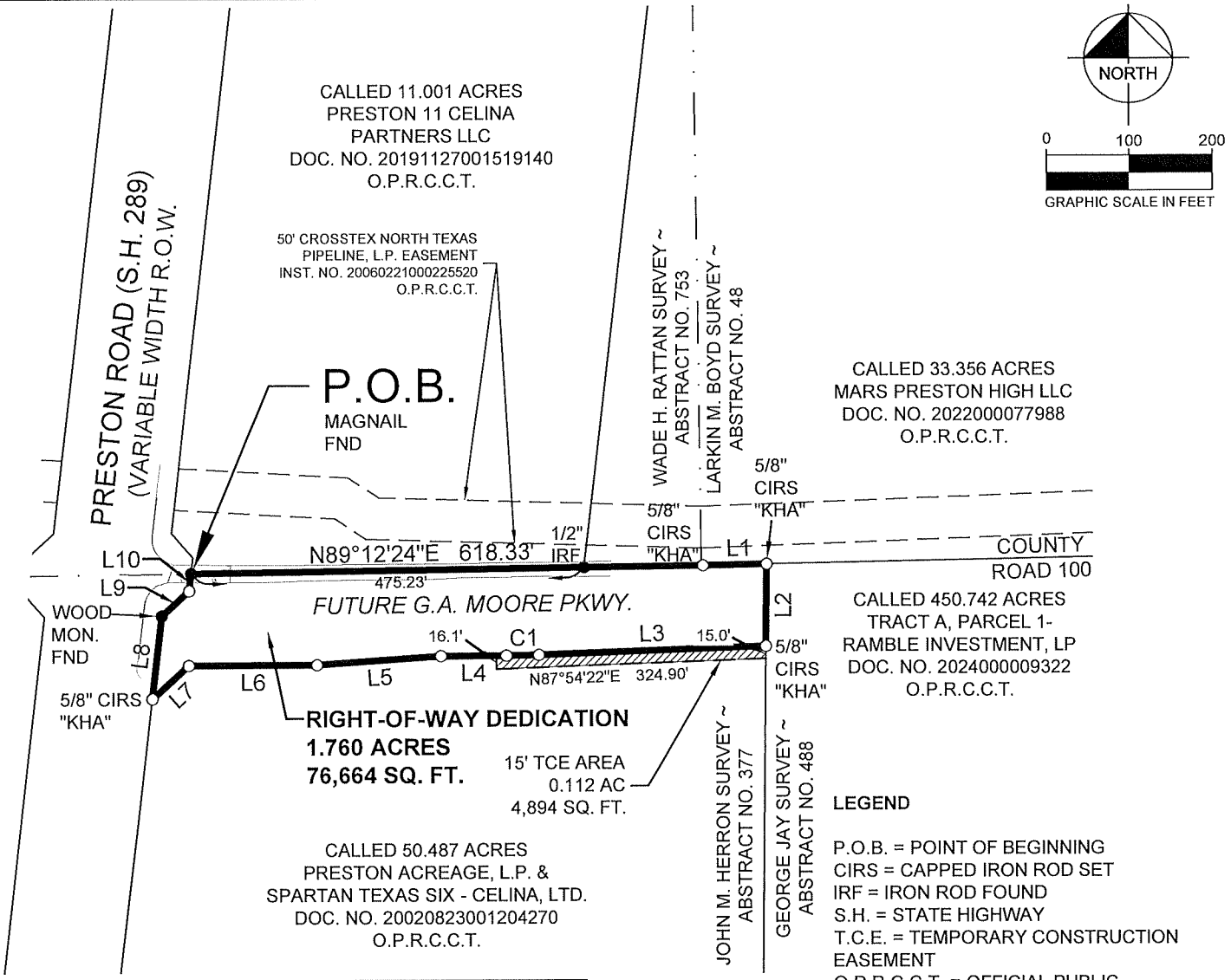
RIGHT-OF-WAY DEDICATION
JOHN M. HERRON SURVEY,
ABSTRACT NO. 377
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	MJS	June 2024	064537593	1 OF 2

DOROUGH, BILL 6/4/2024 10:27 AM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\ROW DEDICATION-PRESTON ACREAGE LP AND SPARTAN TEXAS SIX - CELINA LTD.DWG



LEGEND

P.O.B. = POINT OF BEGINNING
CIRS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
S.H. = STATE HIGHWAY
T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

= TEMPORARY CONSTRUCTION EASEMENT

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N88°46'31"E	76.92'	L7	S48°15'41"W	59.84'
L2	S00°32'56"W	98.31'	L8	N06°40'29"E	99.85'
L3	S87°54'22"W	274.23'	L9	N48°05'29"E	45.00'
L4	S89°50'53"W	78.51'	L10	N06°40'29"E	20.65'
L5	S86°02'02"W	150.33'			
L6	S89°50'53"W	155.25'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°56'31"	1160.00'	39.32'	S88°52'38"W	39.31'

NOTES

1. All corners are 5/8" iron rod set with cap stamped "KHA" unless otherwise noted.
2. Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
3. Existing pavement improvements are shown shaded, if any.

RIGHT-OF-WAY DEDICATION
JOHN M. HERRON SURVEY, ABSTRACT NO. 377
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	WBD	MJS	June 2024	064537593	2 OF 2

ALLEN, STEPHEN 6/10/2024 6:17 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\ROW DEDICATION-PRESTON ACREAGE LP AND SPARTAN TEXAS SIX - CELINA LTD.DWG

DRAINAGE EASEMENT - 0.394 ACRE

BEING a tract of land situated in the John M. Herron Survey, Abstract No. 377, City of Celina, Collin County, Texas and being a part of a called 50.487 acre tract of land described in deed to Preston Acreage, LP & Spartan Texas Six - Celina, Ltd., as recorded in Document No. 20020823001204270, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a wood monument found in the west line of said 50.487 acre tract, said point also being in the east right-of-way line of Preston Road, a variable width right-of-way;

THENCE South 06°40'29" West, 99.85 feet to the **POINT OF BEGINNING**;

THENCE over and across said 50.487 acre tract as follows:

North 48°15'41" East, 59.84 feet to a point;

North 89°50'53" East, 10.36 feet to a point;

South 06°40'29" West, 362.06 feet to a point;

North 83°19'31" West, 50.00 feet to a point in said west line and said east right-of-way line;

North 06°40'29" East, 316.07 feet along said west line and said east right-of-way line to the **POINT OF BEGINNING** and containing 17,159 square feet or 0.394 acre of land.

I hereby certify that the foregoing metes and bounds description and sketch are based on an on the ground survey prepared by Kimley-Horn.

Daniel Arthur
Registered Professional Surveyor No. 5933
Kimley-Horn
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone: 469-501-2172

07/10/24
Date

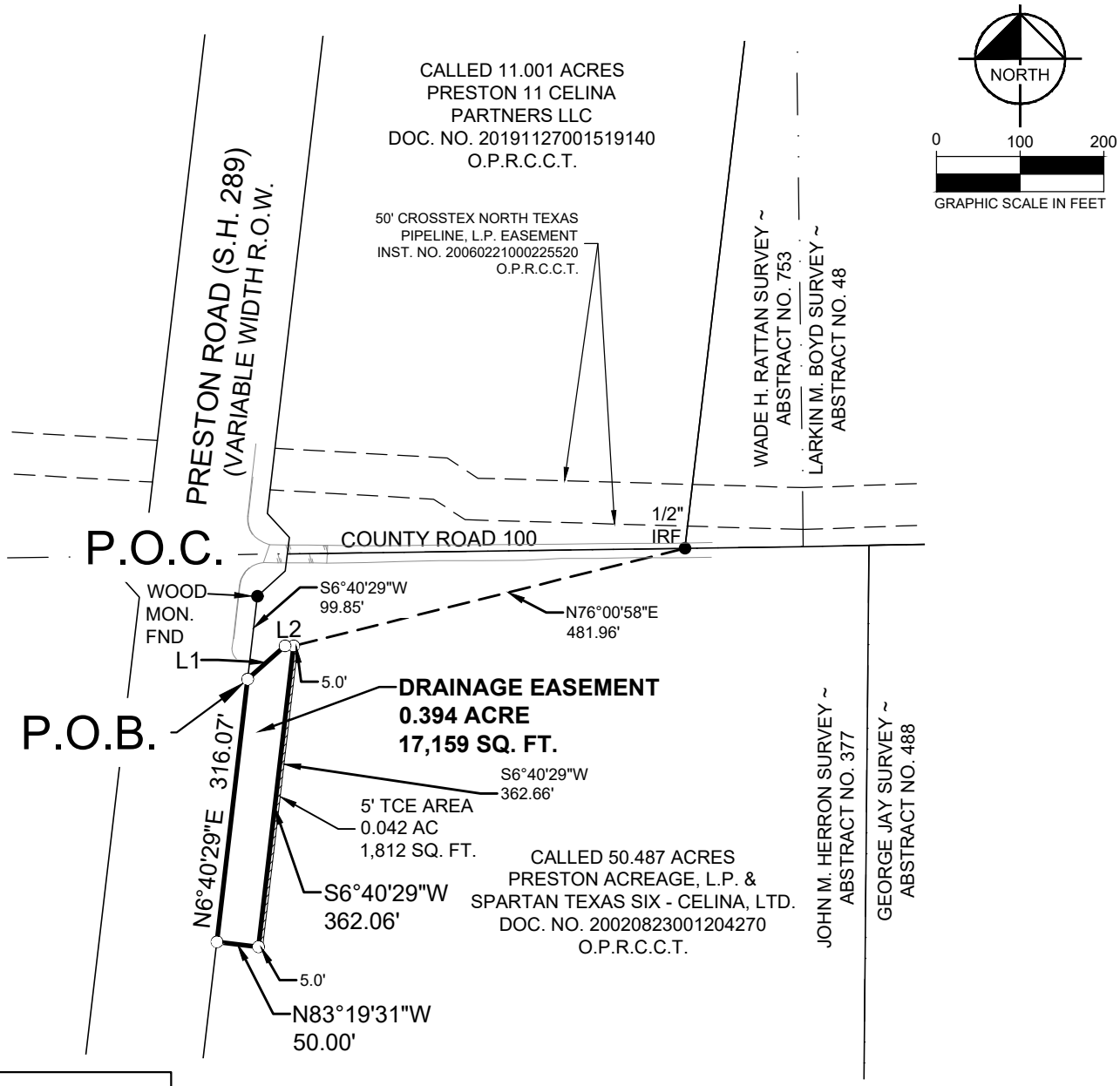


DRAINAGE EASEMENT
JOHN M. HERRON SURVEY,
ABSTRACT NO. 377
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	MJS	July 2024	064537593	1 OF 2

SWAYNE, MICHAEL 7/10/2024 10:25 AM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\DE-PRESTON ACREAGE LP AND SPARTAN TEXAS SIX - CELINA LTD-REV1.DWG



LINE TABLE		
NO.	BEARING	LENGTH
L1	N48°15'41"E	59.84'
L2	N89°50'53"E	10.36'

LEGEND

P.O.B. = POINT OF BEGINNING
CIRS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
S.H. = STATE HIGHWAY
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
= TEMPORARY CONSTRUCTION EASEMENT

NOTES

1. Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. Existing pavement improvements are shown shaded, if any.

DRAINAGE EASEMENT
JOHN M. HERRON SURVEY, ABSTRACT NO. 377
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	WBD	MJS	July 2024	064537593	2 OF 2

SWAYNE, MICHAEL 7/10/2024 10:25 AM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\DE-PRESTON ACREAGE LP AND SPARTAN TEXAS SIX - CELINA LTD-REV1.DWG

RIGHT-OF-WAY DEDICATION - 0.262 ACRE

BEING a tract of land situated in the George Jay Survey, Abstract No. 488, City of Celina, Collin County, Texas, and being a portion of a called 15.00-acre tract of land described in a deed to Carolyn A. Tipton and Joel C. Molinar, recorded in Document No. 20000628000673380, said Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a railroad spike found for the northwest corner of a called 40.00-acre tract of land described in a deed to NTEX Financial, LLC, recorded in Document No. 20220304000362990, said Official Public Records, common to the southwest corner of said 15.00-acre tract, same being on the easterly line of called 295.52-acre tract of land described in a deed to Ramble Phase I LLC, recorded in Document No. 2024000009325, said Official Public Records, and being in County Road 97;

THENCE North 00°26'09" East, along the common line of said 15.00-acre tract and said 295.52-acre tract, a distance of 19.18 feet to a 5/8-inch iron rod with cap stamped "KHA" set at the easternmost northeast corner of said 295.52-acre tract, and being in County Road 97, from which the northwest corner of said 15.00-acre tract bears North 00°26'09" East, a distance of 21.96 feet;

THENCE departing the westerly line of said 15.00-acre tract and the easterly line of said 450.742-acre tract and crossing said 15.00-acre tract the following courses and distances:

North 89°08'14" East, a distance of 433.80 feet to a 5/8-inch iron rod with cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,100.00 feet, a central angle of 05°10'21", and a chord bearing and distance of South 88°16'35" East, 99.27 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 99.31 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

South 85°41'25" East, a distance of 122.66 feet to a 5/8-inch iron rod with cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,100.00 feet, a central angle of 03°34'13", and a chord bearing and distance of South 87°28'31" East, 68.53 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 68.55 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner on the common line of said 15.00-acre tract and the aforementioned 40.00-acre tract, from which a 5/8-inch iron rod with cap stamped "KHA" set at the northeast corner of said 40.00-acre tract bears North 89°10'11" East, a distance of 208.28 feet;

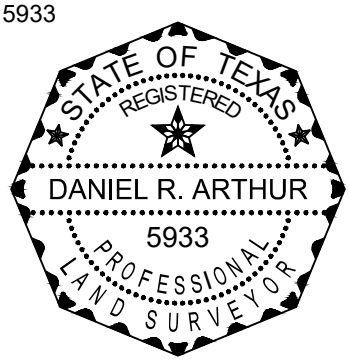
THENCE South 89°10'11" West, along said common line, a distance of 723.98 feet to the **POINT OF BEGINNING** and containing 11,432 square feet or 0.262 of an acre of land.

I hereby certify that the foregoing metes and bounds description and sketch are based on an on the ground survey prepared by Kimley-Horn.

05/22/2024

Daniel Arthur
Registered Professional Surveyor No. 5933
Kimley-Horn
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone: 469-501-2172

Date



RIGHT-OF-WAY DEDICATION

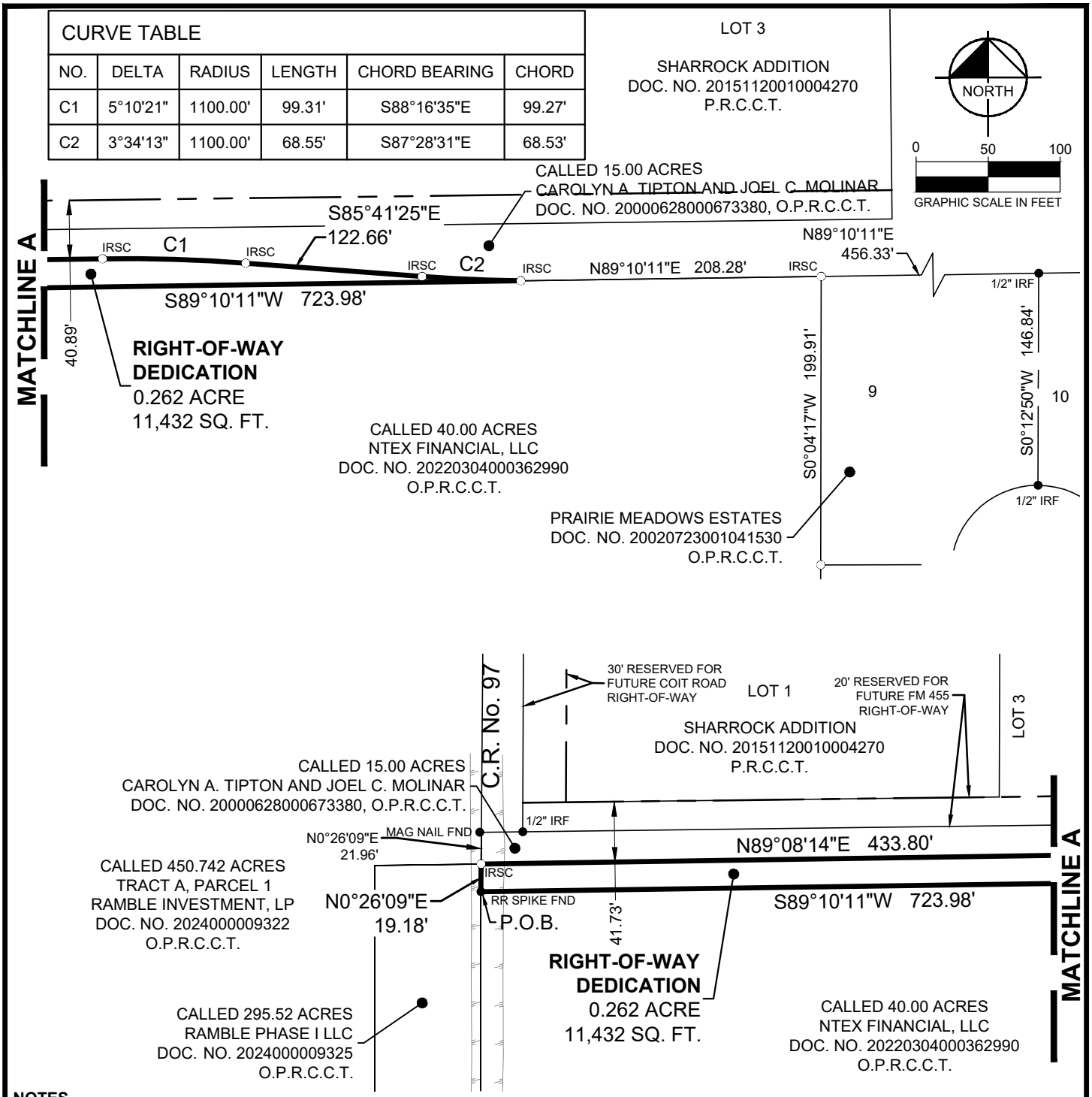
GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	JMH	MJS	May 2024	064537593	1 OF 2

SWAYNE, MICHAEL 5/22/2024 4:07 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\ROW DEDICATION-CAROLYN A TIPTON AND JOEL C MOLINAR.DWG

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°10'21"	1100.00'	99.31'	S88°16'35"E	99.27'
C2	3°34'13"	1100.00'	68.55'	S87°28'31"E	68.53'



NOTES

1. All corners are 5/8" iron rod set with cap stamped "KHA" unless otherwise noted.
2. Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
3. Existing pavement improvements are shown shaded, if any.

LEGEND

P.O.B. = POINT OF BEGINNING
CIRS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
XF = "X" CUT FOUND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

RIGHT-OF-WAY DEDICATION

GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JMH	MJS	May 2024	064537593	2 OF 2

SWAYNE, MICHAEL 5/22/2024 4:07 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\ROW DEDICATION-CAROLYN A TIPTON AND JOEL C MOLINAR.DWG

DRAINAGE EASEMENT - 0.767 ACRE

BEING a tract of land situated in the George Jay Survey, Abstract No. 488, City of Celina, Collin County, Texas and being a part of that called 15.00 acre tract of land described in deed to Carolyn A. Tipton and Joel C. Molinar as recorded in Document Number 20000628000673380, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a 1/2 inch iron rod found at the most northerly southwest corner of said 15.00 acre tract, said point also being in the south line of Sharrock Addition, an addition to Collin County as recorded in Document Number 20151120010004270, Official Public Records of Collin County, Texas;

THENCE North 89°17'16" East, 952.47 feet along the south line of said Sharrock Addition and the common line of said 15.00 acre tract to a point at the southeast corner of said Sharrock Addition and a common ell corner of said 15.00 acre tract;

THENCE North 89°17'21" East, 156.30 feet over and across said 15.00 acre tract to a point for corner;

THENCE South 00°42'39" East, 38.78 feet to a point for corner in the south line of said 15.00 acre tract, said point also being in the north line of Prairie Meadow Estates, an addition to Collin County as recorded in Document Number 20020723001041530, Official Public Records of Collin County, Texas, from which a 1/2 inch iron rod found at the northeast corner of Lot 9 and the northwest corner of Lot 10 of said Prairie Meadow Estates bears, North 89°10'11" East, 250.33 feet;

THENCE South 89°10'11" West, 414.28 feet along the south line of said 15.00 acre tract to a point for corner in the north line of a called 40.00 acre tract of land described in deed to NTEX Financial, LLC as recorded in Document Number 20220304000362990, Official Public Records of Collin County, Texas, the beginning of a non-tangent curve to the right with a radius of 1,100.00 feet, a central angle of 03°34'13", and a chord bearing and distance of North 87°28'31" West, 68.53 feet;

THENCE over and across said 15.00 acre tract as follows:

Along said non-tangent curve to the right, 68.55 feet to a point for corner;

North 85°41'25" West, 122.66 feet to a point for corner, the beginning of a tangent curve to the left with a radius of 1,100.00 feet, a central angle of 05°10'21", and a chord bearing and distance of North 88°16'35" West, 99.27 feet;

Along said tangent curve to the left, 99.31 feet to a point for corner;

South 89°08'14" West, 405.05 feet to a point for corner;

North 00°12'27" East, 21.88 feet to the **POINT OF BEGINNING** and containing 33,407 square feet or 0.767 of an acre of land.

I hereby certify that the foregoing metes and bounds description and sketch are based on an on the ground survey prepared by Kimley-Horn.

Daniel Arthur
Registered Professional Surveyor No. 5933
Kimley-Horn
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone: 469-501-2172

Date

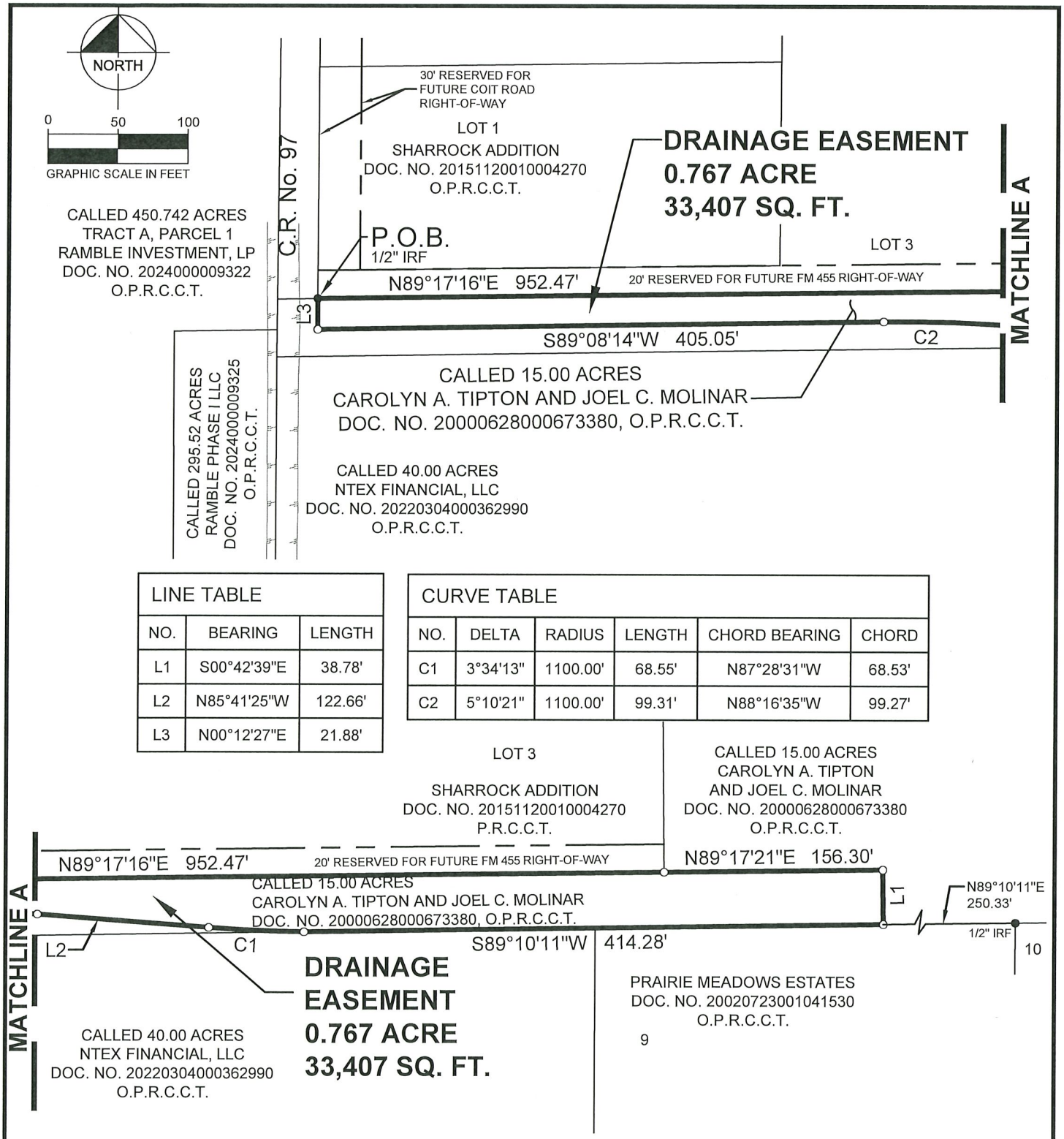
STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

DRAINAGE EASEMENT
GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	MJS	June 2024	064537593	1 OF 2

DOROUGH, BILL 6/4/2024 2:00 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\DE-CAROLYN A TIPTON AND JOEL C MOLINAR.DWG



LINE TABLE		
NO.	BEARING	LENGTH
L1	S00°42'39"E	38.78'
L2	N85°41'25"W	122.66'
L3	N00°12'27"E	21.88'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°34'13"	1100.00'	68.55'	N87°28'31"W	68.53'
C2	5°10'21"	1100.00'	99.31'	N88°16'35"W	99.27'

NOTES

1. Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. Existing pavement improvements are shown shaded, if any.

LEGEND

P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

DRAINAGE EASEMENT

GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	MJS	June 2024	064537593	2 OF 2

ALLEN, STEPHEN 6/6/2024 9:50 AM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\DE-CAROLYN A TIPTON AND JOEL C MOLINAR.DWG

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION
0.069 ACRE

BEING a tract of land situated in the George Jay Survey, Abstract No. 488, City of Celina, Collin County, Texas and being a part of that called 15.00 acre tract of land described in deed to Carolyn A. Tipton and Joel C. Molinar as recorded in Document Number 20000628000673380, Official Public Records of Collin County (O.P.R.C.C.T.), Texas and being further described as follows:

BEGINNING at a 1/2-inch square pipe found for the southeast corner of said 15.00-acre tract, same being the northeast corner of Lot 10 of Prairie Meadow Estates, an addition to Collin County, according to the plat filed of record in Document No. 20020723001041530 O.P.R.C.C.T., in the west line of a called 640.575-acre tract of land conveyed to HFI Celina Realty, LLC., according to the document filed of record in Document No. 2022000178954 O.P.R.C.C.T.;

THENCE South 89°10'11" West, with the south line of said 15.00-acre tract, same being common with the north line of said Lot 10 and of Lot 9 of Prairie Meadow Estates, a distance of 706.77 feet to a point for corner, from which a Rail Road Spike found for the southeast corner of said 15.00-acre tract bears South 89°10'11" West, a distance of 1,138.26 feet;

THENCE over and across said 15.00-acre tract the following bearings and distances:

North 00°42'39" West, a distance of 8.78 feet to a point for corner;

North 89°17'21" East, a distance of 156.79 feet to a point for corner;

South 00°42'39" East, a distance of 5.00 feet to a point for corner;

North 89°17'21" East, a distance of 473.14 feet to a point for corner at the beginning of a curve having a radius of 1095.00 feet, a central angle of 03°20'20", and a chord bearing and distance of North 87°37'11" East , 63.80 feet;

With said curve, an arc distance of 63.81 feet to a point for corner;

North 85°57'01" East, a distance of 13.18 feet to a point for corner in the east line of said 15.00-acre tract, same being common with the west line of said 640.575-acre tract;

THENCE South 00°25'28" West, with said common line, a distance of 4.93 feet to the **POINT OF BEGINNING** and containing 3,005 square feet or 0.069 of an acre of land.

TEMPORARY CONSTRUCTION EASEMENT
GEORGE JAY SURVEY,
ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

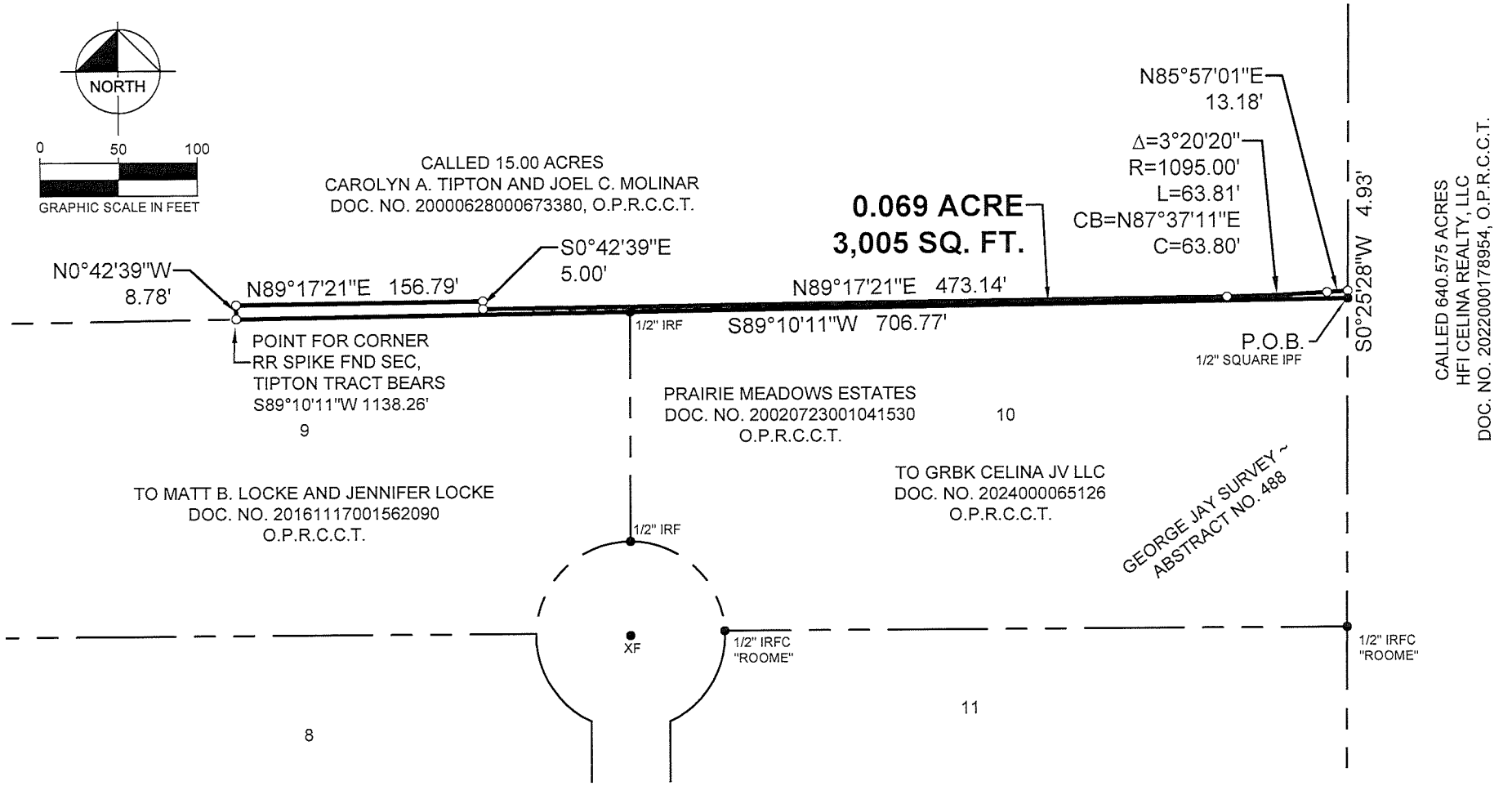
DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 OKLAHOMA DR., SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	DRA	6/3/2024	064497515	1 OF 2

ALLEN, STEPHEN 6/3/2024 6:26 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\064497515 TCE (MOLINAR).DWG



TEMPORARY CONSTRUCTION EASEMENT
GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

LEGEND

Δ = CENTRAL ANGLE
P.O.B. = POINT OF BEGINNING
IPF = IRON PIPE FOUND
IRFC = IRON ROD W/CAP FOUND
RR SPIKE = RAILROAD SPIKE
SEC = SOUTH EAST CORNER
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

NOTES

1. Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. Existing pavement improvements are shown shaded, if any.

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	KHA	6/4/2024	064497515	2 OF 2

RIGHT-OF-WAY DEDICATION - 1.025 ACRES

BEING a tract of land situated in the George Jay Survey, Abstract No. 488, City of Celina, Collin County, Texas, and being a portion of a called 40.00-acre tract of land described in a deed to NTEX Financial, LLC, recorded in Document No. 20220304000362990, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "KHA" set at the northeast corner of said 40.00-acre tract, common to the northwest corner of Lot 9 of Prairie Meadows Estates, an addition to the City of Celina, Texas, according to the plat thereof recorded in Document No. 20020723001041530, said Official Public Records, same being on the southerly line of a called 15.00-acre tract of land described in a deed to Carolyn A. Tipton and Joel C. Molinar, recorded in Document No. 20000628000673380, said Official Public Records, from which the northeast corner of Lot 9 bears North 89°10'11" East, a distance of 456.33 feet;

THENCE South 00°04'17" West, along the common line of said Lot 9 and said 40.00-acre tract, a distance of 60.79 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

THENCE departing said common line and crossing said 40.00-acre tract the following courses and distances:

South 89°17'21" West, a distance of 179.61 feet to a 5/8-inch iron rod with cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 1,160.00 feet, a central angle of 05°01'14", and a chord bearing and distance of North 88°12'02" West, 101.61 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 101.65 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner;

North 85°41'25" West, a distance of 122.66 feet to a 5/8-inch iron rod with cap stamped "KHA" set at the beginning of a tangent curve to the left with a radius of 1,040.00 feet, a central angle of 05°10'21", and a chord bearing and distance of North 88°16'35" West, 93.86 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 93.89 feet to a point for corner;

South 89°08'14" West, a distance of 434.91 feet to a 5/8-inch iron rod with cap stamped "KHA" set for corner on the common line of said 40.00-acre tract and a called 295.52-acre tract of land described in a deed to Ramble Phase I LLC, recorded in Document No. 2024000009325, said Official Public Records;

THENCE North 00°04'53" East, along said common line, a distance of 40.83 feet to a railroad spike found for the northwest corner of said 40.00-acre tract, common to the southwest corner of the aforementioned 15.00-acre tract;

THENCE North 89°10'11" East, departing the easterly line of said 295.52-acre tract and along the common line of said 40.00-acre tract and said 15.00-acre tract, a distance of 932.26 feet to the **POINT OF BEGINNING** and containing 44,644 square feet or 1.025 acres of land.

I hereby certify that the foregoing metes and bounds description and sketch are based on an on the ground survey prepared by Kimley-Horn.

05/22/2024
Date

Daniel Arthur
Registered Professional Surveyor No. 5933
Kimley-Horn
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone: 469-501-2172

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

RIGHT-OF-WAY DEDICATION

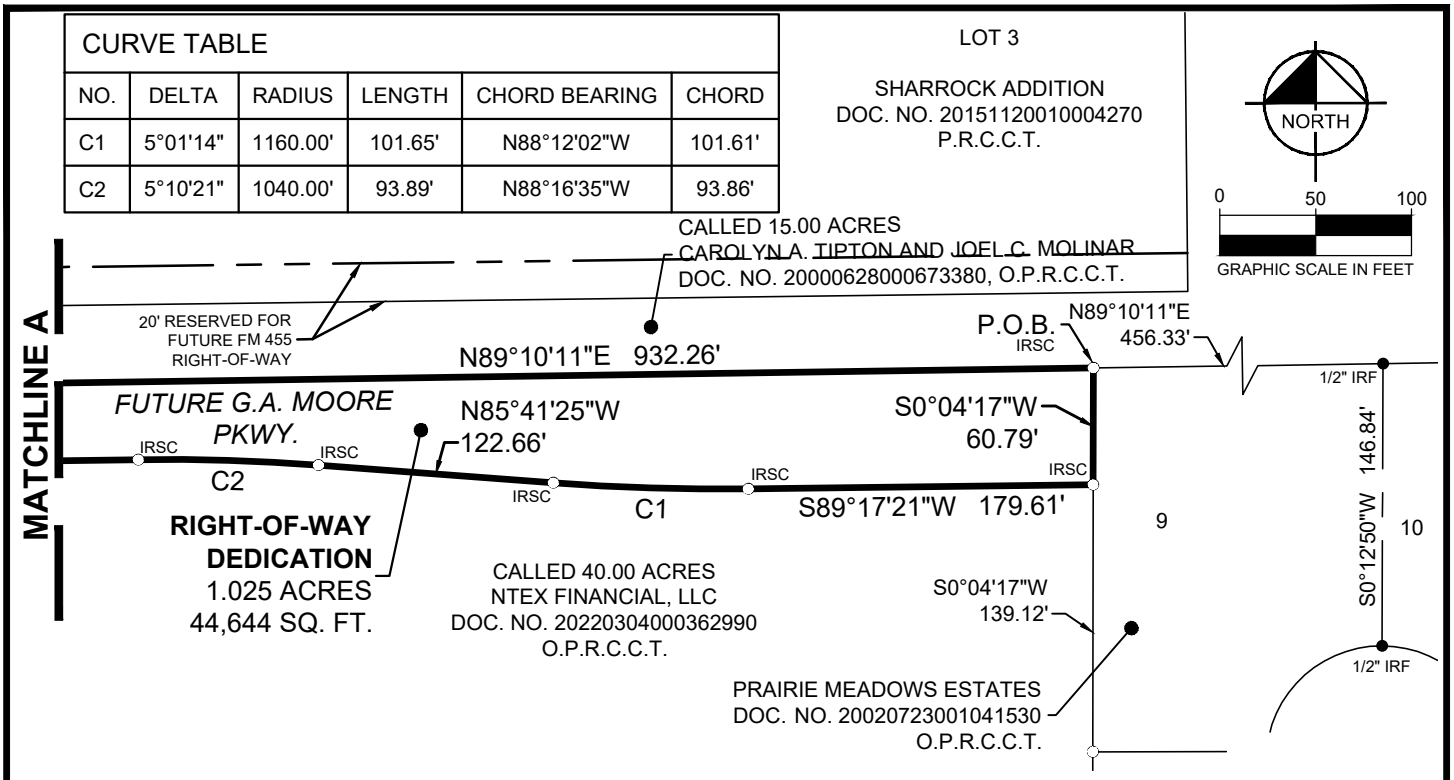
GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

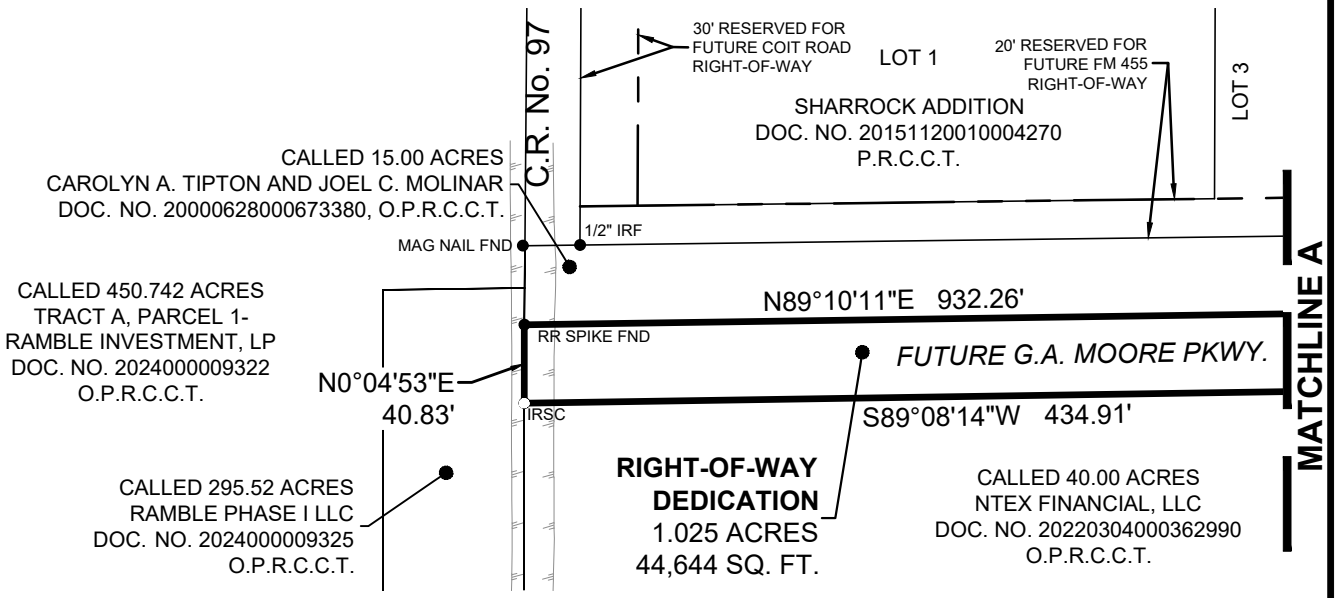
Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	JMH	MJS	May 2024	064537593	1 OF 2

SWAYNE, MICHAEL 5/22/2024 1:58 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\ROW DEDICATION-NTEX FINANCIAL.DWG

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°01'14"	1160.00'	101.65'	N88°12'02"W	101.61'
C2	5°10'21"	1040.00'	93.89'	N88°16'35"W	93.86'





NOTES

1. All corners are 5/8" iron rod set with cap stamped "KHA" unless otherwise noted.
2. Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
3. Existing pavement improvements are shown shaded, if any.

LEGEND

P.O.B. = POINT OF BEGINNING
CIRS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
XF = "X" CUT FOUND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

RIGHT-OF-WAY DEDICATION

GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	JMH	MJS	May 2024	064537593	2 OF 2

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TEMPORARY CONSTRUCTION EASEMENT - 0.047 ACRE

BEING a tract of land situated in the George Jay Survey, Abstract No. 488, City of Celina, Collin County, Texas, and being a portion of a called 40.00-acre tract of land described in a deed to NTEX Financial, LLC, recorded in Document No. 20220304000362990, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a railroad spike found at the northwest corner of said 40.00-acre tract, said point being the southwest corner of a called 15.00 acre tract of land described in deed to Carolyn A. Tipton and Joel C. Molinar as recorded in Document Number 20000628000673380, Official Public Records of Collin County, Texas, said point also being in the east line of a called 295.52 acre tract of land described in deed to Ramble Phase 1, LLC as recorded in Document Number 2024000009325, Official Public Records of Collin County, Texas, from which a Mag nail found at the most northerly southwest corner of said 15.00 acre tract bears, North 00°26'09" East, 41.14 feet;

THENCE over and across said 40.00 acre tract as follows:

South 79°41'28" East, 341.65 feet to the **POINT OF BEGINNING**;

North 85°19'40" East, 80.86 feet to a point;

North 89°08'14" East, 18.38 feet to a point for the beginning of a tangent curve to the right with a radius of 1,020.00 feet, a central angle of 03°41'59", and a chord bearing and distance of South 89°00'46" East, 65.85 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 65.86 feet to a point;

South 03°30'40" West, 20.00 feet to a point for the beginning of a non-tangent curve to the left with a radius of 1,000.00 feet, a central angle of 03°37'59", and a chord bearing and distance of North 88°59'35" West, 63.40 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 63.41 feet to a point;

North 00°51'46" West, 10.00 feet to a point for the beginning of a non-tangent curve to the left with a radius of 1,010.00 feet, a central angle of 00°03'09", and a chord bearing and distance of South 89°09'49" West, 0.93 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 0.93 feet to a point;

South 89°08'14" West, 99.07 feet to a point;

North 00°42'39" West, 4.63 feet to the **POINT OF BEGINNING** and containing 2,067 square feet or 0.047 acre of land.

Daniel Arthur
Registered Professional Surveyor No. 5933
Kimley-Horn
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone: 469-501-2172

07/11/2024
Date



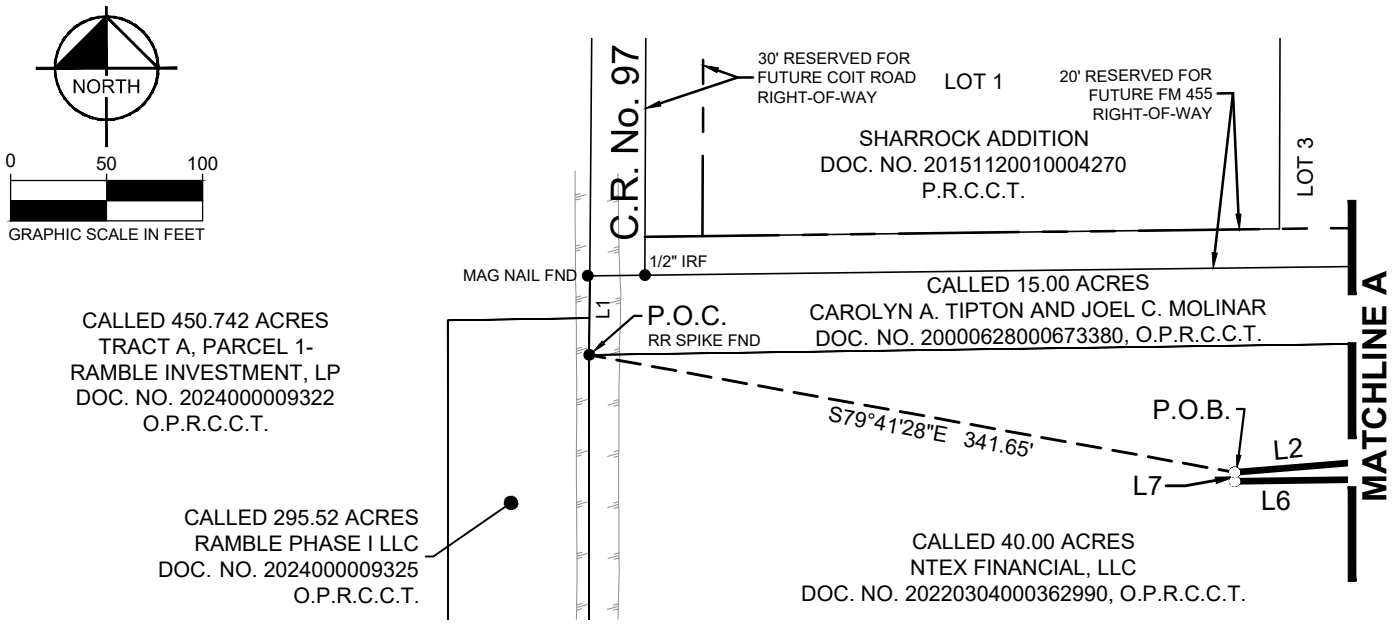
TEMPORARY CONSTRUCTION EASEMENT

GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	KHA	July 2024	064537593	1 OF 2

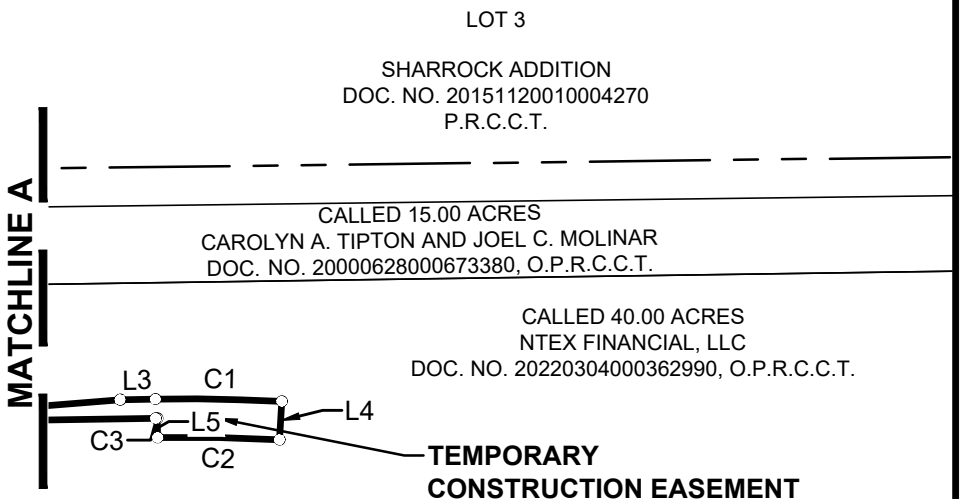
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NOTES

1. Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. Existing pavement improvements are shown shaded, if any.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°26'09"E	41.14'
L2	N85°19'40"E	80.86'
L3	N89°08'14"E	18.38'
L4	S03°30'40"W	20.00'
L5	N00°51'46"W	10.00'
L6	S89°08'14"W	99.07'
L7	N00°42'39"W	4.63'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	3°41'59"	1020.00'	65.86'	S89°00'46"E	65.85'
C2	3°37'59"	1000.00'	63.41'	N88°59'35"W	63.40'
C3	0°03'09"	1010.00'	0.93'	S89°09'49"W	0.93'

TEMPORARY CONSTRUCTION EASEMENT

GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

LEGEND

P.O.B. = POINT OF BEGINNING
CIRS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
XF = "X" CUT FOUND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
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FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	July 2024	064537593	2 OF 2

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TEMPORARY CONSTRUCTION EASEMENT - 0.072 ACRE

BEING a tract of land situated in the George Jay Survey, Abstract No. 488, City of Celina, Collin County, Texas, and being a portion of a called 40.00-acre tract of land described in a deed to NTEX Financial, LLC, recorded in Document No. 20220304000362990, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a railroad spike found at the northwest corner of said 40.00-acre tract, said point being the southwest corner of a called 15.00 acre tract of land described in deed to Carolyn A. Tipton and Joel C. Molinar as recorded in Document Number 20000628000673380, Official Public Records of Collin County, Texas, said point also being in the east line of a called 295.52 acre tract of land described in deed to Ramble Phase 1, LLC as recorded in Document Number 2024000009325, Official Public Records of Collin County, Texas, from which a Mag nail found at the most northerly southwest corner of said 15.00 acre tract bears, North 00°26'09" East, 41.14 feet;

THENCE over and across said 40.00 acre tract as follows:

South 84°05'01" East, 616.05 feet to the **POINT OF BEGINNING**;

South 85°41'25" East, 36.75 feet to a point for the beginning of a tangent curve to the left with a radius of 1,180.00 feet, a central angle of 05°01'14", and a chord bearing and distance of South 88°12'02" East, 103.37 feet;

In a easterly direction, with said tangent curve to the left, an arc distance of 103.40 feet to a point;

North 89°17'21" East, 62.44 feet to a point;

South 00°42'39" East, 10.00 feet to a point;

South 89°17'21" West, 62.44 feet to a point for the beginning of a tangent curve to the right with a radius of 1,190.00 feet, a central angle of 01°24'51", and a chord bearing and distance of South 89°59'47" West, 29.37 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 29.37 feet to a point;

South 00°42'12" West, 10.00 feet to a point for the beginning of a non-tangent curve to the right with a radius of 1,200.00 feet, a central angle of 03°36'23", and a chord bearing and distance of North 87°29'36" West, 75.52 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 75.53 feet to a point;

North 85°41'25" West, 36.75 feet to a point;

North 04°18'35" East, 20.00 feet to a **POINT OF BEGINNING** and containing 3,150 square feet or 0.072 acre of land.

07/10/24

Daniel Arthur
Registered Professional Surveyor No. 5933
Kimley-Horn
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone: 469-501-2172

Date

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

TEMPORARY CONSTRUCTION EASEMENT

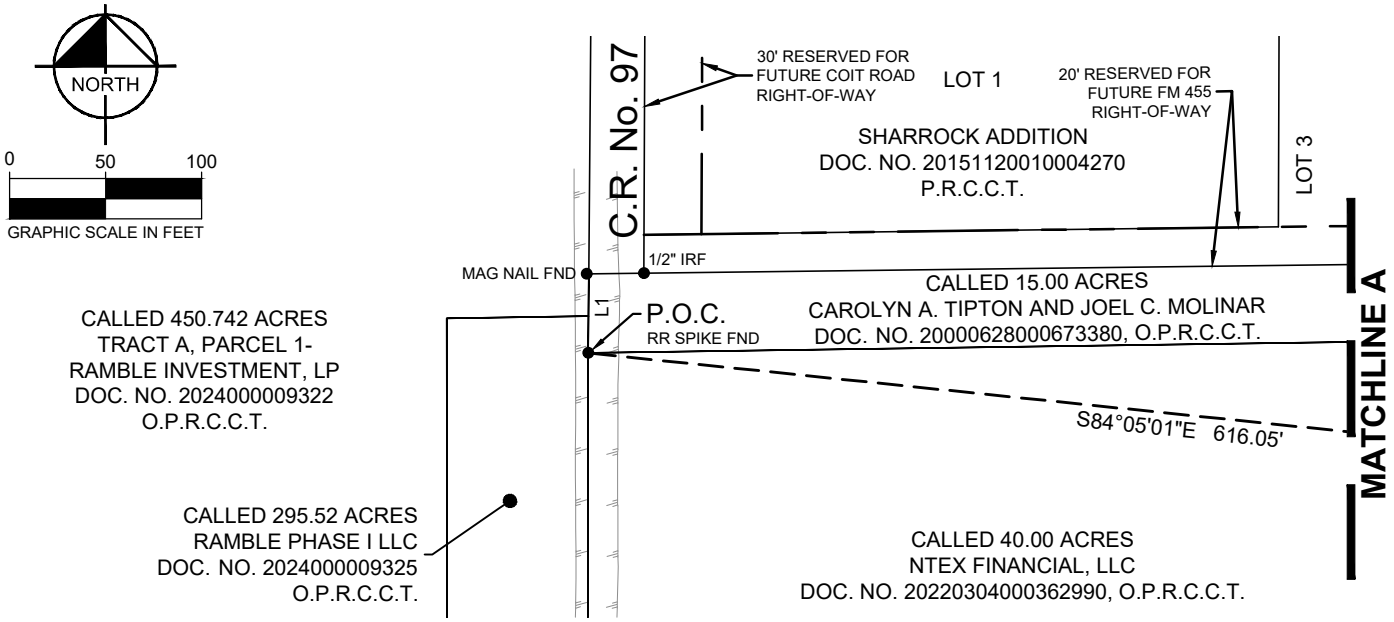
GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	KHA	July 2024	064537593	1 OF 2

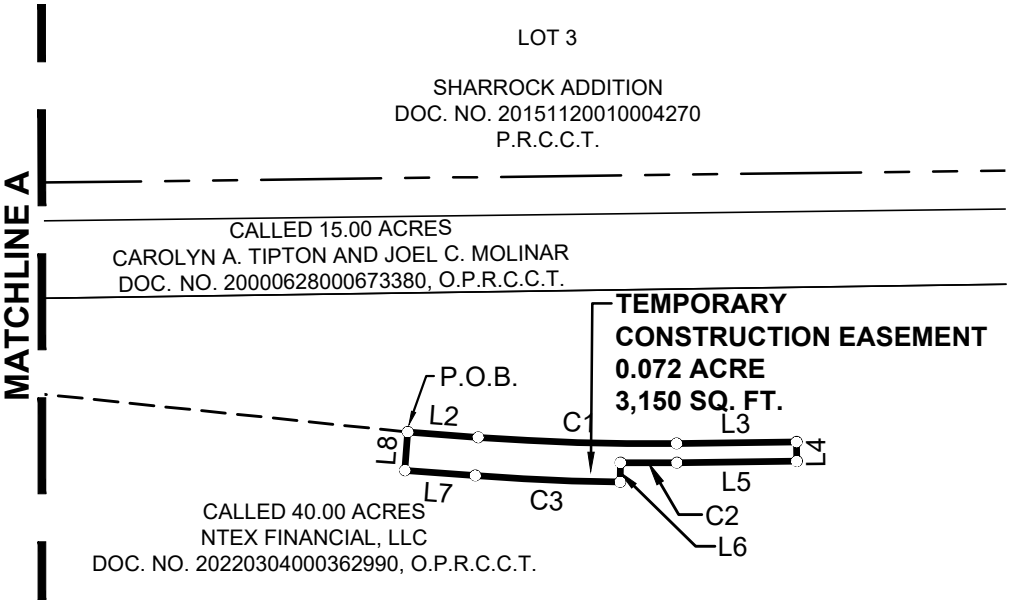
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NOTES

1. Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. Existing pavement improvements are shown shaded, if any.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N00°26'09"E	41.14'
L2	S85°41'25"E	36.75'
L3	N89°17'21"E	62.44'
L4	S00°42'39"E	10.00'
L5	S89°17'21"W	62.44'
L6	S00°42'12"W	10.00'
L7	N85°41'25"W	36.75'
L8	N04°18'35"E	20.00'



CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°01'14"	1180.00'	103.40'	S88°12'02"E	103.37'
C2	1°24'51"	1190.00'	29.37'	S89°59'47"W	29.37'
C3	3°36'23"	1200.00'	75.53'	N87°29'36"W	75.52'

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRF = IRON ROD FOUND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

TEMPORARY CONSTRUCTION EASEMENT

GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

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Celina, Texas 75009
FIRM # 10194503
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	July 2024	064537593	2 OF 2

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DRAINAGE EASEMENT - 0.212 ACRE

BEING a tract of land situated in the George Jay Survey, Abstract No. 488, City of Celina, Collin County, Texas, and being a portion of a called 40.00-acre tract of land described in a deed to NTEX Financial, LLC, recorded in Document No. 20220304000362990, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a railroad spike found at the northwest corner of said 40.00-acre tract, said point being the southwest corner of a called 15.00 acre tract of land described in deed to Carolyn A. Tipton and Joel C. Molinar as recorded in Document Number 20000628000673380, Official Public Records of Collin County, Texas, said point also being in the east line of a called 295.52 acre tract of land described in deed to Ramble Phase 1, LLC as recorded in Document Number 2024000009325, Official Public Records of Collin County, Texas, from which a Mag nail found at the most northerly southwest corner of said 295.52 acre tract bears, North 00°26'09" East, 41.14 feet;

THENCE over and across said 40.00 acre tract as follows:

South 85°58'13" East, 503.42 feet to the **POINT OF BEGINNING**, the beginning of a non-tangent curve to the right with a radius of 1,040.00 feet, a central angle of 01°27'36", and a chord bearing and distance of South 86°16'13" East, 26.50 feet;

In an easterly direction, with said non-tangent curve to the right, an arc distance of 26.50 feet to a point;

South 85°41'25" East, 122.66 feet to a point for the beginning of a tangent curve to the left with a radius of 1,160.00 feet, a central angle of 03°01'46", and a chord bearing and distance of South 87°12'17" East, 61.32 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 61.33 feet to a point;

South 01°16'50" West, 20.00 feet to a point for the beginning of a non-tangent curve to the right with a radius of 1,180.00 feet, a central angle of 03°01'46", and a chord bearing and distance of North 87°12'17" West, 62.38 feet;

In a westerly direction, with said non-tangent curve to the right, an arc distance of 62.39 feet to a point;

North 85°41'25" West, 36.75 feet to a point;

South 04°18'35" West, 45.00 feet to a point;

North 85°41'25" West, 85.90 feet to a point for the beginning of a non-tangent curve to the left with a radius of 995.00 feet, a central angle of 01°28'25", and a chord bearing and distance of North 86°26'30" West, 25.59 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 25.59 feet to a point;

North 03°30'40" East, 65.07 feet to the **POINT OF BEGINNING** and containing 9,250 square feet or 0.212 acre of land.

Daniel Arthur
Registered Professional Surveyor No. 5933
Kimley-Horn
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone: 469-501-2172

07/10/24
Date



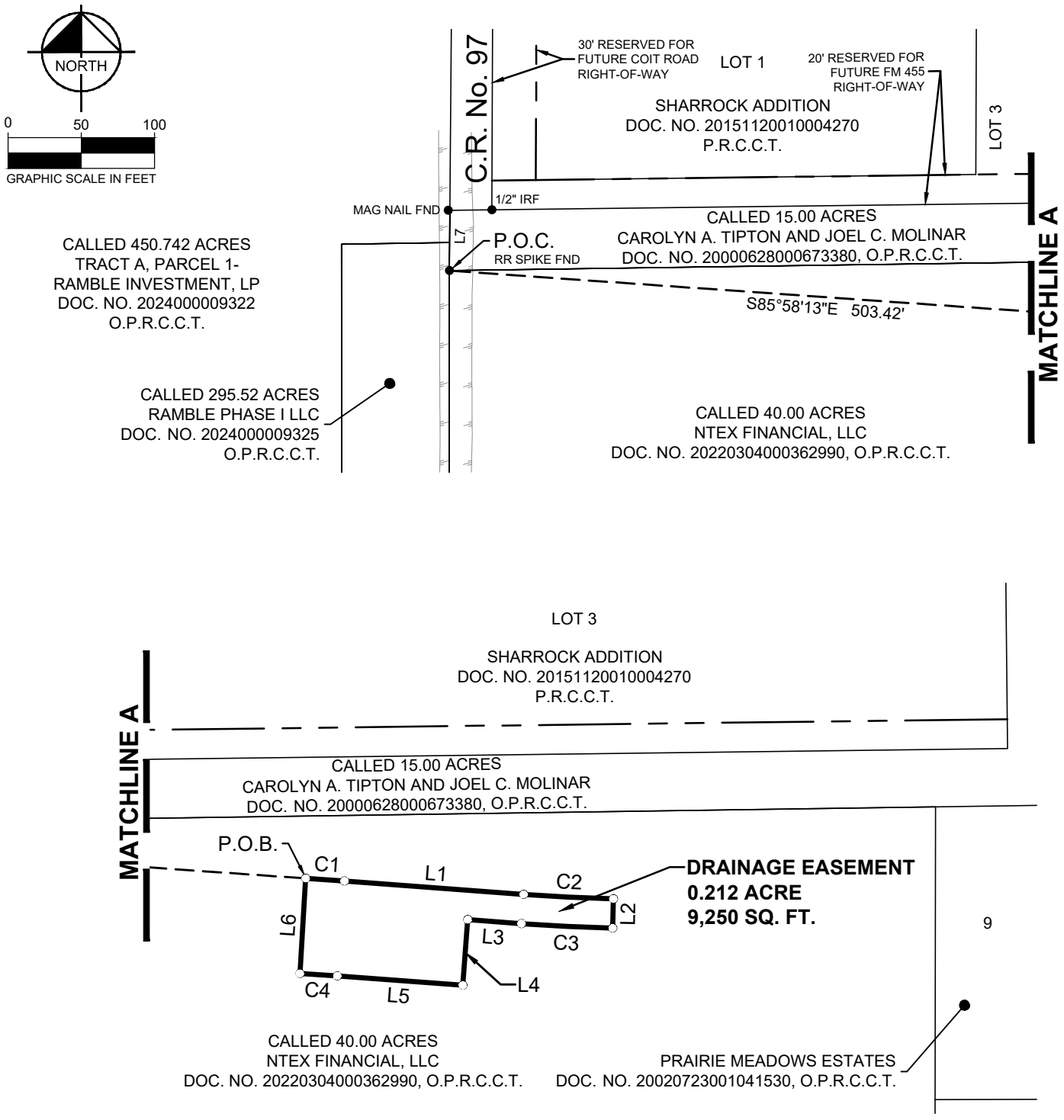
DRAINAGE EASEMENT

GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

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400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	WBD	KHA	July 2024	064537593	1 OF 3

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NOTES

1. Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
2. Existing pavement improvements are shown shaded, if any.

LEGEND

P.O.B. = POINT OF BEGINNING
CIRS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
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O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

DRAINAGE EASEMENT

GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	WBD	KHA	July 2024	064537593	2 OF 3

SWAYNE, MICHAEL 7/10/2024 1:26 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\DE-NTEX FINANCIAL-REV1.DWG

LINE TABLE		
NO.	BEARING	LENGTH
L1	S85°41'25"E	122.66'
L2	S01°16'50"W	20.00'
L3	N85°41'25"W	36.75'
L4	S04°18'35"W	45.00'
L5	N85°41'25"W	85.90'
L6	N03°30'40"E	65.07'
L7	N00°26'09"E	41.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°27'36"	1040.00'	26.50'	S86°16'13"E	26.50'
C2	3°01'46"	1160.00'	61.33'	S87°12'17"E	61.32'
C3	3°01'46"	1180.00'	62.39'	N87°12'17"W	62.38'
C4	1°28'25"	995.00'	25.59'	N86°26'30"W	25.59'

DRAINAGE EASEMENT

GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

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FIRM # 10194503
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	WBD	KHA	July 2024	064537593	3 OF 3

SWAYNE, MICHAEL 7/10/2024 1:26 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\DE-NTEX FINANCIAL-REV1.DWG

WATER EASEMENT - 0.607 ACRE

BEING a tract of land situated in the George Jay Survey, Abstract No. 488, City of Celina, Collin County, Texas, and being a portion of a called 40.00-acre tract of land described in a deed to NTEX Financial, LLC, recorded in Document No. 20220304000362990, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at a 5/8-inch iron rod with cap stamped "KHA" set at the northeast corner of said 40.00-acre tract, common to the northwest corner of Lot 9 of Prairie Meadows Estates, an addition to the City of Celina, Texas, according to the plat thereof recorded in Document No. 20020723001041530, said Official Public Records, same being on the southerly line of a called 15.00-acre tract of land described in a deed to Carolyn A. Tipton and Joel C. Molinar, recorded in Document No. 20000628000673380, said Official Public Records, from which a 1/2-inch iron rod found for the northeast corner of said Lot 9 bears, North 89°10'11" East, a distance of 456.33 feet;

THENCE South 00°04'17" West, along the common line of said Lot 9 and said 40.00-acre tract, a distance of 60.79 feet to the **POINT OF BEGINNING** of the herein described easement tract;

THENCE South 00°04'17" West, continuing along said common line, a distance of 20.00 feet to a point for corner;

THENCE departing said common line and crossing said 40.00-acre tract the following courses and distances:

South 89°17'21" West, a distance of 179.33 feet to a point at the beginning of a tangent curve to the right with a radius of 1,180.00 feet, a central angle of 05°01'14", and a chord bearing and distance of North 88°12'02" West, 103.37 feet;

In a westerly direction, with said tangent curve to the right, an arc distance of 103.40 feet to a point for corner;

North 85°41'25" West, a distance of 122.66 feet to a point at the beginning of a tangent curve to the left with a radius of 1,020.00 feet, a central angle of 05°10'21", and a chord bearing and distance of North 88°16'35" West, 92.05 feet;

In a westerly direction, with said tangent curve to the left, an arc distance of 92.08 feet to a point for corner;

South 89°08'14" West, a distance of 18.38 feet to a point for corner;

South 85°19'40" West, a distance of 150.52 feet to a point for corner;

South 89°08'14" West, a distance of 151.51 feet to a point for corner;

South 44°36'16" West, a distance of 69.17 feet to a point for corner;

North 89°55'45" West, a distance of 66.81 feet to a point for corner on the common line of said 40.00-acre tract and a called 295.52-acre tract of land described in a deed to Ramble Phase I LLC, recorded in Document No. 2024000009325, said Official Public Records in County Road 97;

THENCE North 00°04'53" East, along said common line and County Road 97, a distance of 77.43 feet to a point for corner, from which a railroad spike found for the northwest corner of said 40.00-acre tract bears North 00°04'53" East, a distance of 40.83 feet;

THENCE departing said common line and crossing said 40.00-acre tract the following courses and distances:

WATER EASEMENT
GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
	JMH	KHA	May 2024	064537593	1 OF 3

SWAYNE, MICHAEL 5/22/2024 4:15 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\WE-NTEX FINANCIAL.DWG

North 89°08'14" East, a distance of 434.91 feet to a point at the beginning of a tangent curve to the right with a radius of 1,040.00 feet, a central angle of 05°10'21", and a chord bearing and distance of South 88°16'35" East, 93.86 feet;

In an easterly direction, with said tangent curve to the right, an arc distance of 93.89 feet to a point for corner;

South 85°41'25" East, a distance of 122.66 feet to a point at the beginning of a tangent curve to the left with a radius of 1,160.00 feet, a central angle of 05°01'14", and a chord bearing and distance of South 88°12'02" East, 101.61 feet;

In an easterly direction, with said tangent curve to the left, an arc distance of 101.65 feet to a point for corner;

North 89°17'21" East, a distance of 179.61 feet to the **POINT OF BEGINNING** and containing 26,454 square feet or 0.607 of an acre of land.

I hereby certify that the foregoing metes and bounds description and sketch are based on an on the ground survey prepared by Kimley-Horn.

Daniel Arthur
Registered Professional Surveyor No. 5933
Kimley-Horn
400 North Oklahoma Drive, Suite 105
Celina, Texas 75009
Phone: 469-501-2172

05/22/2024
Date



WATER EASEMENT

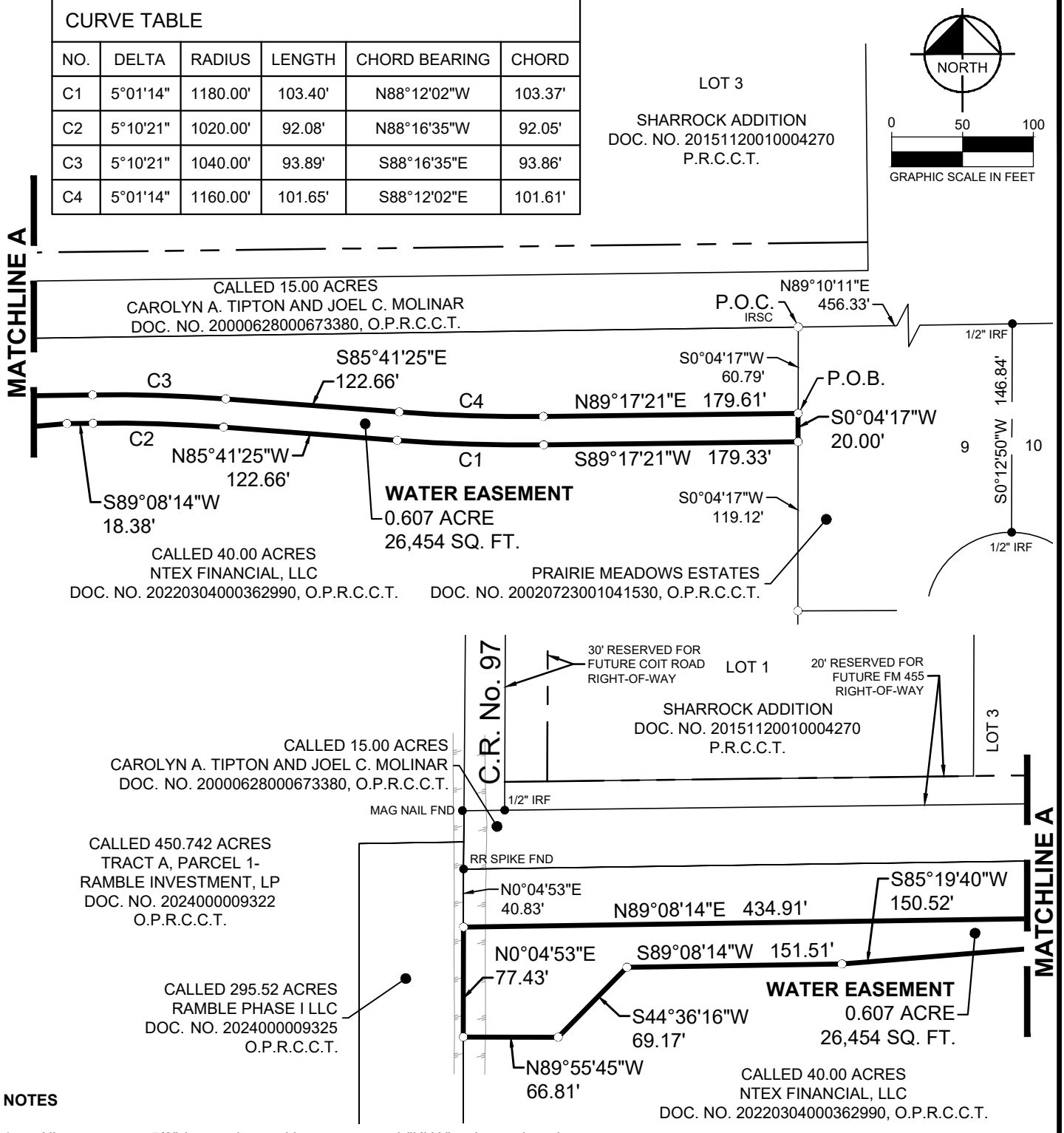
GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

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	JMH	KHA	May 2024	064537593	2 OF 3

SWAYNE, MICHAEL 5/22/2024 4:15 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\WE-NTEX FINANCIAL.DWG

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	5°01'14"	1180.00'	103.40'	N88°12'02"W	103.37'
C2	5°10'21"	1020.00'	92.08'	N88°16'35"W	92.05'
C3	5°10'21"	1040.00'	93.89'	S88°16'35"E	93.86'
C4	5°01'14"	1160.00'	101.65'	S88°12'02"E	101.61'



NOTES

1. All corners are 5/8" iron rod set with cap stamped "KHA" unless otherwise noted.
2. Bearing system based on the Texas State Plane Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
3. Existing pavement improvements are shown shaded, if any.

LEGEND

P.O.B. = POINT OF BEGINNING
CIRS = CAPPED IRON ROD SET
IRF = IRON ROD FOUND
IPF = IRON PIPE FOUND
XF = "X" CUT FOUND
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

WATER EASEMENT

GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

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1" = 100'	JMH	KHA	May 2024	064537593	3 OF 3

SWAYNE, MICHAEL 5/22/2024 4:15 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\WE-NTEX FINANCIAL.DWG

30' SANITARY SEWER EASEMENT DESCRIPTION

BEING a tract of land situated in the George Jay Survey, Abstract No. 488, City of Celina, Collin County, Texas and being a portion of a called 40.00-acre tract of land conveyed to NTEX Financial, LLC., according to the document filed of record in Document No. 20220304000362990 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a Rail Road Spike found for the southwest corner of said 40.00-acre tract, same being for the northwest corner of a called 313.56-acre tract of land described as Tract B conveyed to Ramble Investments LP., according to the document filed of record in Document No. 2024000009322 O.P.R.C.C.T., in the east line of a called 295.52-acre tract of land conveyed to Ramble Phase I LLC., according to the document filed of record in Document No. 2024000009325 (O.P.R.C.C.T.);

THENCE North 00°04'51" East, with the west line of said 40.00-acre tract, same being common with the east line of said 295.52-acre tract, a distance of 406.24 feet to the **POINT OF BEGINNING**;

THENCE North 00°04'51" East, continuing with said common line, a distance of 30.00 feet to a point for corner from which a rail road spike found for the northwest corner of said 40.00-acre tract bears North 00°04'51" East, a distance of 1,430.32 feet;

THENCE over and across said 40.00-acre tract the following bearings and distances:

South 89°54'18" East, a distance of 88.57 feet to a point for corner;

South 00°05'42" West, a distance of 375.54 feet to a point for corner;

North 89°48'41" East, a distance of 843.96 feet to a point for corner in the east line of said 40.00-acre tract, for the southwest corner of Lot 1 of Prairie Meadows Estate, an addition to the City of Celina, according to the Plat filed of record in Document No. 20020723001041530 O.P.R.C.C.T., in the north line of CR 101;

THENCE South 00°04'17" West, with said east line, a distance of 30.00 feet to a point for corner, from which the southeast corner of said 40.00-acre tract bears South 00°04'17" West, a distance of 25.15 feet;

THENCE over and across said 40.00-acre tract the following bearings and distances:

South 89°48'41" West, a distance of 873.98 feet to a point for corner;

North 00°05'42" East, a distance of 375.69 feet to a point for corner;

North 89°54'18" West, a distance of 58.56 feet to the **POINT OF BEGINNING** and containing 39,244 square feet or 0.901 acre of land.

SANITARY SEWER EASEMENT &
TEMPORARY CONSTRUCTION
EASEMENT
GEORGE JAY SURVEY,
ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

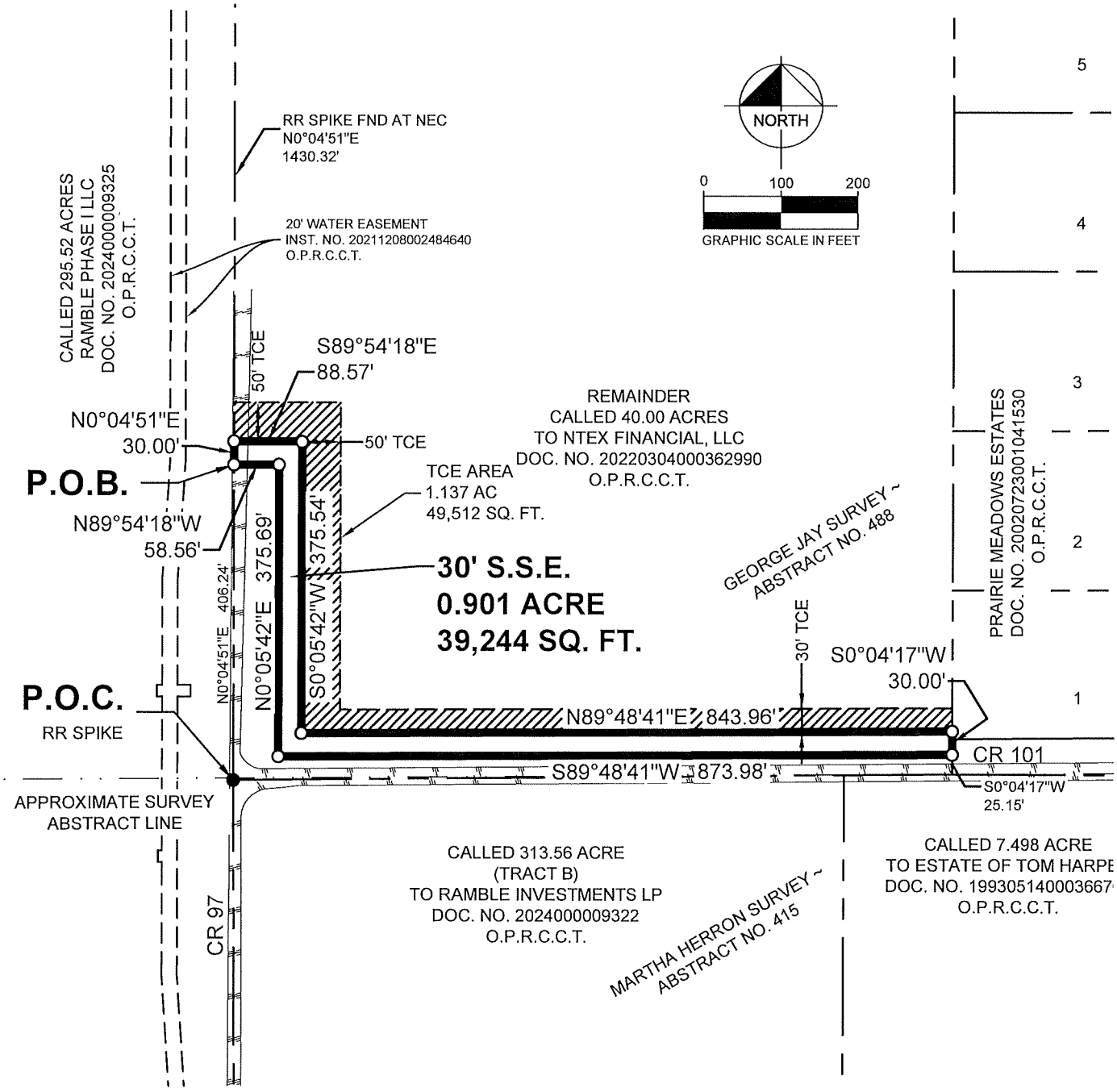
DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 OKLAHOMA DR., SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	MJS	6/6/2024	064497515	1 OF 2

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NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
RR SPIKE = RAIL ROAD SPIKE
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

SANITARY SEWER EASEMENT & TEMPORARY CONSTRUCTION EASEMENT
GEORGE JAY SURVEY, ABSTRACT NO. 488
CITY OF CELINA
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 200'	SPA	MJS	6/10/2024	064497515	2 OF 2

ALLEN, STEPHEN 6/10/2024 5:59 PM K:\CEL_SURVEY\064537593-RAINWATER CROSSING\DWG\SEPERATE INSTRUMENTS\064497515 OFFSITE SSE NTEX.DWG

RIGHT-OF-WAY EASEMENT DESCRIPTION

BEING a tract of land situated in the BBB&C RR CO Survey, Abstract No. 130, City of Celina, Collin County, Texas and being a portion of a called 2.00-acre tract of land conveyed to Sashi Varanasi and Toby Varghese, according to the document filed of record in Document No. 20211209002496580 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for the northwest corner of said 2.00-acre tract, same being for an interior corner of a called 313.937-acre tract of land conveyed to HFI Celina Realty LLC., according to the document filed of record in Document No. 2022000178954 O.P.R.C.C.T.);

THENCE South 88°32'51" East, with the north line of said 2.00-acre tract, a distance of 316.78 feet to a 5/8-inch iron rod with cap stamped "4577" found for the northeast corner of said 2.00-acre tract, same being for the northwest corner of a called 2.031-acre tract of land described as Tract 1, conveyed to HFI Realty Growth Partners GP LLC., according to the document filed of record in Document No. 2023000118152 O.P.R.C.C.T.;

THENCE South 01°49'31" West, with the east line of said 2.00-acre tract, same being common with the west line of said 2.031-acre tract, a distance of 30.07 feet to a point for corner, from which a 1/2-inch square tube found for the southwest corner of said 2.031-acre tract bears South 01°49'31" West, 206.93 feet;

THENCE South 89°33'03" West, over and across said 2.00-acre tract, a distance of 315.63 feet to a point for corner in the west line of said 2.00-acre tract, from which a mag nail found for the southwest corner of said 2.00-acre tract bears South 00°09'04" East, 238.77 feet;

THENCE North 00°09'04" West, a distance of 40.56 feet to the **POINT OF BEGINNING** containing 11,162 square feet or 0.256 of an acre of land.

DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
400 OKLAHOMA DR., SUITE 105
CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

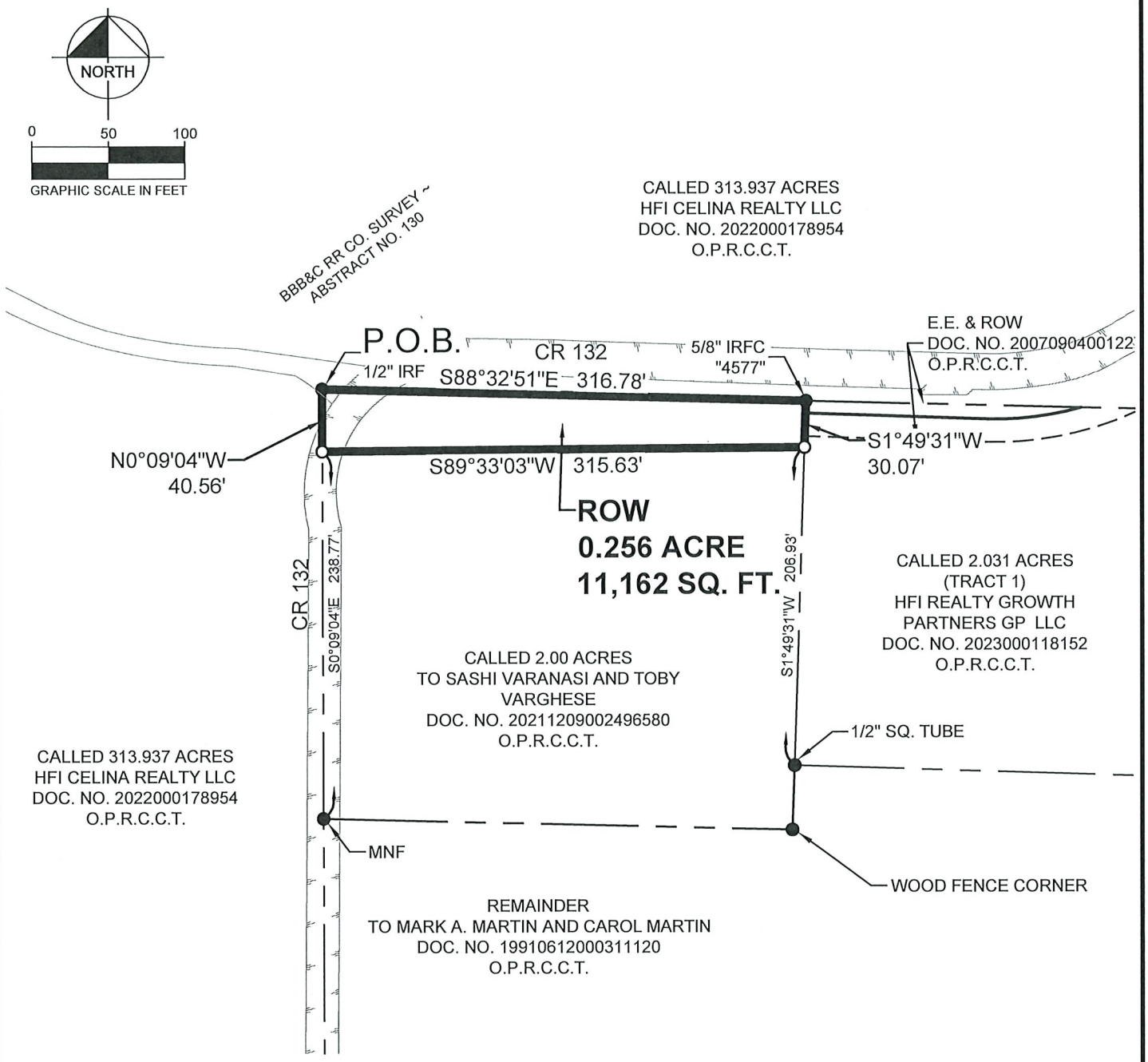
STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
5933
PROFESSIONAL
LAND SURVEYOR

RIGHT-OF-WAY EASEMENT
BBB&C RR CO. SURVEY,
ABSTRACT NO. 130
CITY OF CELINA
COLLIN COUNTY, TEXAS

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FIRM # 10194503
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	MJS	6/6/2024	064497515	1 OF 2

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NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
IRFC = IRON ROD W/CAP FOUND
IRF = IRON ROD FOUND
MNF = MAG NAIL FOUND
W.E. = WATER EASEMENT
O.P.R.D.C.T. = OFFICIAL PUBLIC RECORDS, DALLAS COUNTY, TEXAS

RIGHT-OF-WAY EASEMENT
BBB&C RR CO. SURVEY, ABSTRACT NO. 130
CITY OF CELINA
COLLIN COUNTY, TEXAS

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1" = 100'	SPA	MJS	6/6/2024	064497515	2 OF 2

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20' WATER EASEMENT DESCRIPTION

BEING a tract of land situated in the BBB&C RR CO Survey, Abstract No. 130, City of Celina, Collin County, Texas and being a portion of a called 2.00-acre tract of land conveyed to Sashi Varanasi and Toby Varghese, according to the document filed of record in Document No. 20211209002496580 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod found for the northwest corner of said 2.00-acre tract, same being for an interior corner of a called 313.937-acre tract of land conveyed to HFI Celina Realty LLC., according to the document filed of record in Document No. 2022000178954 O.P.R.C.C.T.);

THENCE South 00°09'04" East, with the west line of said 2.00-acre tract, a distance of 40.56 feet to the **POINT OF BEGINNING**;

THENCE North 89°33'03" East, over and across said 2.00-acre tract, a distance of 315.63 feet to a point for corner, in the east line of said 2.00-acre tract, same being common with the west line of a called 2.031-acre tract described as Tract 1 conveyed to HFI Realty Growth Partners GP LLC, according to the document filed of record in Document No. 2023000118152 O.P.R.C.C.T., from which a 5/8-inch iron rod with cap stamped "4577" found for the northeast corner of said 2.00-acre tract, same being for the northwest corner of said 2.031-acre tract bears, North 01°49'31" East, a distance of 30.07 feet;

THENCE South 01°49'31" West, with said common line, a distance of 20.02 feet to a point for corner;

THENCE South 89°33'03" West, over and across said 2.00-acre tract, a distance of 314.94 feet to a point for corner;

THENCE North 00°09'04" West, a distance of 20.00 feet to the **POINT OF BEGINNING** containing 6,306 square feet or 0.145 of an acre of land.

DANIEL R. ARTHUR
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5933
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CELINA, TEXAS 75009
PH. 469-501-2200
daniel.arthur@kimley-horn.com

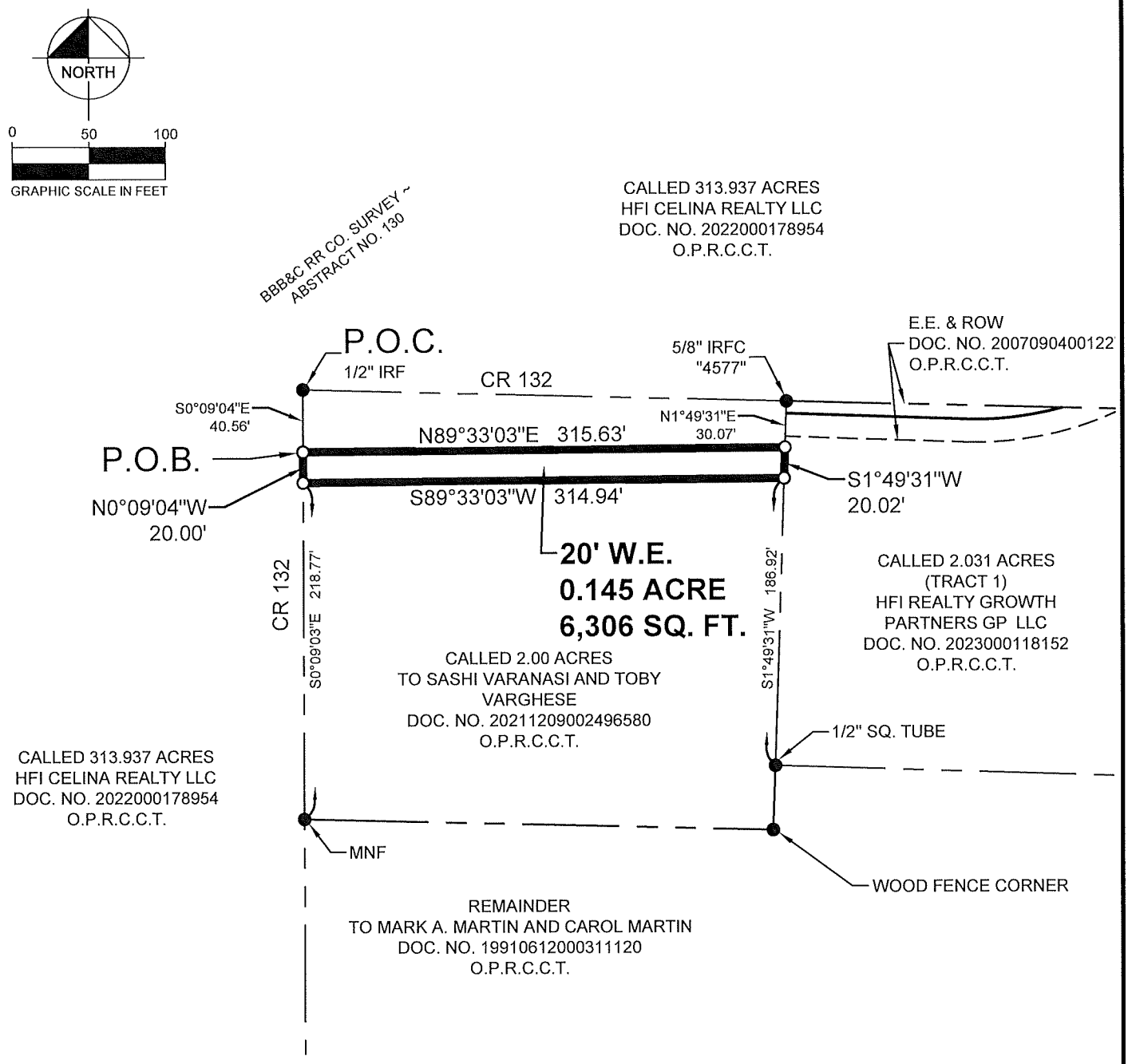
STATE OF TEXAS
REGISTERED
DANIEL R. ARTHUR
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LAND SURVEYOR

WATER EASEMENT
BBB&C RR SURVEY,
ABSTRACT NO. 130
CITY OF CELINA
COLLIN COUNTY, TEXAS

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FIRM # 10194503
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N/A	SPA	MJS	6/3/2024	064497515	1 OF 2

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NOTES

Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.

LEGEND

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WATER EASEMENT
BBB&C RR SURVEY, ABSTRACT NO. 130
CITY OF CELINA
COLLIN COUNTY, TEXAS

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Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Lauren Vaughns, City Secretary
CC:	Robert Ranc, City Manager
Intiated by:	Ty Behringer
Date:	September 10, 2024
Re:	Charter Review Commission

Action Requested:
Discussion regarding the appointment of a Charter Review Commission. (Vaughns)

Background Information:
On June 25, the Council discussed the process for appointing members to the Charter Review Commission. It was decided that each Councilmember would appoint two individuals, with an additional three members selected through a lottery, creating a 17-member commission. Per Council direction, these appointees must have participated in the last two local elections. Council requested that staff provide a schedule of tentative meeting dates for the Charter Review Commission, which can be shared with potential appointees to confirm their availability prior to appointment. The proposed dates and times are included in the attached presentation. A resolution to officially appoint the members will be presented to Council in October for consideration.

Legal Review:
The City Attorney has confirmed that a representative will be present at each of the meeting dates.

Supporting Documents:
1. Presentation

Financial Consideration:
There are no financial obligations being considered at this time.

Staff Recommendation:
Staff requests Council's feedback on the proposed meeting dates and lottery process.

Charter Review Commission

City Council Meeting
September 10, 2024



Background

June 25: Council discussed the process for appointing members to the Charter Review Commission.

It was decided:

- Each Councilmember would appoint two individuals.
- An additional three members selected through a lottery.
- Total of 17 members in the Commission.

Council requested staff to provide a schedule of tentative meeting dates for the Commission.

Timeline

- September 10: Determine Charter Review Commission meeting dates
- September 20: Council to send appointee names to City Secretary
- September 12 – 20: City to post call for lottery participants
- September 23: City Secretary to verify appointees
- September 24: Staff to conduct lottery drawing
- October 8: Council will officially establish Commission and make appointments

Potential Items for Review

- Term limits
- City Director hiring requirements
- General review of Charter and recommendations as determined by commission

Council Feedback – Are there any additional items Council would like the Commission to consider?

Charter Commission Meeting Dates and Times

- Wednesday, October 16, 2024
- Wednesday, October 30, 2024
- Wednesday, November 13, 2024
- Wednesday, December 4, 2024
- All meetings to being at 6:00 p.m.

Council Feedback – Is there any feedback or questions regarding the meeting dates for the Charter Review Commission?

Charter Amendment Process

- January 14, 2025, City Council Meeting: Charter Commission presents recommended charter amendments to City Council.
- February 11, 2025, City Council Meeting: Approve necessary ballot language.
- March 2025 – April 2025: Election administration by the City Secretary.
- May 3, 2025: Election Day

QUESTIONS?

Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Lauren Vaughns, City Secretary
CC:	Robert Ranc, City Manager
Intiated by:	Lauren Vaughns
Date:	September 10, 2024
Re:	Updates to the Boards and Commission Policy

Action Requested:
Discussion regarding updates to the Boards and Commission Policy. (Vaughns)

Background Information:
The City Council has requested a review of the current Boards and Commissions Membership Appointment Policy (Policy). The Policy was approved in March 2020, and it is attached to this staff memo for reference. Staff have reviewed the Policy and are seeking feedback and direction from the Council regarding potential changes to the Policy. Specifically, Staff is seeking feedback and direction regarding the eligibility for boards and commissions, the application process, the appointment process, the attendance requirements, and member expectations. The attached presentation provides a detailed review of the issues on which Staff is seeking feedback and direction. Based on Council's feedback and direction, Staff will bring an amended Policy (as necessary) to the Council for consideration and adoption at the October 8, 2024 City Council meeting.

Legal Review:

Supporting Documents:
1. Staff Presentation
2. Current Boards and Commissions Policy

Financial Consideration:

Staff Recommendation:

Boards & Commissions Policy

City Council Meeting
September 10, 2024



BACKGROUND

- The current Boards and Commissions Membership Appointment Policy was adopted in March 2020.
- Council has requested to re-visit current policy for potential updates and clarification.
- Staff has reviewed the current policy and provided recommendations and potential alternative for Council's consideration and feedback.

BOARDS AND COMMISSIONS OVERVIEW

- Policy applies to all City Boards & Commissions. In the event the policy conflicts with City Charter, Code of Ordinances, or established by-laws (i.e. EDC), the City Charter, Code of Ordinances, or by-laws will govern.

- Boards & Commissions are expected to work through City Staff to review and provide advice regarding City policies, procedures, and projects in furtherance of the City's Strategic Plan and all other applicable long-range planning policies and documents established by City Council.

ELIGIBILITY

- **Residency Requirements** – Except for Downtown Commission, members must be a resident of Celina. Downtown Commission eligibility extended to individuals with vested interest in well-being of City's downtown, i.e. downtown property owners, downtown business owners, downtown business operators, downtown business managers, etc.

- **Service Limitations** – Members of Boards & Commissions cannot serve concurrently on more than one board or commission. Exceptions include service on temporary and/or special purpose committees, ad hoc committees, etc.

- **Member Relationships** – Members of Boards & Commissions cannot be related within two degrees of consanguinity of affinity.

    - First Degree of Consanguinity – Parents or Children
    - First Degree of Affinity – Spouses, Parent-in-Law, Step-Child, Step-Parent
    - Second Degree of Consanguinity – Siblings, Grandparents, or Grandchildren
    - Second Degree of Affinity – Siblings-in-Law, Grandparent-in-Law, Grandchild-in-Law

ELIGIBILITY (CONT.)

- **Term Limits** – The current policy does not provide for term limits for Board and Commission members.
  - **P&Z Exception** – Section 14.01.201(b)(3) of the City Code of Ordinances states, "No person shall serve as a regular member of the [planning and zoning] commission for more than three (3) consecutive, full terms of office."
  - **EDC Exception** – Section 1(c) of the EDC Bylaws states, "No director shall serve more than three (3) full two (2) year terms for a total of six (6) years. Further, said director is eligible for reappointment to the Board after a two (2) year absence of service to the Board."
- **Good Standing** – Applicants or members cannot be arrears for City taxes and/or utility bills.
- **Adverse Parties** – Applicants or members cannot be adverse parties to, nor employees or business associates of, an adverse party with pending litigation or a claim against the City or a City employee.

Council Feedback – Is there any feedback or questions regarding eligibility for Boards & Commissions?

APPLICATION PROCESS

- **Application for Appointment** – City Secretary will post applications for boards & commissions in June of each year. Applications will include application deadline and meetings dates for City Council application review and applicant interviews to allow for schedule planning in advance.

- **Application Limits** – In some instances, applicants apply for several boards, which can make the review process unwieldy. Staff recommends limiting applicants to apply for no more than three (3) boards and commissions. Staff recommends that members applying for re-appointment be limited to applying for two (2) additional boards and commissions.

Council Feedback – Is there any feedback or questions regarding the application process for boards and commissions?

APPOINTMENT PROCESS

- **City Secretary Initial Application Review** – City Secretary will conduct an initial review of applications to determine if all applications meet the eligibility criteria defined in the policy. City Secretary will notify any ineligible applicants regarding the reason for their ineligibility.

- **City Council Initial Application Review**

  - **Option A** – Entire council reviews applications to determine applicants to be interviewed at a special council meeting.

  - **Option B** – Council appoints a committee of councilmembers to perform initial review of applicants and determination of applicants to be interviewed. If this is the case, staff recommends an annual rotation between Council Places 1, 3 and 5 and Council Places 2, 4, and 6.

  - **Option C** - Other process as determined by City Council.

APPOINTMENT PROCESS (CONT.)

- **Council Interview Process** – Selected applicants interview with entire Council at a special council meeting.
    - **Is there any feedback or other proposals for Council interview process?**
- **Appointment by City Council**
    - **Option A –** Council can appoint members immediately following initial review of applicants, and/or immediately after interviews, and/or at the regularly scheduled Council meeting following the interview process.
    - **Option B** – Council makes all appointments at the regularly scheduled Council meeting following the interview process.

ATTENDANCE REQUIREMENTS

- **Current Policy** – Absence from 3 straight regular meetings results in the automatic resignation of the member. There is currently no process for automatic resignation. If automatic resignation is maintained in the policy, staff recommends adopting a process for automatic resignation.

- **Potential Automatic Resignation Process**

  - City Secretary notifies a member if their absence from the next regularly scheduled board or commission meeting will result in their automatic resignation. A copy of the notice is provided to the board or commission chairperson, vice chairperson, the staff liaison to the board or commission, and the City Manager.

  - If a member's absence results in their automatic resignation, the City Secretary shall notify the member of their automatic resignation. A copy of the notification is provided to the board or commission chairperson, vice chairperson, staff liaison, and City Manager.

  - The City Manager notifies the City Council and provides for the City Council's acceptance of the member's resignation and consideration of a replacement appointment at the next available City Council meeting.

ATTENDANCE REQUIREMENTS (CONT.)

- **Current Policy –** Board and commissions members ***should*** attend a minimum of 75% of the regularly scheduled meetings each calendar year.
    - **Option A** - Require 75% attendance at regularly scheduled meetings each calendar year.
    - **Option B** – Require 75% attendance at regularly scheduled meetings calculated from the most recent 12-month period.
    - **Option C** - Maintain policy as currently stated.

Council Feedback – Should automatic resignation apply to this aspect of the attendance requirements?

MEMBER EXPECTATIONS

- **Training** – Members shall complete State of Texas Open Meetings Act training within 90 days of appointment or re-appointment and notify City Secretary of completion of the training. Members shall complete any other training as deemed necessary by City Council and or City Manager or his/her designee. Members are encouraged to participate in Citizen's Government Academy.

- **Meeting Management** – Board and commission meetings shall abide by all applicable state and local rules, regulations, and/or statutes.

- **Meeting Decorum** – Members shall exhibit respect for their fellow members, City staff, and members of the public who may attend meetings of boards or commissions.

- **Representatives of City** – Members serve as representatives of the City. Accordingly, members are expected to publicly support the City's adopted strategic plan and long-range planning policies and documents.

- **Removal** – Members serve at the will of Council. Council may remove any member, for any reason or no reason, at its discretion.

Council Feedback – Is there any feedback or questions regarding the member expectations?

QUESTIONS?

Life Connected.

Boards & Commissions

Membership Appointment Policy (*Approved March 2020*)

Benediction

The City Council is excited about citizens serving as members of a board or commission in the City of Celina. As an interested citizen and/or community leader, you can provide an invaluable service to the City through your membership and participation. Board and commission members volunteer for many hours annually to help the city grow, by sharing their time and expertise, and learning more about the City through their membership. Boards and commissions are established to offer citizens an extraordinary opportunity to participate in the City's governmental affairs and influence public policy in various areas. Celina has several boards, commissions, and committees that endeavor to reflect the varied interests of our citizenry, including such subjects as parks, planning, libraries, transportation, zoning, public art, downtown, and historic preservation.

Structural Overview

Some of the City's boards and commissions are "quasi-official", such as the Board of Adjustment and Planning & Zoning Commission, being required and established by state statute. Others result from provisions of the City Charter or from local ordinances, and are only advisory in nature, as no authority exists to establish policy independent of City Council. However, all boards and commissions add value by helping influence some aspect of City government and by making recommendations on a wide range of topics that eventually come before the City Council.

Boards and commissions are established to work with and through the City staff to develop policies, procedures, and long range planning of projects that will affect that area of interest. The City has a variety of advisory boards and committees, some of which are standing boards and committees (that remain in existence year round) and some of which are *ad-hoc* boards and committees (which are created on an as-needed basis and which expire once the assigned work has been completed).

The Planning & Zoning Commission and Parks Board serve 3 year terms, and other boards and commissions serve 2 year terms. There are no term limits, as the City Council retains the authority to remove members as it deems appropriate.

Member Expectations

Members of the City's boards and commissions are governed by local and state guidelines and regulations that affect all boards and commissions, including but not limited to the state's laws governing Open Meetings, Open Records, Nepotism, and Conflicts of Interest. Moreover, members of City boards and commissions are expected to conduct themselves, both on and off of the dais, so as to give no occasions for distrust or raise questions of integrity or professionalism.

Members of the City's boards and commissions are also called to be advocates of the City's adopted Strategic Plan and all other applicable long-range planning polices and documents. Since members serve at the "will and pleasure" of the City Council, a demonstrable commitment to the long-range goals of the City is expected.

Eligibility

The following minimum qualifications apply to all prospective applicants seeking appointment to a board or commission:

- *Residency.* Applicants shall be a resident of the City prior to appointment to a board or commission, except where provided by State law, or where a vested interest in the well-being of the community otherwise qualifies the applicant, such as property or business owners, operators, managers, and partners pursuing appointment to the Main Street Board; or as provided by the City Charter for the Parks Board.
- *Service Limitations.* Board and commission members cannot serve concurrently on more than one board or commission. Exemptions include temporary and special purpose ad-hoc committees, allowances by State law, and City Council liaisons.
- *Attendance.* Board and commission members should attend a minimum of 75% of the regularly scheduled meetings each calendar year. Absence from 3 straight regular meetings results in the automatic resignation of the member. Members of boards and commissions that meet irregularly or infrequently shall have their attendance reviewed at time of reappointment. Good faith attendance is expected in all circumstances.
- *Relevancy.* Applicants should show some degree of qualification or special interest for participation on the board or commission for which they have applied, although this is not a requirement.
- *Ex-Officio.* The City Manager, or designee, shall be considered a permanent ex-officio member of all boards and commissions, but does not possess voting privileges unless otherwise authorized by State or local law, and may attend all executive session meetings.
- *Nepotism.* Applicants to sovereign boards or commissions may not be related, within the first two degrees, to an existing board member of the same board or commission.
- *Opposition.* Applicants should not be in arrears to the City for bills or taxes either at time of application or during term of service. Applicants should not be adverse parties to (nor employees of nor business associates of an adverse party with) pending litigation or a claim against the City or a City employee.
- *Removal.* The City Council may discretionarily remove any board or commission member at any time, with or without cause, including for, but not limited to, failure to adhere to attendance regulations, residency, or improper conduct unbefitting an appointed official of the City.

Appointment Process

Application forms for all boards, commissions, committees, and task forces can be accessed through the City's website or by contacting the City Secretary's office. Applications are considered current for twelve (12) months after their original submittal, after which the application will not be considered eligible for appointment. After twelve (12) months the applicant will need to submit a new application to be considered for future appointment to a board or commission.

For those citizens who are considering appointment to a board or commission, it is recommended that they contact the City Secretary to receive information on the approximate time commitment required, as well as the meeting times and places. The City may establish an interview process or other vetting procedures for applicants.

Onboarding

Members of boards and commissions are expected to attend all formal and informal orientation offerings by the City and its support staff. Some boards and commissions receive specialized training and perform oaths of office. A commitment to participate in a citizen's government or leadership academy is strongly encouraged within two (2) years of appointment. Graduating participants of any such academy may be given higher consideration at time of appointment. Existing incumbent members are exempt from said requirements.

Meeting Management

Boards and Commissions may establish by-laws, whether formal or informal, and are expected to abide by all applicable state and local regulations. By-laws, whether existing or new, shall not supersede this policy.

Boards and commissions shall only meet on an as-needed basis when legitimate business is needed to be discussed or acted upon, or when State or local law requires. When a lack of business occurs, the meeting of a board or commission shall not be scheduled. Meetings are not required to be "cancelled".

City support staff serve as advisors and liaisons to boards and commissions and can provide research and administrative services; however, support staff shall not be tasked nor assigned work by board and commission members, as no authority exists to assign work to city staff. City support staff is responsible for the coordination, set-up, and compliant posting of all meetings, agendas, and minutes.

Salutation

The City Council thanks you for your interest in serving Celina and encourages you to continue to be involved with the community whether appointed at this time or not. Boards and commissions examine many of the vital issues that face our City, so you are encouraged to engage and become a part of the solution. You have an opportunity to help maintain and improve the quality of life that we desire in Celina.

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Kimberly Brawner, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Kimberly Brawner
Date:	September 10, 2024
Re:	Government Center Project Update

Action Requested:
Discussion of Government Center Construction. (Brawner)

Background Information:
On April 11, 2023, the City Council authorized the selection of Harley Ellis Devereaux (HED) for the Government Center Master Plan. The master plan was completed and presented to City Council on November 14, 2023. At the same meeting, City Council approved Amendment 1 to the original agreement which includes preparing the plans, specifications, and construction estimates (PS&E) for the 110,000-square-foot building and the ~375-space parking garage. The total contract amount is $7,631,901.10. Amendment 1 is broken down into five tasks - schematic design (SD), design development (DD), construction documents (CD), bid set (BS), and construction administration (CA). The City executed Task 1 to develop the proposed SD for the Government Center and the full PS&E for the parking garage.

On December 14, 2023, HED representatives hosted a kick-off meeting with all departments outlining the design schedule. Using the program document generated from the master planning processing, HED scheduled individual meetings with each director to review their programming document compared to their current and future needs. HED then developed a draft floor plan utilizing this information. After the draft plan was developed, HED staff then met with each director again to evaluate their proposed floor plan and make additional accommodations as necessary. Separate meetings were held on library design, building height and code application, fire safety, HVAC, audio-visual technology, park development, security, information technology, catering kitchen, special event utilization, utility billing operation, and furniture selection options. Celina's design team met with HED weekly to evaluate the progress of the design, the proposed schematic design relative to cost, the design intent of the building, and both the interim

and long-term library use.

On April 9, 2024, staff presented the schematic design government center project with preliminary pricing. In August 2024, HED submitted 50% design development (DD) plans for the government center and 100% construction plans for the parking garage. The 50% DD plans allowed the City's construction manager at risk (CMAR) to make more detailed cost projections, which have resulted in a cost increase for the total project from the cost presented at the schematic design phase. Staff and its consultants performed detailed value engineering to reduce the cost of the project. The remaining value engineering options will substantially change the scope of the project as it has been presented to date. Staff is presenting the updated pricing, as well as options to potentially reduce the cost of the project, based on the DD set and is looking for direction from Council.

Legal Review:
N/A

Supporting Documents:
1. council 09.13.24 workshop (P)
2. Celina Garage GMP Deliverable 2024-09-04 final

Financial Consideration:
NA

Staff Recommendation:
Staff is looking for direction from the City council.

GOVERNMENT CENTER GMP - AMENDMENT 1

September 10, 2024



Government Center Progress

- Downtown Vision Map – 2018
- Downtown Master Plan adopted – 1/2019
- Entertainment District – 6/2020
- Government Center Master plan – 10/2023
- 4/2024
  - Schematic Design presentation to Council
  - Swinerton awarded Construction Manager at Risk
- 7/2024
  - HED submitted 100% plans for Parking Garage
  - HED submitted 50% Design Development plans for Government Center
- 9/2024
  - Award Amendment 1 (Garage)
  - Updated on design Plans









INTERIOR IMAGES

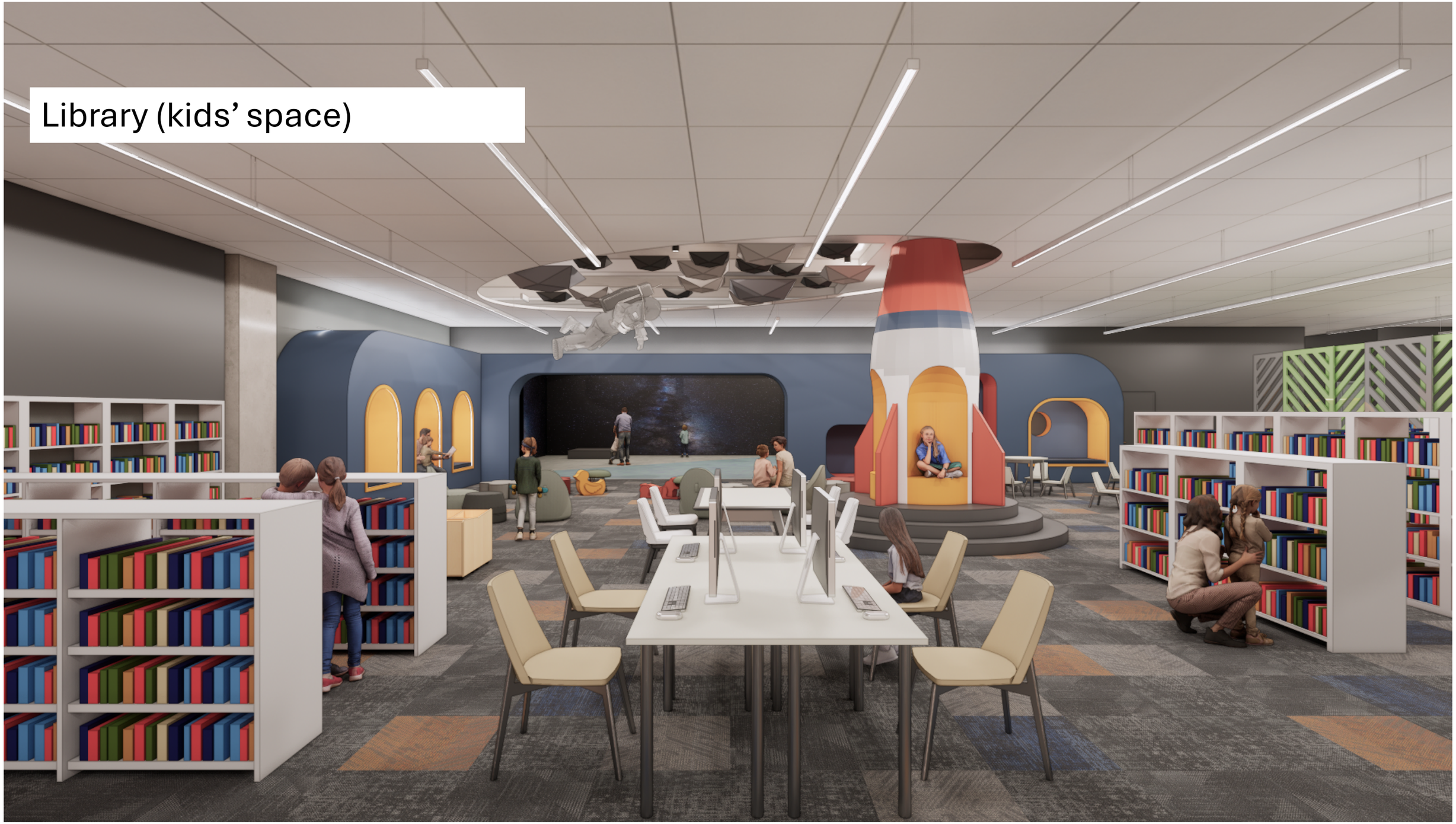


Building Atrium
(view from garage)



Building Atrium
(looking from Colorado)



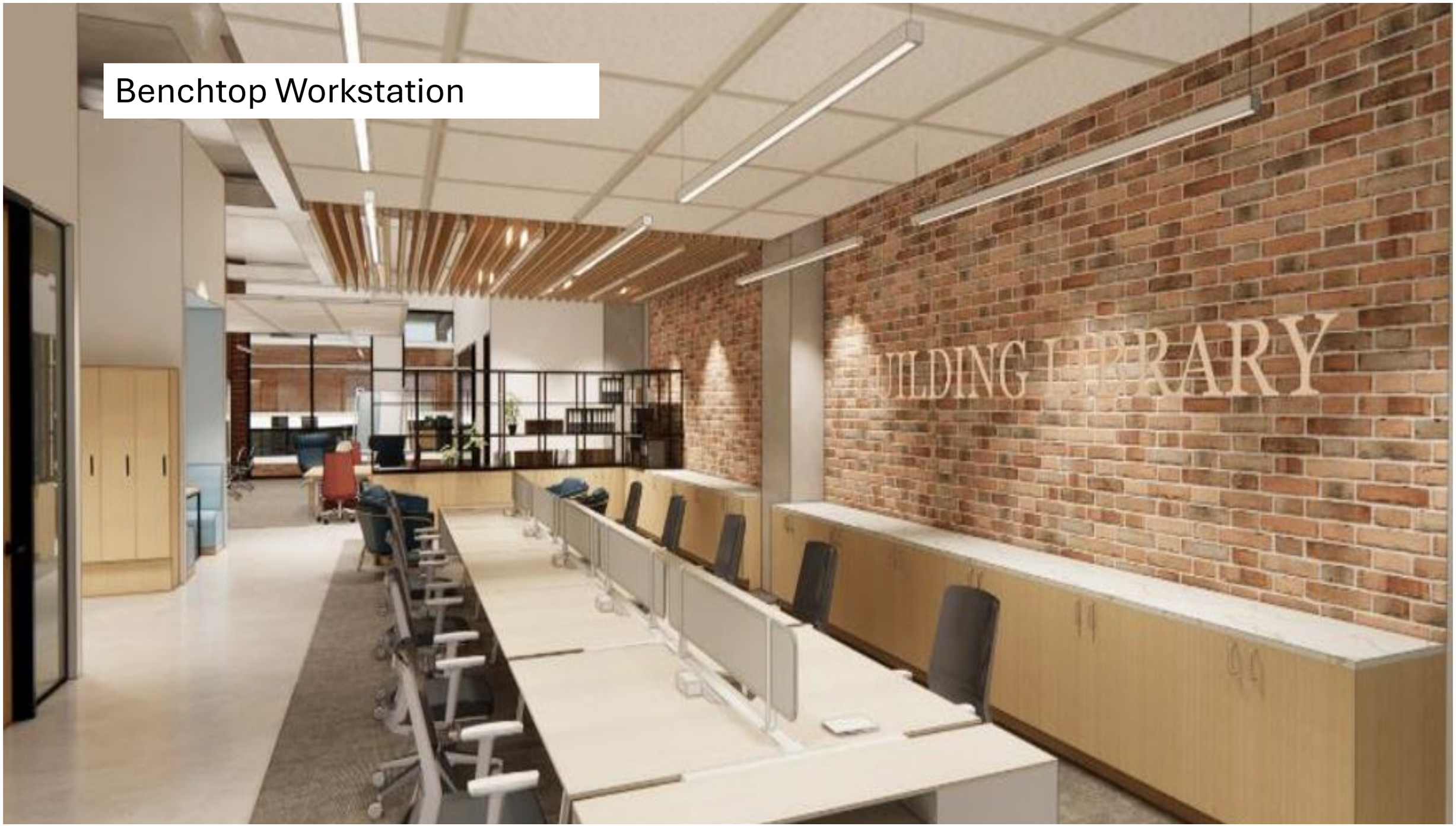

Library (kids’ space)


1st Floor
(walking in from Colorado)
CELINA
TEXAS
EST. 1876

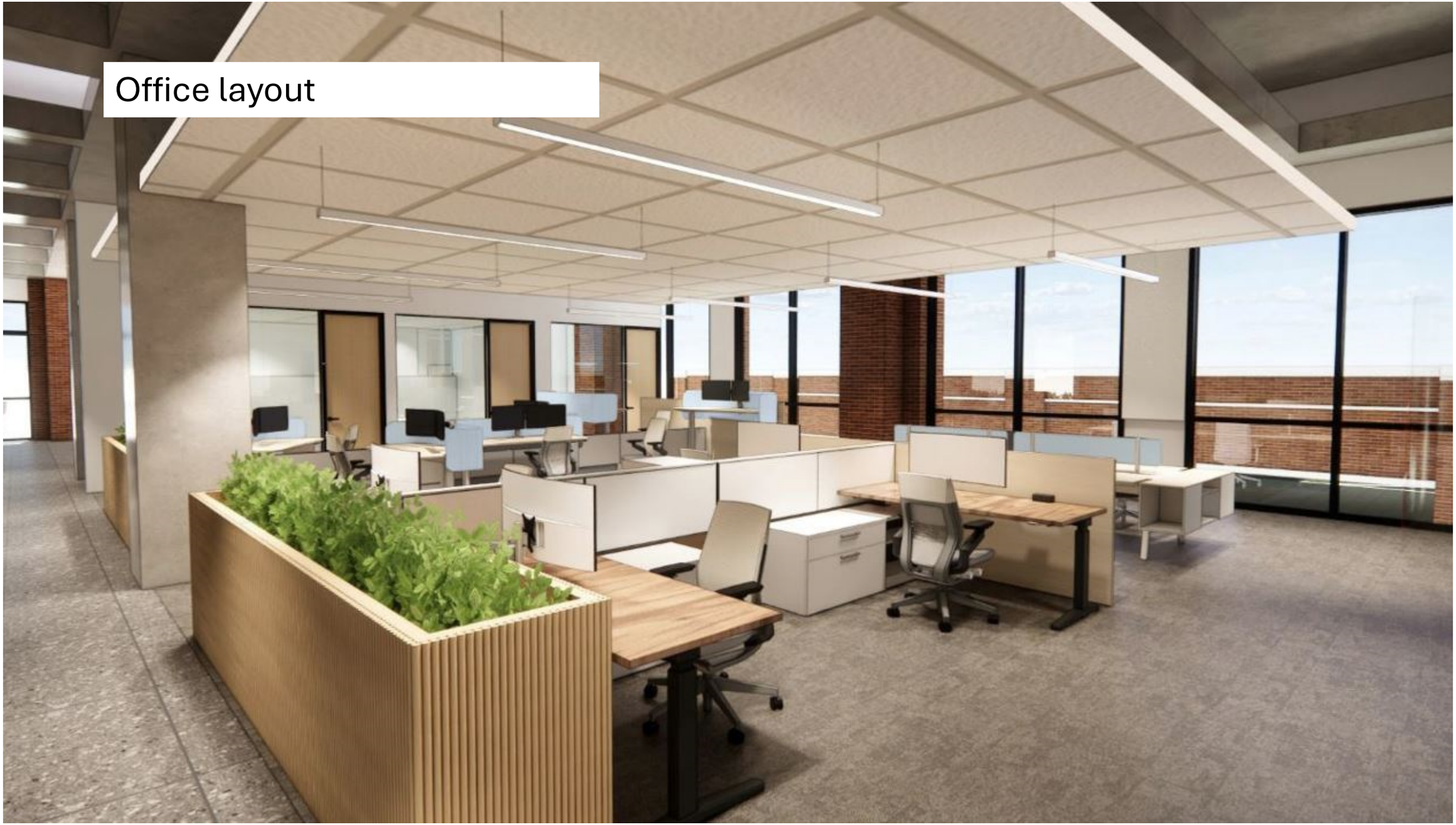
2nd Floor view



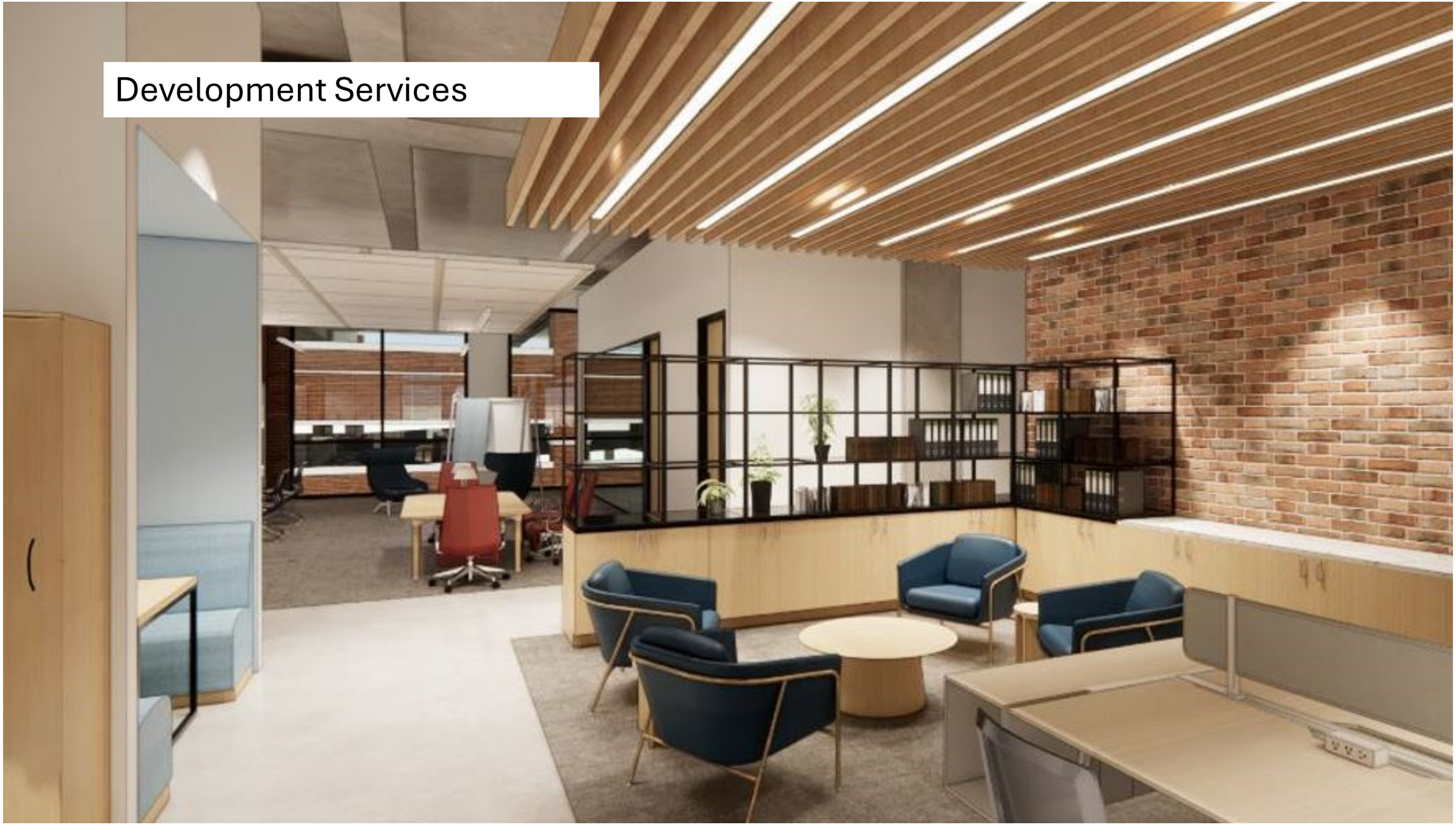

3rd Floor City managers suite
WELCOME


Benchtop Workstation

Office layout



Development Services




Break Room

Rooftop Conference Room




Employee Break Room

Rooftop Patio



EXTERIOR IMAGES










From Walnut Street


From Pecan Street
GARAGE

Price Change





Year	Master Plan 10/2023	SD Price* 4/2024	50% DD Price** 9/2024
Design	$8,007,992	$7,874,838	$7,901,838
Site work	*in building cost	$3,518,749	$842,570
Garage	$11,488,963	$11,488,322	$18,460,815
Building	$55,244,303	$54,433,014	$53,782,736
Rootop Patio	*in building cost	$2,164,564	$2,072,365
Secret Garden	*in building cost	*in building cost	$1,330,387
MISC***	$13,196,391	$11,509,502	$9,070,399
	$87,937,649	$91,239,118	$93,462,110

*Schematic Design
** Design Development
***FF&E, Technology, Testing, Off-site Utilities

Value Engineering Building

Starting Price: $97.5M

Material Adjustments - $750K
- Lighting, Electrical, Plumbing Fixtures
- Removed Skyfold door in library

Method Adjustments - $1M

Minor Scope Adjustments - $400k

FF&E Adjustments - $1.6M

Project Cost Reductions - $1M

Total savings: $4.75M

Revised price: $93.5 M





Skyfold Door (story room)

Possible Material Adjustment

Acoustic Ceiling Tile (ACT) vs Wood look Metal Perforated Panels (WMP): $138K

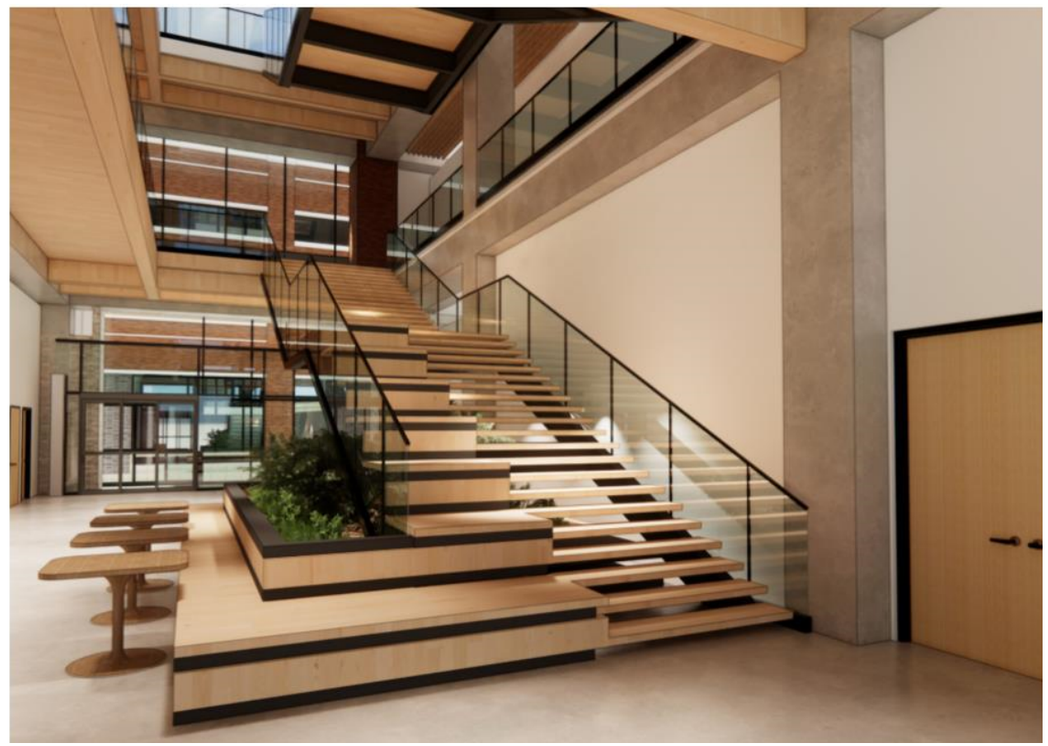




Possible Material Adjustment

Cable Railing vs glass railing: $357K



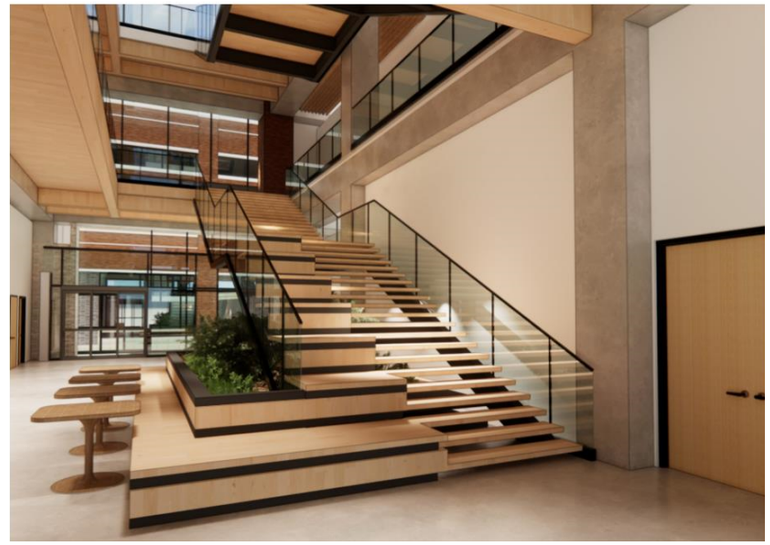


Total Material Adjustment

Cable Railing vs glass railing: $357K

ACT vs WMP: $138K

Total additional savings: $495k





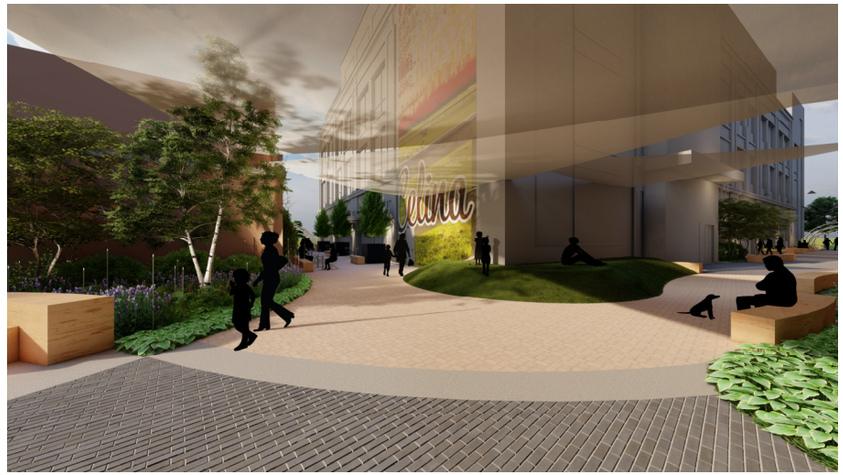
Possible Minor Scope Adjustments

Misc. Scope Reductions ($228k)
- Eliminate shade sails
- Concrete Finish Class B to Class C

Remove lighting protection ($151k)

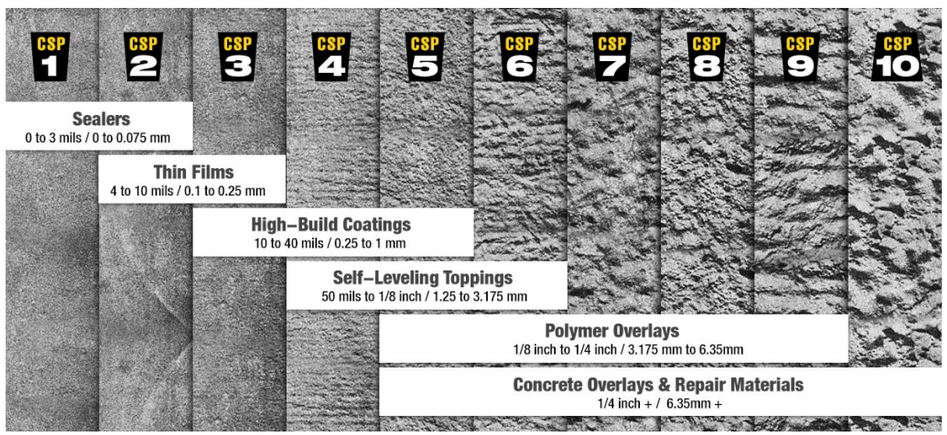
Remove acoustic wall panels in library ($125k)

Total additional savings: $504k









Possible Major Scope Adjustments

Garage

- Concrete Garage vs Brick Garage: $1M
- Eliminate one floor of the garage: $1.4M

Building

- Eliminate basement: $3.2 M
- Shell only level 3: $2.2M

Garden

- Remove roof patio: $2.5M
- Eliminate Secret Garden: $1.4 M

Total additional savings: $11.7 M





Total Possible Savings

Element	Savings
Material Adjustment	$495,000
Minor Scope Adjustment	$504,000
Major Scope Adjustment	$11,700,000
Total Savings	$12,699,000

Year	Version	Price
9/2024	100% garage 50% DD	$93.4 M
9/2024	Modified Cost	$80.7 M

Building Cost Comparison

Celina's building cost * = $53.8 M
Costs from garage = $1 M
Revised total = $54.8 M

Cost per square foot:

54.8 M / 102k ft^2 = = $537 / ft^2

* Does not include design or misc costs to ensure accurate comparison

Project	Cost (adjusted)
City of Anna (2023)	$587 / ft^2
Cedar Hill (2022)	$747 / ft^2
Cedar Park (2024)	$661 / ft^2
Dripping Springs*	$1018 / ft^2
Frisco Library (2023)	$530 / ft^2
Arlington Library (2018)	$583 / ft^2

*Schematic Design Cost

Funding Strategies

Year	Version	Current Price
9/2024	100% garage 50% DD	$93.4 M

Funding Source	Amount
Bond fund	$73M
Non-bond fund	$3 M
Park funds	$4 M
Art Funds	$1.5 M
2025 Bond Funds	$12.5 M
TOTAL	$94 M

Requested Council Feedback

- Feedback and direction of overall project budget/funding of $94 M

Purpose	Amount
~~Design~~	~~$7,901,838~~
~~GMP (preconstruction)~~	~~$75,000~~
Amendment 1 (parking garage)	$19.3 M
Foundation (Amendment 2)	$1 M
Building (Amendment 3)	$52.6 M
Landscaping (Amendment 4)	$3.5 M
Misc	$9 M
TOTAL	$93.4 M

Questions?



SWINERTON

GMP

Celina Government Center Garage

SUBMITTED TO:

Mrs. Kimberly Brawner, Assistant
City Manager
City of Celina KBrawner@celina-tx.gov

August 28, 2024



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1 Cover Letter
2 Garage GMP Estimate Summary
3 Overall Project Estimate Update
4 Qualifications
5 VE Log
6 Subcontractor Proposals and Bid Leveling
7 Schedule
8 Logistics Plan
9 Bid Participation Report



TAB 1

COVER LETTER

SWINERTON

2200 Main Street, 3rd Floor
Dallas, TX 75201
214.888.2800

swinerton.com

Kimberly Brawner
Assistant City Manager
City of Celina, TX

Kim,

I wanted to thank you again for the opportunity to submit this GMP for the Celina Government Center Garage. As we have stated in our interview and throughout the preconstruction process, our team is committed to the success of this project and the continued growth of the City of Celina. We bring a family approach to everything we do and live by our core values: Ownership, Integrity, Leadership, Passion, and Excellence. We hope to prove those are the lifeblood of our team over the next few months and years.

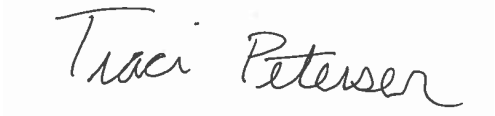
In the following proposal, we have included the Garage GMP Estimate Summary, Overall Project Estimate Update, Qualifications, VE log, Subcontractor Proposals and Bid Leveling, Schedule, and a Logistics plan for the site.

Assuming a Council approval of the Garage GMP in September, we plan to mobilize October with the Government Center breaking ground in May.

We hope this package meets your expectations of information requested and provides you, Robert, Dawn, Barbara, Karla, Dusty and the other members of the City team a level of comfort that we are the right team for the job. We have created a thorough plan of execution to bring the garage to life within budget and agreed upon schedule as we understand the great need for added parking. We are already looking ahead and planning to ensure the addition of the Government Center will be a seamless transition next spring.

We are ready and excited to hit the ground running!

Sincerely,



Traci Petersen

Traci Petersen
Sr. Project Manager
Traci.petersen@swinerton.com



TAB 2

GARAGE GMP ESTIMATE SUMMARY

SWINERTON

City of Celina
Government Center Garage GMP

Master Estimate Summary

	Package Description		Estimating Lead	Potential Subcontractor(s)	Total Cost
Direct Costs					
1	00.10 Final Cleaning		Chris	**Swinerton**	$ 20,226
2	01.20 General Requirements		Chris	**Swinerton**	$ 947,339
3	02.40 Demolition		Chris	The Demo Company	$ 37,780
5	03.00 Concrete		Benny	**Swinerton**	$ 5,352,168
9	04.20 Unit Masonry		Benny	Fenimore-Blythe	$ 1,184,111
11	05.10 Structural Steel		Chris	Alamo	$ 561,903
12	05.50 Metal fabrications		Chris	Aaron Arch	$ 244,020
17	07.10 Waterproofing		Ariel	Kemco	$ 245,327
18	07.21 Insulation		Ariel	Alpha	$ 38,466
21	07.50 Membrane Roofing		Ariel	Sterling	$ 55,300
26	08.10 Doors, Frames and Hardware		Ariel	Dallas Door	$ 108,335
27	08.33 OH Coiling Doors		Ariel	OGD	$ 26,094
31	09.20 GWB & framing		Ariel	**Swinerton**	$ 77,211
32	09.23 Plaster and Stucco		Ariel	Triangle	$ 49,793
37	09.90 Painting		Ariel	Shahan	$ 59,749
40	10.14 Signage		Chris	Dallas Digital Signs	$ 146,908
45	11.12 Parking Guidance System		Chris	Mitchell Time & Parking	$ 180,089
56	14.00 Elevators		Chris	TK	$ 287,489
58	21.00 Fire Suppression		Chris	Caruth	$ 230,065
59	22.00 Plumbing		Chris	JL Parker	$ 611,980
60	23.00 HVAC		Chris	Venture Mech	$ 369,850
61	26.00 Electrical		Chris	FSG	$ 3,247,971
62	27.00 Communications		Chris	FSG	$ 198,355
68	31.00 Earthwork		Benny	RPMX CONSTRUCTION LLC	$ 573,152
72	32.12 Striping		Chris	Striping Company	$ 13,574
73	32.13 Concrete Paving		Benny	ALPHA & OMEGA	$ 79,595
78	33.00 Utilities		Chris	Tridal	$ 357,380
	Subtotal Direct Costs				**$ 15,304,231**
Indirect Costs			**Cost Basis**		
	Project Escalation	0.00%	Direct Cost	$ -	$ -
	Owner Contingency	3.00%	Direct Cost	$ 459,127	$ 459,127
	Design Contingency	0.00%	Direct Cost	$ -	$ -
	Contractor Contingency	3.00%	Direct Cost	$ 459,127	$ 459,127
	Subtotal				**$ 918,254**
	Preconstruction Services	1	Lump Sum	$ 35,000	$ 35,000
	General Conditions	1	Lump Sum	$ 1,323,193	$ 1,323,193
	General Requirements	1	Lump Sum	$ 683,166	$ 683,166
	Subtotal				**$ 2,041,359**
	Building Permit Fees	0	Lump Sum	$ -	$ -
	Subtotal				**$ -**
	Subcontractor Default Insurance (SDI)	1.15%	Direct Cost	$ 221,989	$ 221,989
	General Liability Insurance	1.15%	Total	$ 221,989	$ 221,989
	Builder's Risk Insurance	0.25%	Total	$ 48,258	$ 48,258
	Performance & Payment Bond	0.99%	Total	$ 191,104	$ 191,104
	Subtotal				**$ 683,340**
	Contractor Fee	1.88%	Prev Subtotal	$ 356,207	$ 356,207
	Subtotal				**$ 356,207**
	Subtotal Indirect Costs				**$ 3,999,160**
	Total Construction Costs				**$ 19,303,391**

SWINERTON

Swinerton Dallas
Billing Rates

SWINERTON

Project: Celina Parking Garage, Celina, TX
Garage GMP
August 28, 2024

Position	Base Labor Rate (Hourly)	Billing Labor Rates (Hourly)
Chief Estimator	$ 122.21	**$ 210.71**
Preconstruction Manager	$ 99.24	**$ 171.11**
Sr Estimator	$ 84.63	**$ 145.91**
Estimator	$ 68.62	**$ 118.31**
Operations Mgr	$ 134.74	**$ 232.31**
Project Executive	$ 118.04	**$ 203.51**
Sr Project Mgr	$ 108.99	**$ 187.91**
Project Mgr	$ 83.93	**$ 144.71**
Assistant Project Mgr	$ 72.80	**$ 125.51**
Sr Project Engineer	$ 61.25	**$ 105.60**
Project Engineer	$ 53.59	**$ 92.40**
Intern Project Engineer	$ 52.20	**$ 90.00**
Sr Project Field Administrator	$ 62.64	**$ 108.00**
Project Field Administrator	$ 45.24	**$ 78.00**
Field Operations Mgr	$ 124.30	**$ 214.31**
General Superintendent	$ 120.62	**$ 207.96**
Sr Superintendent	$ 105.30	**$ 181.56**
Superintendent	$ 85.82	**$ 147.96**
Assistant Superintendent	$ 66.33	**$ 114.36**
Quality Control Manager	$ 85.82	**$ 147.96**
Division Safety Mgr	$ 85.82	**$ 147.96**
Safety Mgr	$ 85.82	**$ 147.96**
Sr Scheduler	$ 89.50	**$ 154.31**
Scheduler	$ 89.50	**$ 154.31**
Assistant VDC Manager	$ 59.57	**$ 102.71**
MEP Coordinator	$ 72.10	**$ 124.31**
Accountant	$ 57.07	**$ 98.40**
Jr Accountant	$ 57.07	**$ 98.40**
Carpenter Foreman	$ 40.60	**$ 70.00**
Carpenter Leadman	$ 36.25	**$ 62.50**
Carpenter Journeyman	$ 34.80	**$ 60.00**
Carpenter Apprentice	$ 27.55	**$ 47.50**
Laborer Foreman	$ 40.60	**$ 70.00**
Laborer Leadman	$ 34.80	**$ 60.00**
Laborer Journeyman	$ 32.63	**$ 56.25**
Laborer Apprentice	$ 26.10	**$ 45.00**



TAB 3

OVERALL PROJECT ESTIMATE UPDATE

Celina Administration Building

Estimate Version: Updated Cost with Garage GMP

Owner: City of Celina

Architect: HED

August 28, 2024

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
01 Site				**$ 842,570**	**$ 7.64**
02 41 16 Structure Demolition				**$ 37,780**	**$ 0.34**
Demolition - Engineering & Fire Department Admin	1.00	ls	$ 15,000.00	$ 15,000	$ 0.14
Demolition - Celina Police Station	1.00	ls	$ 22,780.00	$ 22,780	$ 0.21
31 20 00 Earth Moving				**$ 352,177**	**$ 3.20**
SWPPP Plan Development	1.00	ls	$ 420.84	$ 421	$ 0.00
Asphalt Demo	51,619.00	sf	$ 0.87	$ 44,945	$ 0.41
Lime Stabilization 6" Pavment subgrade 6" @ 7%	6,750.00	sf	$ 1.61	$ 10,880	$ 0.10
Public Work - Turn Lane & Drive Approach Allowance	1.00	ls	$ 17,414.15	$ 17,414	$ 0.16
8" Recycled Con Flexbase Cap & Garage Pad	1.00	ls	$ 68,214.00	$ 68,214	$ 0.62
Condition Existing Soil	11,851.85	cy	$ 7.32	$ 86,756	$ 0.79
Rough Grading	22,888.00	sf	$ 1.74	$ 39,858	$ 0.36
Concrete Flatwork Demo	7,700.00	sf	$ 0.87	$ 6,704	$ 0.06
Haul off Pier Spoils	821.50	cy	$ 24.00	$ 19,716	$ 0.18
Allowance for Modifications to Annex Yard	1.00	ls	$ 25,000.00	$ 25,000	$ 0.23
Sub Grade of Laydown Area	3,218.00	sy	$ 8.50	$ 27,353	$ 0.25
SWPPP maintenance	1.00	ls	$ 4,916.60	$ 4,917	$ 0.04
31 25 00 Erosion and Sedimentation Controls				**$ 24,946**	**$ 0.23**
Erosion and Sedimentation Controls - Silt Fencing	850.00	lf	$ 2.03	$ 1,727	$ 0.02
Erosion and Sedimentation Controls - Stabilized Entrance	2.00	ea	$ 5,804.72	$ 11,609	$ 0.11
Erosion and Sedimentation Controls - SWPPP	1.00	ls	$ 2,902.36	$ 2,902	$ 0.03
Removal of Construction Entrance	2.00	ea	$ 1,160.94	$ 2,322	$ 0.02
Removal of Silt Fence	1.00	ls	$ 1,451.18	$ 1,451	$ 0.01
Respread Stockpiled Topsoil	1.00	ls	$ 2,902.36	$ 2,902	$ 0.03
Backfill Curb & Gutter	1.00	ls	$ 2,031.65	$ 2,032	$ 0.02
32 13 13 Concrete Paving				**$ 79,595**	**$ 0.72**
City Approach	1,200.00	sf	$ 9.57	$ 11,486	$ 0.10
4" Sidewalks	6,320.00	sf	$ 5.10	$ 32,262	$ 0.29
Mechanical Pad	2.00	ea	$ 3,190.45	$ 6,381	$ 0.06
Curb & Gutter	200.00	lf	$ 22.33	$ 4,467	$ 0.04
Tie ins at Colorado St - Allowance	1.00	ls	$ 25,000.00	$ 25,000	$ 0.23
33 00 00 Utilities				**$ 348,072**	**$ 3.16**
Water to within 5' of building	1.00	ls	$ 74,052.72	$ 74,053	$ 0.67
Sanitary to within 5' of building	1.00	ls	$ 53,515.61	$ 53,516	$ 0.49
Public Storm	1.00	ls	$ 113,557.17	$ 113,557	$ 1.03
Demo of 700 LF of gas	700.00	lf	$ 36.99	$ 25,892	$ 0.23
Relocation of exising water meter	1.00	ls	$ 5,548.32	$ 5,548	$ 0.05
Relocation of fiber, telephone allowance	1.00	ls	$ 36,988.80	$ 36,989	$ 0.34
Fire Protection	1.00	ls	$ 34,704.42	$ 34,704	$ 0.31
Haul off Spoil	1.00	ls	$ 3,812.81	$ 3,813	$ 0.03
02 Parking Garage				**$ 14,461,655**	**$ 131.21**
01 35 00 Special Procedures				**$ 125,116**	**$ 1.14**
Traffic Control/Flaggers	11.00	mo	$ 11,374.14	$ 125,116	$ 1.14
01 51 33 Temporary Telecommunications				**$ 15,750**	**$ 0.14**
Time Lapse Camera	1.00	ls	$ 15,750.00	$ 15,750	$ 0.14
01 54 19 Temporary Cranes				**$ 540,000**	**$ 4.90**
Mobile Crane	9.00	mo	$ 60,000.00	$ 540,000	$ 4.90
01 74 13 Progress Cleaning				**$ 236,475**	**$ 2.15**
Ongoing Cleanup	1.00	ls	$ 236,475.00	$ 236,475	$ 2.15
01 74 23 Final Cleaning				**$ 20,226**	**$ 0.18**
Final Cleaning	134,842.00	sf	$ 0.15	$ 20,226	$ 0.18
01 78 29 Final Site Survey				**$ 30,000**	**$ 0.27**
Final As-Built Survey	1.00	ls	$ 5,000.00	$ 5,000	$ 0.05
Licensed Survey	1.00	ls	$ 25,000.00	$ 25,000	$ 0.23
03 00 00 Concrete				**$ 5,352,147**	**$ 48.56**
Wall 12" x 16' / 150PCY	1,997.00	sf	$ 35.07	$ 70,028	$ 0.64
Wall 12" x 8' avg / 150PCY	3,464.00	sf	$ 35.07	$ 121,471	$ 1.10
GB 36x24 / 150PCY	979.00	lf	$ 350.67	$ 343,304	$ 3.11
30"x30" Column / 300 PCY Rebar / 5000PSI	108.00	cy	$ 759.78	$ 82,056	$ 0.74
DP42 - 65' deep Cased	695.00	cy	$ 759.78	$ 528,048	$ 4.79
Columns 24x24x16' / 150 PCY	142.00	cy	$ 759.78	$ 107,889	$ 0.98
Bumper Wall 8" x 4' / 150PCY	22,534.00	sf	$ 29.22	$ 658,496	$ 5.97
5" Slab on Grade	35,794.00	sf	$ 8.18	$ 292,876	$ 2.66
Elevator Pit Slab	1.00	ea	$ 14,611.17	$ 14,611	$ 0.13
Ready Stair	4.00	ea	$ 17,533.40	$ 70,134	$ 0.64
GB 24x24 / 150PCY	82.00	lf	$ 292.22	$ 23,962	$ 0.22
Safety Manager	11.00	mo	$ 7,298.13	$ 80,279	$ 0.73
Concrete Supervision	9.00	mo	$ 21,535.00	$ 193,815	$ 1.76
DP24 - 65' deep Cased	91.00	cy	$ 759.78	$ 69,140	$ 0.63
DP48 - 65' deep Cased	121.00	cy	$ 759.78	$ 91,933	$ 0.83
Barrier Cable	736.00	lf	$ 87.67	$ 64,523	$ 0.59

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
Columns 24x24x10' / 150 PCY	44.00	cy	$ 759.78	$ 33,430	$ 0.30
48x34 PT Beams	118.00	cy	$ 701.34	$ 82,758	$ 0.75
16x34 PT Beams	628.00	cy	$ 701.34	$ 440,439	$ 4.00
7" PT Slab w/One Way Beams	2,311.00	cy	$ 701.34	$ 1,620,787	$ 14.71
Columns 30x30x10' / 150 PCY	9.00	cy	$ 759.78	$ 6,838	$ 0.06
12x34 PT Beams	182.00	cy	$ 701.34	$ 127,643	$ 1.16
Columns 30x30x4' / 150 PCY	4.00	cy	$ 759.78	$ 3,039	$ 0.03
Columns 24x24x4' / 150 PCY	18.00	cy	$ 759.78	$ 13,676	$ 0.12
Safety Maintenance	11.00	mo	$ 14,892.74	$ 163,820	$ 1.49
Allowance for 1000 LBS Post Tensioning Ref S-003	1,000.00	lb	$ 2.15	$ 2,150	$ 0.02
Allowance for Pressure Injecting Epoxy Cracks Ref S-003	500.00	lf	$ 20.00	$ 10,000	$ 0.09
Allowance Routing for Ceiling of non Structrual Floor Cracks Ref S-003	1,000.00	lf	$ 10.00	$ 10,000	$ 0.09
Allowance For Cooling/Heating Of Concrete Operations	1.00	ls	$ 25,000.00	$ 25,000	$ 0.23
04 00 00 Masonry				**$ 40,673**	**$ 0.37**
Quality Control Manager	11.00	mo	$ 3,697.54	$ 40,673	$ 0.37
04 21 13 Brick Masonry				**$ 787,012**	**$ 7.14**
Brick Masonry - Running Bond	20,806.00	vsf	$ 26.17	$ 544,414	$ 4.94
Brick Masonry: Stacked Soldiers	3,000.00	vsf	$ 34.89	$ 104,665	$ 0.95
Brick Masonry - Stacked Soldiers at Garage Camps	1,500.00	lf	$ 34.89	$ 52,332	$ 0.47
Dumpsters for Masonry Work	1.00	ls	$ 85,600.00	$ 85,600	$ 0.78
04 22 00 Concrete Unit Masonry				**$ 367,499**	**$ 3.33**
CMU Interior Walls	15,048.00	sf	$ 24.42	$ 367,499	$ 3.33
05 50 00 Metal Fabrications				**$ 397,290**	**$ 3.60**
Structural Allowance	10.00	tn	$ 6,500.00	$ 65,000	$ 0.59
Structural Steel	18.00	tn	$ 17,495.00	$ 314,910	$ 2.86
Pipe Protection Bent Plates	25.00	ea	$ 500.00	$ 12,500	$ 0.11
Verticle Supports for Barrier Cable	4.00	ea	$ 1,220.00	$ 4,880	$ 0.04
05 51 00 Metal Stairs				**$ 164,619**	**$ 1.49**
Metal Pan Stairs	12.00	ea	$ 13,718.22	$ 164,619	$ 1.49
05 52 00 Metal Railings				**$ 244,018**	**$ 2.21**
Aluminum Rails with Stainless-Steel Cabling at Stair 1 and Stair 2	680.00	lf	$ 358.85	$ 244,018	$ 2.21
07 10 00 Dampproofing and Waterproofing				**$ 7,365**	**$ 0.07**
Waterproofing at Elevator Pit	1,020.00	sf	$ 7.22	$ 7,365	$ 0.07
07 11 00 Dampproofing				**$ 37,336**	**$ 0.34**
Dampproofing at Masonry	3,229.00	vsf	$ 11.56	$ 37,336	$ 0.34
07 15 00 Sheet Metal Waterproofing				**$ 61,941**	**$ 0.56**
Sheet Metal Waterproofing	134,842.00	sf	$ 0.46	$ 61,941	$ 0.56
07 18 00 Traffic Coatings				**$ 77,540**	**$ 0.70**
Traffic Coatings	134,842.00	sf	$ 0.58	$ 77,540	$ 0.70
07 21 00 Thermal Insulation				**$ 38,466**	**$ 0.35**
R 38 With Intumesscent Ignition Barrier	28,700.00	vsf	$ 1.34	$ 38,466	$ 0.35
07 27 36 Sprayed Foam Air Barrier				**$ 28,597**	**$ 0.26**
Sprayed Foam Air Barrier	2,109.00	sf	$ 13.56	$ 28,597	$ 0.26
07 51 00 Built-Up Bituminous Roofing				**$ 55,299**	**$ 0.50**
Carlisle PVC system	880.00	sf	$ 62.84	$ 55,299	$ 0.50
07 92 00 Joint Sealants				**$ 32,548**	**$ 0.30**
Joint Sealants, Interior	134,842.00	sf	$ 0.24	$ 32,548	$ 0.30
08 11 13 Hollow Metal Doors and Frames				**$ 108,340**	**$ 0.98**
Double Door Exterior (HM)	8.00	pr	$ 5,500.00	$ 44,000	$ 0.40
Single Door Exterior (HM)	7.00	ea	$ 2,850.00	$ 19,950	$ 0.18
Door Hardware	23.00	ea	$ 1,930.00	$ 44,390	$ 0.40
08 33 00 Coiling Doors and Grilles				**$ 26,094**	**$ 0.24**
Rollup Door @ Garage Entry	2.00	ea	$ 13,047.00	$ 26,094	$ 0.24
09 21 16 Gypsum Board Assemblies				**$ 77,238**	**$ 0.70**
Aluminum Studs, Sheathing, Metal, At Canopy Fascias - Allowance	276.00	sf	$ 101.00	$ 27,876	$ 0.25
Drywall & Framing, Plywood at MDF/IDF Rooms	1.00	ls	$ 42,237.00	$ 42,237	$ 0.38
Fire Extinguishers	16.00	ea	$ 445.31	$ 7,125	$ 0.06
09 27 00 Plaster Fabrications				**$ 49,782**	**$ 0.45**
Plaster - 3 Coat Stucco with Metal Lath	1,839.00	sf	$ 27.07	$ 49,782	$ 0.45
09 91 00 Painting				**$ 58,369**	**$ 0.53**
Paint Bollards, CMU, Doors, Finish and Paint Drywall	1.00	ls	$ 58,369.00	$ 58,369	$ 0.53
10 14 00 Signage				**$ 146,908**	**$ 1.33**
Vehicular Post and Panel	21.00	ea	$ 1,051.09	$ 22,073	$ 0.20
PS-100	1.00	ea	$ 9,424.76	$ 9,425	$ 0.09
Reflective Signage	13.00	ea	$ 393.24	$ 5,112	$ 0.05
Column Level Signage	45.00	ea	$ 161.64	$ 7,274	$ 0.07
Handicap Signage	12.00	ea	$ 50.37	$ 604	$ 0.01
Headache Bars	8.00	ea	$ 1,493.33	$ 11,947	$ 0.11
S1-NX	16.00	ea	$ 268.36	$ 4,294	$ 0.04
PS-R6	2.00	ea	$ 1,610.18	$ 3,220	$ 0.03

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
PS-R5	4.00	ea	$ 268.36	$ 1,073	$ 0.01
Box Entrance Sign	1.00	ea	$ 41,720.74	$ 41,721	$ 0.38
Blade Style Parking	2.00	ea	$ 19,318.89	$ 38,638	$ 0.35
Room Code Signage	24.00	ea	$ 63.63	$ 1,527	$ 0.01
11 12 00 Parking Control Equipment				**$ 180,089**	**$ 1.63**
Parking Guidance System	1.00	ls	$ 105,089.00	$ 105,089	$ 0.95
Rough in for Guidance System	1.00	ls	$ 75,000.00	$ 75,000	$ 0.68
14 20 00 Elevators				**$ 299,489**	**$ 2.72**
Elevators	8.00	stop	$ 34,436.12	$ 275,489	$ 2.50
Temporary Elevator Protection	4.00	ea	$ 6,000.00	$ 24,000	$ 0.22
21 10 00 Water-Based Fire-Suppression Systems				**$ 230,065**	**$ 2.09**
Complete Fire Suppression Dry type System (with Heat Trace)	1.00	ls	$ 195,155.00	$ 195,155	$ 1.77
Nitrogen Generator for Pre-Action	1.00	ls	$ 34,910.00	$ 34,910	$ 0.32
22 00 00 Plumbing				**$ 611,980**	**$ 5.55**
Plumbing System For Water, Storm, Sanitary	1.00	ls	$ 445,980.00	$ 445,980	$ 4.05
Booster Pumps for Building	1.00	ls	$ 52,000.00	$ 52,000	$ 0.47
Natural Gas Piping	1.00	ls	$ 76,000.00	$ 76,000	$ 0.69
Gas Solenoid - No Spec	1.00	ls	$ 22,000.00	$ 22,000	$ 0.20
BIM Coordination	1.00	ls	$ 8,500.00	$ 8,500	$ 0.08
Firestopping	1.00	ls	$ 7,500.00	$ 7,500	$ 0.07
23 00 00 HVAC				**$ 369,850**	**$ 3.36**
HVAC System - Garage FCU, Splits, Controls	1.00	ls	$ 357,000.00	$ 357,000	$ 3.24
Exhaust for Generators	4.00	ea	$ 2,500.00	$ 10,000	$ 0.09
CO Monitoring System	1.00	ls	$ 2,850.00	$ 2,850	$ 0.03
26 00 00 Electrical				**$ 1,879,098**	**$ 17.05**
Primary Comm Conduits	1.00	ls	$ 47,435.89	$ 47,436	$ 0.43
Electrical Distribution - Garage Only	1.00	ls	$ 845,083.69	$ 845,084	$ 7.67
Electrical Feeders	1.00	ls	$ 249,636.82	$ 249,637	$ 2.26
Electrical Primary	1.00	ls	$ 54,408.96	$ 54,409	$ 0.49
Grounding	1.00	ls	$ 47,203.57	$ 47,204	$ 0.43
Branch Power	1.00	ls	$ 41,978.33	$ 41,978	$ 0.38
Mechanical Power	1.00	ls	$ 172,512.15	$ 172,512	$ 1.57
Communications Rough in	1.00	ls	$ 6,007.33	$ 6,007	$ 0.05
Dual EV Ready Spaces	15.00	ea	$ 589.91	$ 8,849	$ 0.08
Lightning Protection	1.00	ls	$ 110,683.73	$ 110,684	$ 1.00
Acceptance Testing	1.00	ls	$ 20,565.28	$ 20,565	$ 0.19
Commissioning	1.00	ls	$ 47,233.98	$ 47,234	$ 0.43
Firestopping	1.00	ls	$ 4,257.07	$ 4,257	$ 0.04
Refeed to Annex Building	1.00	ls	$ 16,648.78	$ 16,649	$ 0.15
Temp Power and Lighting	1.00	ls	$ 77,492.00	$ 77,492	$ 0.70
Temp Power Consumption	1.00	ls	$ 30,041.00	$ 30,041	$ 0.27
Christmas Lights GFI	1.00	ls	$ 20,000.00	$ 20,000	$ 0.18
Security Rough in	1.00	ls	$ 79,061.03	$ 79,061	$ 0.72
26 32 00 Packaged Generator Assemblies				**$ 579,541**	**$ 5.26**
Emergency Generator A and ATS	1.00	ls	$ 579,541.25	$ 579,541	$ 5.26
26 50 00 Lighting				**$ 613,429**	**$ 5.57**
Electrical - Parking Garage Lighting	1.00	ls	$ 197,678.72	$ 197,679	$ 1.79
Electrical - Parking Garage Lighting Controls	1.00	ls	$ 415,750.00	$ 415,750	$ 3.77
27 20 00 Data Communications				**$ 198,355**	**$ 1.80**
Wire and connections for Comm and Security - No Cameras or Access Control	1.00	ls	$ 128,355.00	$ 128,355	$ 1.16
Access Control Point	1.00	ea	$ 4,000.00	$ 4,000	$ 0.04
Cameras	33.00	ea	$ 2,000.00	$ 66,000	$ 0.60
28 46 00 Fire Detection and Alarm				**$ 175,918**	**$ 1.60**
Fire Alarm - Addressable Emergency/Voice Communication (With Electrical)	1.00	ls	$ 175,917.81	$ 175,918	$ 1.60
31 20 00 Earth Moving				**$ 174,312**	**$ 1.58**
Stormwater Management	11.00	mo	$ 681.00	$ 7,491	$ 0.07
Site Security Fence, Maintence	11.00	mo	$ 15,165.55	$ 166,821	$ 1.51
32 17 23 Pavement Markings				**$ 13,574**	**$ 0.12**
Parking Lot Striping	1.00	ls	$ 13,574.00	$ 13,574	$ 0.12
33 00 00 Utilities				**$ 9,308**	**$ 0.08**
Temp Water - Garage	11.00	mo	$ 546.18	$ 6,008	$ 0.05
Temp Water - Set Up	1.00	ls	$ 3,300.00	$ 3,300	$ 0.03
03 Building				**$ 43,022,168**	**$ 390.34**
01 35 00 Special Procedures				**$ 212,110**	**$ 1.92**
Traffic Control/Flaggers	17.00	mo	$ 11,374.14	$ 193,360	$ 1.75
Barricades	1.00	ls	$ 18,750.00	$ 18,750	$ 0.17
01 54 13 Temporary Elevators				**$ 162,469**	**$ 1.47**
Material Lift Rental Operator	10.00	mo	$ 12,186.60	$ 121,866	$ 1.11
Material Lift Rental	10.00	mo	$ 4,060.30	$ 40,603	$ 0.37
01 54 19 Temporary Cranes				**$ 1,214,369**	**$ 11.02**
Tower Crane (400 Series)	12.00	mo	$ 39,541.00	$ 474,492	$ 4.31

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
Tower Crane Moblize/Demobilize	2.00	ls	$ 50,000.00	$ 100,000	$ 0.91
Tower Crane Operator	12.00	mo	$ 33,323.11	$ 399,877	$ 3.63
Mobile Crane for Basement	4.00	mo	$ 60,000.00	$ 240,000	$ 2.18
01 74 13 Progress Cleaning				**$ 1,114,487**	**$ 10.11**
Ongoing Cleanup	1.00	ls	$ 1,114,487.00	$ 1,114,487	$ 10.11
01 74 23 Final Cleaning				**$ 44,087**	**$ 0.40**
Final Cleaning	110,218.00	sf	$ 0.40	$ 44,087	$ 0.40
01 76 00 Protecting Installed Construction				**$ 10,061**	**$ 0.09**
Wall Protection	25,153.00	sf	$ 0.40	$ 10,061	$ 0.09
03 00 00 Concrete				**$ 5,691,201**	**$ 51.64**
Pan Stair Infill	8.00	ea	$ 7,963.94	$ 63,711	$ 0.58
Concrete Supervision	11.00	mo	$ 20,654.09	$ 227,195	$ 2.06
Safety Maintenance	18.00	mo	$ 13,795.67	$ 248,322	$ 2.25
Crane Slab	1.00	ls	$ 74,661.90	$ 74,662	$ 0.68
5" Slab on Grade	23,847.00	sf	$ 8.96	$ 213,655	$ 1.94
Columns 24x24 150 PCY Level 1	42.00	cy	$ 1,244.37	$ 52,263	$ 0.47
DP42 - 60' deep Cased	1,117.00	cy	$ 746.62	$ 833,973	$ 7.57
DP24 - 60' deep Cased	77.00	cy	$ 746.62	$ 57,490	$ 0.52
One-SidedWall 12" x 16.5 / 150PCY	10,579.00	sf	$ 49.77	$ 526,566	$ 4.78
12" Mat Slab / 150 PCY	13.00	cy	$ 497.75	$ 6,471	$ 0.06
Columns 30x24 150 PCY Basement	74.00	cy	$ 1,244.37	$ 92,083	$ 0.84
Columns 30x24 150 PCY Level 1	75.00	cy	$ 1,244.37	$ 93,327	$ 0.85
Columns 24x24 150 PCY Basement	39.00	cy	$ 1,244.37	$ 48,530	$ 0.44
21" Pan Slab	87,601.00	sf	$ 27.87	$ 2,441,771	$ 22.15
Columns 24x24 150 PCY Level 2	36.00	cy	$ 1,244.37	$ 44,797	$ 0.41
Columns 30x24 150 PCY Level 2	67.00	cy	$ 1,244.37	$ 83,372	$ 0.76
Columns 24x24 150 PCY Level 3	36.00	cy	$ 1,244.37	$ 44,797	$ 0.41
Columns 30x24 150 PCY Level 3	64.00	cy	$ 1,244.37	$ 79,639	$ 0.72
Columns 24x24 150 PCY Level 4	26.00	cy	$ 1,244.37	$ 32,353	$ 0.29
Columns 30x24 150 PCY Level 4	51.00	cy	$ 1,244.37	$ 63,463	$ 0.58
Grade Slab @ LEVEL 1 for entrances	8.49	cy	$ 497.75	$ 4,226	$ 0.04
CONCRETE PAD @ VESTIBULE 24"	19.04	cy	$ 497.75	$ 9,476	$ 0.09
CONCRETE PAD @ BRICK COLUMN 24"	12.74	cy	$ 497.75	$ 6,341	$ 0.06
12" ELEVATOR PIT WALL	642.00	sf	$ 49.77	$ 31,955	$ 0.29
4'-0"X4'-0"X3'-0" PIER CAP	8.00	cy	$ 647.07	$ 5,177	$ 0.05
2" POLISHED CONCRETE ON 3 PLY CLT	3,194.00	sf	$ 27.87	$ 89,029	$ 0.81
Quality Control Manager	18.00	mo	$ 3,697.54	$ 66,556	$ 0.60
Safety Manager	18.00	mo	$ 8,333.33	$ 150,000	$ 1.36
04 21 13 Brick Masonry				**$ 2,297,488**	**$ 20.84**
Stone Veneer Govt Building - Header, Sills, Jamb, Parapet Cap/Band	6,160.00	lf	$ 31.75	$ 195,580	$ 1.77
Interior Brick Masonry	2,172.00	vsf	$ 32.70	$ 71,023	$ 0.64
Dumpsters for Masonry Work	1.00	ls	$ 132,885.00	$ 132,885	$ 1.21
Brick Masonry	36,500.00	vsf	$ 52.00	$ 1,898,000	$ 17.22
04 22 00 Concrete Unit Masonry				**$ 207,436**	**$ 1.88**
CMU Interior Walls	7,250.00	sf	$ 28.61	$ 207,436	$ 1.88
05 50 00 Metal Fabrications				**$ 1,700,604**	**$ 15.43**
Architectural Elements	35.00	tn	$ 9,188.78	$ 321,607	$ 2.92
Structural Steel - Structural Steel Allowance	219.00	tn	$ 6,100.17	$ 1,335,936	$ 12.12
Divider Beams	1.00	tn	$ 6,799.11	$ 6,799	$ 0.06
Steel for Skyfold	1.00	ea	$ 9,065.49	$ 9,065	$ 0.08
Elevator Guide Rails	4.00	tn	$ 6,799.11	$ 27,196	$ 0.25
05 51 00 Metal Stairs				**$ 273,593**	**$ 2.48**
Metal Pan Stairs	16.00	ea	$ 17,099.56	$ 273,593	$ 2.48
05 71 13 Fabricated Metal Spiral Stairs				**$ 659,750**	**$ 5.99**
Glass Balcony Railing at Monumental Stair	1,450.00	lf	$ 455.00	$ 659,750	$ 5.99
06 10 00 Rough Carpentry				**$ 27,555**	**$ 0.25**
Rough Carpentry	110,218.00	sf	$ 0.25	$ 27,555	$ 0.25
06 13 00 Heavy Timber Construction				**$ 991,254**	**$ 8.99**
Mass Timber Elements - Beams	1.00	ea	$ 395,631.00	$ 395,631	$ 3.59
Mass Timber Elements - CLT	1.00	ea	$ 324,644.00	$ 324,644	$ 2.95
Mass Timber Elements - Stairs	1.00	ea	$ 270,979.00	$ 270,979	$ 2.46
06 40 00 Architectural Woodwork				**$ 521,888**	**$ 4.74**
RR Vanity and Stone Top	74.50	lf	$ 550.00	$ 40,975	$ 0.37
Lower Cabinets P-lam and PL Top	52.50	lf	$ 375.00	$ 19,688	$ 0.18
Lower Cabinets P-lam and Stone Top	190.00	lf	$ 650.00	$ 123,500	$ 1.12
Island with Stone Top	139.50	lf	$ 900.00	$ 125,550	$ 1.14
Wood Base	750.00	lf	$ 41.00	$ 30,750	$ 0.28
Allowance for Thematic Column Wrap	1.00	ea	$ 20,000.00	$ 20,000	$ 0.18
Allowance for Interactive Play Unit	1.00	ea	$ 35,750.00	$ 35,750	$ 0.32
Upper Cabinets P-lam	106.50	lf	$ 200.00	$ 21,300	$ 0.19
B-3 Soelbery Laminate Tambour Paneling	160.00	lf	$ 200.00	$ 32,000	$ 0.29
Reception Desk	48.75	lf	$ 1,200.00	$ 58,500	$ 0.53

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
Banquette	18.50	lf	$ 750.00	$ 13,875	$ 0.13
07 11 00 Dampproofing				**$ 145,600**	**$ 1.32**
Air Barrier At Exterior Cavity Walls and Soffits	35,000.00	sf	$ 4.16	$ 145,600	$ 1.32
07 14 00 Fluid-Applied Waterproofing				**$ 126,982**	**$ 1.15**
Sheet Waterproofing	13,000.00	sf	$ 7.77	$ 101,010	$ 0.92
Third Party Consultant	1.00	ea	$ 7,500.00	$ 7,500	$ 0.07
Waterproofing at Elevator Pit	1,020.00	sf	$ 18.11	$ 18,472	$ 0.17
07 42 13 Metal Wall Panels				**$ 95,715**	**$ 0.87**
Composite Metal Panel - Columns	617.00	sf	$ 45.00	$ 27,765	$ 0.25
Composite Metal Panel - 4th Floor Fascia	716.00	sf	$ 45.00	$ 32,220	$ 0.29
Composite Metal Panel - Rooftop Soffit	794.00	sf	$ 45.00	$ 35,730	$ 0.32
07 52 00 Modified Bituminous Membrane Roofing				**$ 574,477**	**$ 5.21**
Carlisle PVC	26,018.00	sf	$ 22.08	$ 574,477	$ 5.21
07 81 00 Applied Fire Protection				**$ 82,527**	**$ 0.75**
Intumescent Fireproofing - Exposed Steel	1.00	ls	$ 27,391.00	$ 27,391	$ 0.25
Applied Fireproofing - Spray at Roof Beams, Columns, Decks	1.00	ls	$ 55,136.00	$ 55,136	$ 0.50
07 92 00 Joint Sealants				**$ 58,416**	**$ 0.53**
Joint Sealants	110,218.00	sf	$ 0.53	$ 58,416	$ 0.53
08 00 00 Openings				**$ 775,358**	**$ 7.03**
Single Door Exterior (HM)	4.00	ea	$ 2,850.00	$ 11,400	$ 0.10
Double Door Exterior (HM)	3.00	pr	$ 5,500.00	$ 16,500	$ 0.15
Single Door Interior (HM)	191.00	ea	$ 2,650.00	$ 506,150	$ 4.59
Single Door Interior (WD)	54.00	ea	$ 2,200.00	$ 118,800	$ 1.08
Standard Frames with Install	164.00	ea	$ 747.00	$ 122,508	$ 1.11
08 05 00 Common Work Results for Openings				**$ 579,600**	**$ 5.26**
Hardware For Doors	252.00	ea	$ 2,100.00	$ 529,200	$ 4.80
Install Door and Hardware	252.00	ea	$ 200.00	$ 50,400	$ 0.46
08 33 00 Coiling Doors and Grilles				**$ 45,000**	**$ 0.41**
Security Grille 60' - with Steel	1.00	ls	$ 25,000.00	$ 25,000	$ 0.23
Security Grille 47' - with Steel	1.00	ls	$ 20,000.00	$ 20,000	$ 0.18
08 43 00 Storefronts				**$ 840,980**	**$ 7.63**
Exterior Storefront DFH (Pair)	4.00	pr	$ 10,500.00	$ 42,000	$ 0.38
Exterior Storefront DFH (Single)	20.00	ea	$ 5,500.00	$ 110,000	$ 1.00
Interior Glass Walls/Storefronts	6,760.00	sf	$ 48.00	$ 324,480	$ 2.94
Interior Glass DFH (Pair)	5.00	pr	$ 9,000.00	$ 45,000	$ 0.41
Interior Glass DFH (Single)	16.00	ea	$ 4,500.00	$ 72,000	$ 0.65
Ground Level Storefront System	4,500.00	sf	$ 55.00	$ 247,500	$ 2.25
08 44 00 Curtain Wall and Glazed Assemblies				**$ 1,574,500**	**$ 14.29**
Curtain Wall W-1	11,200.00	sf	$ 85.00	$ 952,000	$ 8.64
Window Wall W-2	8,300.00	sf	$ 75.00	$ 622,500	$ 5.65
08 81 00 Glass Glazing				**$ 154,927**	**$ 1.41**
Skyfold Operable Partition	1.00	ea	$ 154,927.00	$ 154,927	$ 1.41
09 21 16 Gypsum Board Assemblies				**$ 3,376,716**	**$ 30.64**
2HR Wall	1,886.00	lf	$ 248.00	$ 467,728	$ 4.24
Non-Rated Wall	10,523.00	lf	$ 206.00	$ 2,167,738	$ 19.67
Exterior Framing	2,833.00	lf	$ 250.00	$ 708,250	$ 6.43
1HR Rated Wall	150.00	lf	$ 220.00	$ 33,000	$ 0.30
09 30 00 Tiling				**$ 118,133**	**$ 1.07**
WT-A2 Vanity Ceramic Tile Walls	1,960.00	sf	$ 15.81	$ 30,988	$ 0.28
WT-A3 Ceramic Tile Backsplash (3')	50.00	sf	$ 19.48	$ 974	$ 0.01
WT-A1 Ceramic Tile Wet Walls	6,687.00	sf	$ 8.52	$ 56,973	$ 0.52
WT-A4 Ceramic Tile Backsplash (3')	50.00	sf	$ 19.26	$ 963	$ 0.01
WT-A5 Ceramic Tile Backsplash (3')	100.00	sf	$ 32.07	$ 3,207	$ 0.03
WT-L1 Ceramic Tile Walls	1,104.00	sf	$ 6.80	$ 7,507	$ 0.07
Schluter Trim	2,665.00	lf	$ 4.43	$ 11,806	$ 0.11
Schluter Accessories	1.00	ls	$ 5,715.00	$ 5,715	$ 0.05
09 50 00 Ceilings				**$ 56,712**	**$ 0.51**
Gypsum Ceiling	7,089.00	sf	$ 8.00	$ 56,712	$ 0.51
09 51 00 Acoustical Ceilings				**$ 462,745**	**$ 4.20**
2x4 ACT (ACT-2)	15,020.00	sf	$ 10.75	$ 161,465	$ 1.46
4x4 ACT (ACT-1)	24,141.00	sf	$ 12.48	$ 301,280	$ 2.73
09 54 00 Specialty Ceilings				**$ 695,576**	**$ 6.31**
ACP-1 Tectum Clouds	1,347.00	sf	$ 40.44	$ 54,473	$ 0.49
AB-L1 Soelberg Muto Baffles	1,209.00	lf	$ 70.25	$ 84,932	$ 0.77
AB-L3 Soelberg Muto Baffles	83.00	lf	$ 515.45	$ 42,782	$ 0.39
AB-L2 Soelberg Muto Baffles	1,201.00	lf	$ 210.45	$ 252,750	$ 2.29
AB-A1 Soelberg Muto Baffles	2,378.00	lf	$ 70.25	$ 167,055	$ 1.52
WMP1	1,257.00	sf	$ 74.45	$ 93,584	$ 0.85
09 62 00 Specialty Flooring				**$ 5,108**	**$ 0.05**
Sealed Concrete SC-A1, SC-A2, SC-A3	19,647.00	sf	$ 0.26	$ 5,108	$ 0.05

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
09 65 00 Resilient Flooring				**$ 117,657**	**$ 1.07**
Rubber Base	16,080.00	lf	$ 1.24	$ 19,939	$ 0.18
LVT-A1	1,780.00	sf	$ 7.56	$ 13,457	$ 0.12
LVT-A2	3,450.00	sf	$ 8.76	$ 30,222	$ 0.27
LVT-LX	3,875.00	sf	$ 6.03	$ 23,366	$ 0.21
Transitions	1.00	ls	$ 1,210.00	$ 1,210	$ 0.01
VCT	11,160.00	sf	$ 2.64	$ 29,462	$ 0.27
09 68 00 Carpeting				**$ 234,027**	**$ 2.12**
CPT-LX	6,685.00	sy	$ 33.19	$ 221,875	$ 2.01
Adhesive	1.00	ls	$ 1,526.00	$ 1,526	$ 0.01
Floor Prep	1.00	ls	$ 5,626.00	$ 5,626	$ 0.05
Moisture Meter	1.00	ls	$ 5,000.00	$ 5,000	$ 0.05
09 84 33 Sound-Absorbing Wall Units				**$ 246,784**	**$ 2.24**
AWP-A1 Soelberg Muto Panels	1,187.00	sf	$ 45.05	$ 53,480	$ 0.49
AWP-A5 Maharam Direct Apply	1,043.00	sf	$ 10.10	$ 10,535	$ 0.10
AWP-A4 Soelberg Muto VU Panels	459.00	sf	$ 42.22	$ 19,381	$ 0.18
AWP-A6 Fabric Wrapped Panels	167.00	sf	$ 43.53	$ 7,270	$ 0.07
AWP-L1 Soelberg Muto Panels	1,363.00	sf	$ 37.50	$ 51,116	$ 0.46
AWP-A2 & A3 Soelberg Custom PRI	713.00	sf	$ 65.02	$ 46,357	$ 0.42
AWP-A2 Soelberg Custom PRI at Lobby Wall	902.00	sf	$ 65.02	$ 58,645	$ 0.53
09 91 00 Painting				**$ 643,872**	**$ 5.84**
Painting & Staining	110,218.00	sf	$ 4.53	$ 499,288	$ 4.53
Wall Covering GWC-A1, WC-L1	4,096.00	sf	$ 23.19	$ 94,986	$ 0.86
Paint Touch Up	110,218.00	sf	$ 0.45	$ 49,598	$ 0.45
10 14 00 Signage				**$ 167,500**	**$ 1.52**
Signage Allowance	1.00	ls	$ 150,000.00	$ 150,000	$ 1.36
Monument Sign	1.00	ea	$ 7,500.00	$ 7,500	$ 0.07
Code Signage	200.00	ea	$ 50.00	$ 10,000	$ 0.09
10 21 13 Toilet Compartments				**$ 132,750**	**$ 1.20**
Toilet Compartments	40.00	ea	$ 3,100.00	$ 124,000	$ 1.13
Urinal Screen	5.00	ea	$ 1,750.00	$ 8,750	$ 0.08
10 28 13 Toilet Accessories				**$ 95,605**	**$ 0.87**
24"x36" Mirror	42.00	ea	$ 500.00	$ 21,000	$ 0.19
Toilet Paper Dispenser	21.00	ea	$ 225.00	$ 4,725	$ 0.04
Baby Station	9.00	ea	$ 2,800.00	$ 25,200	$ 0.23
Toilet Seat Cover Dispenser	21.00	ea	$ 150.00	$ 3,150	$ 0.03
Specialties Robe Hook	21.00	ea	$ 100.00	$ 2,100	$ 0.02
Grab Bar - 36in	15.00	ea	$ 85.00	$ 1,275	$ 0.01
Grab Bar - 42in	19.00	ea	$ 95.00	$ 1,805	$ 0.02
Soap Dispenser	42.00	ea	$ 375.00	$ 15,750	$ 0.14
Waste Receptacle	4.00	ea	$ 500.00	$ 2,000	$ 0.02
Recessed Towel Disp. and Trash Rec.	13.00	ea	$ 850.00	$ 11,050	$ 0.10
Towel Disp	4.00	ea	$ 650.00	$ 2,600	$ 0.02
Sanitary Napkin Disposal	18.00	ea	$ 275.00	$ 4,950	$ 0.04
10 40 00 Safety Specialties				**$ 52,000**	**$ 0.47**
Photoluminescent Markings at Exit Stairs	8.00	flt	$ 6,500.00	$ 52,000	$ 0.47
10 44 16 Fire Extinguishers				**$ 18,720**	**$ 0.17**
Fire Extinguisher Cabinet	36.00	ea	$ 400.00	$ 14,400	$ 0.13
Fire Extinguishers	36.00	ea	$ 120.00	$ 4,320	$ 0.04
10 71 13 Exterior Sun Control Devices				**$ 64,900**	**$ 0.59**
Level 1 - Soffits	2.00	ea	$ 32,450.00	$ 64,900	$ 0.59
11 30 13 Residential Appliances				**$ 29,315**	**$ 0.27**
Microwave	4.00	ea	$ 523.80	$ 2,095	$ 0.02
UC Ice Machine	4.00	ea	$ 2,924.00	$ 11,696	$ 0.11
Commercial Cafe System	2.00	ea	$ 625.00	$ 1,250	$ 0.01
Toaster	2.00	ea	$ 174.00	$ 348	$ 0.00
Coffee Maker	1.00	ea	$ 2,144.00	$ 2,144	$ 0.02
Top Freezer	4.00	ea	$ 1,390.00	$ 5,560	$ 0.05
UC Refrigerator	3.00	ea	$ 2,074.00	$ 6,222	$ 0.06
12 24 00 Window Shades				**$ 83,145**	**$ 0.75**
SH-A1 & A2 Manual Shades	214.00	ea	$ 388.53	$ 83,145	$ 0.75
12 48 13 Entrance Floor Mats and Frames				**$ 6,500**	**$ 0.06**
Entry Mat	2.00	ea	$ 3,250.00	$ 6,500	$ 0.06
14 20 00 Elevators				**$ 560,980**	**$ 5.09**
Elevators - (Building Levels (B1-4) 600 fpm	15.00	stop	$ 32,032.00	$ 480,480	$ 4.36
Elevator Cab Finish Allowance	2.00	ea	$ 5,000.00	$ 10,000	$ 0.09
Temporary Elevator Protection	3.00	ea	$ 6,000.00	$ 18,000	$ 0.16
Temporary Elevator Use	14.00	mo	$ 3,500.00	$ 49,000	$ 0.44
Elevator Cab Finish Allowance - Service	1.00	ea	$ 3,500.00	$ 3,500	$ 0.03
21 10 00 Water-Based Fire-Suppression Systems				**$ 459,609**	**$ 4.17**
Water-Based Fire-Suppression Systems	110,218.00	sf	$ 4.17	$ 459,609	$ 4.17

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
21 13 19 Preaction Sprinkler Systems				**$ 20,000**	**$ 0.18**
Added Preaction Sprinkler Systems for MDF, Electrical, MEdia Rm	1.00	ls	$ 20,000.00	$ 20,000	$ 0.18
21 30 00 Fire Pumps				**$ 55,000**	**$ 0.50**
Fire Pump	1.00	ea	$ 55,000.00	$ 55,000	$ 0.50
22 00 00 Plumbing				**$ 1,704,633**	**$ 15.47**
Plumbing Building	110,218.00	sf	$ 13.80	$ 1,521,008	$ 13.80
Perimeter drain for outside basement wall	645.00	lf	$ 125.00	$ 80,625	$ 0.73
Temp Gas Service	1.00	ls	$ 63,000.00	$ 63,000	$ 0.57
Add for Siphonic Drains	1.00	ls	$ 40,000.00	$ 40,000	$ 0.36
23 00 00 Heating, Ventilating, and Air Conditioning				**$ 5,866,216**	**$ 53.22**
VRF Units at Main Electrical and IDF	8.00	ea	$ 7,471.82	$ 59,775	$ 0.54
Chilled water fan coil units at incubator	2,200.00	sf	$ 30.00	$ 66,000	$ 0.60
UFAD HVACE System	110,218.00	sf	$ 29.59	$ 3,261,351	$ 29.59
Chiller and Piping	1.00	ls	$ 1,481,500.00	$ 1,481,500	$ 13.44
Access Flooring System	83,115.00	sf	$ 11.50	$ 955,823	$ 8.67
Classic Concrete Top	4,600.00	sf	$ 9.08	$ 41,768	$ 0.38
23 00 00 HVAC				**$ 324,787**	**$ 2.95**
UFAD Supervision	18.00	mo	$ 15,368.00	$ 276,624	$ 2.51
BIM Coordination	1.98	mo	$ 24,337.00	$ 48,163	$ 0.44
26 00 00 Electrical				**$ 1,494,421**	**$ 13.56**
Electrical Coordination & Supervision	17.00	mo	$ 12,647.00	$ 214,999	$ 1.95
Branch Power	1.00	ls	$ 434,523.00	$ 434,523	$ 3.94
HVAC Branch Power	1.00	ls	$ 259,384.41	$ 259,384	$ 2.35
Acceptance Testing	1.00	ls	$ 39,963.00	$ 39,963	$ 0.36
Commissioning	1.00	ls	$ 81,088.00	$ 81,088	$ 0.74
Fire Stopping - Electrical	1.00	ls	$ 41,977.66	$ 41,978	$ 0.38
Temp Power Consumption	1.00	ls	$ 42,452.00	$ 42,452	$ 0.39
Temp Power and Lighting	1.00	ls	$ 380,034.00	$ 380,034	$ 3.45
26 27 33 Power Distribution Units				**$ 860,971**	**$ 7.81**
Distribution	1.00	ls	$ 416,326.61	$ 416,327	$ 3.78
Feeders	1.00	ls	$ 360,116.00	$ 360,116	$ 3.27
Primary Duct Bank	1.00	ls	$ 84,528.51	$ 84,529	$ 0.77
26 41 00 Facility Lightning Protection				**$ 176,251**	**$ 1.60**
Grounding	1.00	ls	$ 29,461.39	$ 29,461	$ 0.27
Lighting Protection	1.00	ls	$ 146,789.71	$ 146,790	$ 1.33
26 50 00 Lighting				**$ 2,476,875**	**$ 22.47**
Lighting Control/Branch Allowance	1.00	ls	$ 462,828.00	$ 462,828	$ 4.20
Lighting Allowance	1.00	ls	$ 2,014,047.00	$ 2,014,047	$ 18.27
27 00 00 Communications				**$ 167,536**	**$ 1.52**
Security Rough In	110,221.00	sf	$ 1.52	$ 167,536	$ 1.52
27 20 00 Data Communications				**$ 120,141**	**$ 1.09**
Tele Data Rough In	110,221.00	sf	$ 1.09	$ 120,141	$ 1.09
27 40 00 Audio-Video Communications				**$ 182,967**	**$ 1.66**
Audio/Visual Rough In	110,221.00	sf	$ 1.66	$ 182,967	$ 1.66
28 00 00 Electronic Safety and Security				**$ 235,867**	**$ 2.14**
ERRCS/Public Safety DAS System	110,218.00	sf	$ 2.14	$ 235,867	$ 2.14
28 46 00 Fire Detection and Alarm				**$ 289,314**	**$ 2.62**
Fire Alarm System	110,500.00	sf	$ 2.62	$ 289,314	$ 2.62
31 20 00 Earth Moving				**$ 700,909**	**$ 6.36**
Flex Base Cap	534.00	tn	$ 163.65	$ 87,389	$ 0.79
Export Soil for Basement	16,978.00	cy	$ 15.32	$ 260,100	$ 2.36
Moisture Condition @ basement pad	8,888.89	cy	$ 10.21	$ 90,784	$ 0.82
Site Security Fence, Maintence	17.00	mo	$ 14,949.18	$ 254,136	$ 2.31
Stormwater Management	17.00	mo	$ 500.00	$ 8,500	$ 0.08
31 41 00 Shoring				**$ 527,000**	**$ 4.78**
Reinforced Concrete Fascia Temporary Retention System	12,302.00	ls	$ 37.96	$ 467,000	$ 4.24
Fall Protection Guardrail	690.00	lf	$ 14.49	$ 10,000	$ 0.09
Shoring Engineering	1.00	ls	$ 10,000.00	$ 10,000	$ 0.09
Shoring Mobilization	1.00	ls	$ 18,000.00	$ 18,000	$ 0.16
Pier Wells (To avoid adjacent foundation, if necessary)	1.00	ls	$ 22,000.00	$ 22,000	$ 0.20
33 00 00 Utilities				**$ 8,491**	**$ 0.08**
Temp Water - Building	17.00	ls	$ 499.47	$ 8,491	$ 0.08
05 Rooftop Patio				**$ 2,072,365**	**$ 18.80**
05 50 00 Metal Fabrications				**$ 237,969**	**$ 2.16**
Penthouse Columns	5.00	tn	$ 6,799.11	$ 33,996	$ 0.31
Penthouse Beams	30.00	tn	$ 6,799.11	$ 203,973	$ 1.85
05 71 13 Fabricated Metal Spiral Stairs				**$ 129,675**	**$ 1.18**
Glass Balcony Railing at Rooftop	285.00	lf	$ 455.00	$ 129,675	$ 1.18
07 14 00 Fluid-Applied Waterproofing				**$ 124,830**	**$ 1.13**
HFA Waterproofing, Drainage Panel, Protection Sheet, Level 4 (Pavers & Green Roof)	9,000.00	sf	$ 13.87	$ 124,830	$ 1.13

Celina Administration Building

Estimate Version: Updated Cost with Garage GMP

Owner: City of Celina

Architect: HED

August 28, 2024

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
08 81 00 Glass Glazing				**$ 152,376**	**$ 1.38**
Large Glass Accordian Doors	2.00	ea	$ 76,188.00	$ 152,376	$ 1.38
09 29 00 Gypsum Board				**$ 5,020**	**$ 0.05**
Catering Kitchen FRP and Mop Sinks	940.00	sf	$ 5.34	$ 5,020	$ 0.05
10 71 13 Exterior Sun Control Devices				**$ 236,280**	**$ 2.14**
Rooftop Trellis 25' x 23' - Avadek	575.00	sf	$ 60.00	$ 34,500	$ 0.31
Rooftop Trellis 48' x 21' - Avadek	1,008.00	sf	$ 60.00	$ 60,480	$ 0.55
Rooftop Trellis 45' x 29' - Avadek	1,305.00	sf	$ 60.00	$ 78,300	$ 0.71
Roof Screen for Mech Equipment	1,500.00	sf	$ 42.00	$ 63,000	$ 0.57
11 40 00 Foodservice Equipment				**$ 150,000**	**$ 1.36**
Roof Catering Kitchen Equipment Allowance	1.00	ea	$ 150,000.00	$ 150,000	$ 1.36
23 00 00 Heating, Ventilating, and Air Conditioning				**$ 130,202**	**$ 1.18**
DOAS Unit for Mechanical Room Adjacent to Kitchen	1,500.00	sf	$ 65.00	$ 97,500	$ 0.88
Chilled Water Handling Unit at Rooftop Kitchen	1,313.00	sf	$ 24.91	$ 32,702	$ 0.30
26 00 00 Electrical				**$ 100,713**	**$ 0.91**
Branch Power - Rooftop	1.00	ls	$ 100,713.00	$ 100,713	$ 0.91
26 50 00 Lighting				**$ 60,000**	**$ 0.54**
Lighting Allowance - Rooftop	1.00	ls	$ 60,000.00	$ 60,000	$ 0.54
32 13 13 Concrete Paving				**$ 156,654**	**$ 1.42**
Seat Wall	100.00	lf	$ 29.84	$ 2,984	$ 0.03
Concrete Planter Walls w/Footing	500.00	lf	$ 307.34	$ 153,670	$ 1.39
32 14 00 Unit Paving				**$ 152,425**	**$ 1.38**
Paver 4 - Hanover 24" x 24" x 2" Concrete	3,266.00	sf	$ 15.47	$ 50,521	$ 0.46
W1 - Bison IPE Paver 24" x 24"	1,725.00	sf	$ 59.07	$ 101,904	$ 0.92
32 33 00 Site Furnishings				**$ 229,228**	**$ 2.08**
SF-6 - Fused BX 30' x 10"L x 24"Wx 24"H	2.00	ea	$ 16,895.00	$ 33,790	$ 0.31
SF-6 - Fused Custom shape x 24"H	1.00	ea	$ 71,178.00	$ 71,178	$ 0.65
SF-6 - Integrated Benches	1.00	ea	$ 58,670.00	$ 58,670	$ 0.53
SF-4 - BX Steel Pc 48x48x48	2.00	ea	$ 5,168.00	$ 10,336	$ 0.09
SF-5 - BX Steel Pc 48x48x48 with Integrated Bench w 18" Seat	3.00	ea	$ 15,723.00	$ 47,169	$ 0.43
Freight	3.00	ea	$ 2,695.00	$ 8,085	$ 0.07
32 90 00 Planting				**$ 206,994**	**$ 1.88**
Event Lawn Turf Allowance	811.00	sf	$ 27.36	$ 22,189	$ 0.20
Unspecified Tree #1 - 3" Cal B&B	4.00	ea	$ 514.00	$ 2,056	$ 0.02
Bed Mix 39" Depth	77.00	cy	$ 45.25	$ 3,484	$ 0.03
Hydrangea Oakleaf (Planting Layer 3) - 7 gal 42" OC	35.00	ea	$ 64.43	$ 2,255	$ 0.02
Sleeves	140.00	lf	$ 767.00	$ 107,380	$ 0.97
Mulch - Shredded Hardwood at 3" depth	6.00	cy	$ 24.67	$ 148	$ 0.00
Freight & Labor	1.00	ls	$ 3,923.00	$ 3,923	$ 0.04
Irrigation	1.00	ls	$ 13,022.00	$ 13,022	$ 0.12
D-2 Drainage 6" Atrium Grate	17.00	ea	$ 297.18	$ 5,052	$ 0.05
Holly Yaupon Dwarf (Planting Layer 2) - 3 Gal 36" OC	35.00	ea	$ 16.43	$ 575	$ 0.01
MI-4 Artificial Turf	2,140.00	sf	$ 21.03	$ 44,999	$ 0.41
PVC 2" Perforated With Cap	20.00	lf	$ 13.30	$ 266	$ 0.00
Washed Gravel - 1/2" 6" depth	12.00	cy	$ 137.08	$ 1,645	$ 0.01
06 Community Garden				**$ 1,330,387**	**$ 12.07**
04 22 00 Concrete Unit Masonry				**$ 7,725**	**$ 0.07**
CMU Wall at Outdoor Kitchen, Reading Terrace, Benches	270.00	sf	$ 28.61	$ 7,725	$ 0.07
05 50 00 Metal Fabrications				**$ 218,811**	**$ 1.99**
Foundation with pier for Arched light sculpture	36.00	ea	$ 994.63	$ 35,807	$ 0.32
Structural Steel - Courtyard Lighting	30.00	tn	$ 6,100.17	$ 183,005	$ 1.66
26 00 00 Electrical				**$ 60,287**	**$ 0.55**
Branch Power - Garden	1.00	ls	$ 60,287.00	$ 60,287	$ 0.55
26 50 00 Lighting				**$ 244,000**	**$ 2.21**
Lighting Allowance - Garden	1.00	ls	$ 212,811.50	$ 212,812	$ 1.93
Lighting Allowance - Sculptures	1.00	ls	$ 31,188.50	$ 31,189	$ 0.28
32 13 13 Concrete Paving				**$ 309,349**	**$ 2.81**
Transformer Pad	2.00	ea	$ 4,973.13	$ 9,946	$ 0.09
City Approach	1,200.00	sf	$ 17.90	$ 21,484	$ 0.19
Footing for receptacle	2.00	ea	$ 447.58	$ 895	$ 0.01
Curb & Gutter	200.00	lf	$ 34.81	$ 6,962	$ 0.06
4" Sidewalks	6,320.00	sf	$ 9.95	$ 62,860	$ 0.57
Concrete Subslab under Pavers (P1,P2,P3)	6,905.00	sf	$ 11.94	$ 82,415	$ 0.75
Mow Strips	643.00	lf	$ 29.84	$ 19,186	$ 0.17
8" X 18" Concrete Band @ Synthetic Turf	130.00	lf	$ 39.79	$ 5,172	$ 0.05
Color Concrete Border - C2	170.00	sf	$ 44.76	$ 7,609	$ 0.07
Toping slab for Hardscape Area @ Terrace	8,090.00	sf	$ 7.96	$ 64,372	$ 0.58
Footing for benches	23.00	ea	$ 646.51	$ 14,870	$ 0.13
Foundation for reading terrace	12.00	cy	$ 646.51	$ 7,758	$ 0.07
Foundation for pebble seat	5.00	ea	$ 646.51	$ 3,233	$ 0.03
Foundation for Shade Sail Pole	1.00	ea	$ 2,586.03	$ 2,586	$ 0.02

Celina Administration Building

Estimate Version: Updated Cost with Garage GMP

Owner: City of Celina

Architect: HED

August 28, 2024

Description System > Masterformat Level 3	Quantity		Unit Price	TOTAL 110,218 sf Amount	Cost/sf
32 13 73 Concrete Paving Joint Sealants				**$ 10,071**	**$ 0.09**
Site Joint Sealants	13,500.00	sf	$ 0.75	$ 10,071	$ 0.09
32 14 00 Unit Paving				**$ 131,480**	**$ 1.19**
Paver 1 - Hanover 6" x 18" x 2" Concrete	3,325.00	sf	$ 18.85	$ 62,677	$ 0.57
Paver 2 - Hanover 6" x 18" x 2" Concrete	3,155.00	sf	$ 18.85	$ 59,472	$ 0.54
Paver 3 - Hanover 6" x 18" x 2" Concrete	495.00	sf	$ 18.85	$ 9,331	$ 0.08
32 33 00 Site Furnishings				**$ 223,113**	**$ 2.02**
Bollards - Vestre/Landscape Forms/Forms & Surfaces	15.00	ea	$ 1,200.00	$ 18,000	$ 0.16
SF-1 - Pebble Bench 24"x18"	2.00	ea	$ 1,868.00	$ 3,736	$ 0.03
SF-4- BX-Steel PC 48x48x48"	3.00	ea	$ 5,168.00	$ 15,504	$ 0.14
Overhead Fabric Canopy Structure Allowance	3.00	ea	$ 25,000.00	$ 75,000	$ 0.68
SF-2- Pebble Bench 48"x28"	3.00	ea	$ 1,458.67	$ 4,376	$ 0.04
Freight	1.00	ls	$ 8,674.00	$ 8,674	$ 0.08
SF-3- FGP Litter Receptacle	4.00	ea	$ 2,750.50	$ 11,002	$ 0.10
W-2 6' Cypress Block	20.00	ea	$ 2,993.80	$ 59,876	$ 0.54
W-3 9' Cypress Block	6.00	ea	$ 4,490.83	$ 26,945	$ 0.24
32 33 43 Site Seating and Tables				**$ 29,843**	**$ 0.27**
Brick Masonry Reading Terrace	628.00	vsf	$ 25.55	$ 16,043	$ 0.15
Stone Cap	110.00	lf	$ 55.00	$ 6,050	$ 0.05
Stone Veneer at Reading Terrace and Benches	250.00	sf	$ 31.00	$ 7,750	$ 0.07
32 90 00 Planting				**$ 95,708**	**$ 0.87**
Live Oak - 3" Cal B&B	6.00	ea	$ 514.17	$ 3,085	$ 0.03
Magnolia Little Gem - 3" Cal B&B	5.00	ea	$ 514.20	$ 2,571	$ 0.02
Purple Wintercreeper (Planting Layer 1) - 1 Gal (18" OC)	693.00	ea	$ 5.48	$ 3,798	$ 0.03
Mulch -Shredded Hardwood 3"	49.00	cy	$ 24.67	$ 1,209	$ 0.01
Irrigation	1.00	ls	$ 21,111.00	$ 21,111	$ 0.19
Freight	1.00	ea	$ 4,193.00	$ 4,193	$ 0.04
Schedule 40 Sleeves	540.00	lf	$ 8.78	$ 4,743	$ 0.04
Bed Mix 12" Depth	196.00	cy	$ 45.41	$ 8,900	$ 0.08
D-2 - Drainage - 6" Atrium Grate Black	46.00	ea	$ 282.87	$ 13,012	$ 0.12
Unspecified Tree #1 - 3" Cal B&B	4.00	ea	$ 514.00	$ 2,056	$ 0.02
Unspecified Tree #2 - 3" Cal B&B	6.00	ea	$ 514.00	$ 3,084	$ 0.03
Unspecified Tree #3 - 3" Cal B&B	2.00	ea	$ 514.00	$ 1,028	$ 0.01
Holly Yaupon Dwarf (Planting Layer 2) - 3 Gal (36" OC)	300.00	ea	$ 16.45	$ 4,935	$ 0.04
Hydrangea Oakleaf (Planting Layer 3) - 7 Gal (42" OC)	140.00	ea	$ 64.43	$ 9,020	$ 0.08
Carolina Jessamine (Planting Layer 1) - 1 Gal (18" OC)	45.00	ea	$ 8.22	$ 370	$ 0.00
Commercial Labor Crew	350.00	hr	$ 35.98	$ 12,593	$ 0.11
Direct				**$ 61,729,144**	**$ 560.06**
General Conditions				$ 3,403,533	$ 30.88
General Requirements				$ 1,619,807	$ 14.70
Design Contingency (Building)	2.00	%		$ 928,498	$ 8.42
Owner's Contingency	3.00	%		$ 1,851,874	$ 16.80
Contractor Contingency	3.00	%		$ 1,851,874	$ 16.80
Subtotal				**$ 71,384,731**	**$ 647.67**
Subcontractor Default Insurance	1.15	%		$ 879,622	$ 7.98
PSI General Liability	1.15	%		$ 879,622	$ 7.98
Builder's Risk	0.25	%		$ 191,222	$ 1.73
Performance & Payment Bond	0.99	%		$ 757,240	$ 6.87
Subtotal 1				**$ 74,092,437**	**$ 672.24**
Contractor Fee	1.88	%		$ 1,392,938	$ 12.64
Preconstruction Services				$ 75,000	$ 0.68
Subtotal 2				**$ 75,560,375**	**$ 685.55**
Escalation (Building)	2.00	%		$ 928,498	$ 8.42
Construction Total				**$ 76,488,874**	**$ 693.98**
GRAND TOTAL				**$ 76,488,874**	**$ 693.98**



SWINERTON

TAB 4

QUALIFICATIONS

City Of Celina

Celina Government Center Parking Garage

GMP Garage Only - ESTIMATE QUALIFICATIONS

8/28/2024

Contents

1. General Qualifications
2. Project Document List
3. Trade-specific Qualifications
4. Allowance Summary
5. Scope Variance from SD set
6. Value Engineering List

1. General

General Qualifications

1. The purpose of this GMP for the Garage only is to serve as a communication tool for the project team by defining the cost and scope of the Project. Swinerton Builders has evaluated the documents and prepared a GMP based on the reasonable intent of these documents.
2. General Project Information:
    a. Parking Garage 123,814 GSF
3. The estimate for the parking garage is based on a construction duration of 11 months with an anticipated construction start of 10/05/24.
4. Costs are based upon regular working hours with the understanding that excessively disruptive work shall be performed off-hours and will be coordinated with the project team.
5. The estimate includes a 3% contractor contingency and 0% design contingency. Owner contingency included at 3% per owner's request.
    a. Contractor Contingency - This contingency is to be used by the Contractor to account for scope gaps between trade contractors, contract default by trade contractors, cost of corrective work not provided elsewhere, and expediting/acceleration to meet schedule completion dates. This contingency does not apply to scope changes, unforeseen conditions, or adjustments to project allowances.
6. General Liability CCIP program included as 1.15%.
7. Builder's Risk Insurance included at 0.25%.
8. Subcontractor Default Insurance included at 1.15%.
9. General Contractor performance and payment bonds.
10. Maintenance Bonds.
11. Safety manager included.
12. Quality control manager included.
13. BIM included.
14. Prevailing wage rates assumed as number TX20240239.
15. Proposal is good for 60 days and is contingent upon a mutually agreeable construction contract.
16. Swinerton includes a 12-month warranty on completed work commencing at substantial completion.

17. Refer to estimate detail for additional comments and scope clarifications.
18. Time lapse camera included.
19. Labor Rates are fixed for the duration of the project and are not auditable.

General Exclusions

1. Cost escalation.
2. Any off-site work not shown.
3. Sales tax. Project is assumed to be tax-exempt.
4. Unforeseen conditions.
5. Building permit fees.
6. Plan check fees.
7. Utility company fees and/or assessments.
8. Design and engineering fees.
9. Professional liability insurance.
10. Full time site security guards/services.
11. Third party commissioning agent.
12. Air quality monitoring.
13. Noise monitoring.
14. Provisions for latent soils conditions and hazardous materials removal and/or remediation.
15. Hazardous material abatement.
16. Cost of temporary utility consumption during course of construction (water, sewer, gas, power).
17. No specific targeted percentage of GMP was included minority/diverse business participation.
18. Upgrades to existing building elements and systems found to be non-code compliant not shown on drawings.
19. Warranty repairs associated with existing systems and/or equipment.

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2. Project Document List

1. Celina Government Center Parking Garage Issued for Bid-Permit Drawings (Dated 07/11/2024)
2. Project Manual for Celina Parking Garage Issued for Bid-Permit Specifications (Dated 07/11/2024)
3. Geotechnical Report (Dated 09/19/2023)
4. Responses to RFIs (Dated 8/01/2024)

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3. Trade-specific Qualifications

Division 1 – General Requirements

Division 2 – Existing Conditions

A. Qualifications
    1. Police Department building demoed in its entirety. Assumes no deep foundations.
    2. Fire Admin modular building demoed in its entirety.
B. Exclusions
    1. Third modular building assumed to be demoed prior to scope work.
    2. Hazardous materials.

Division 3 – Concrete

A. Qualifications
    1. Barrier wall cap is by concrete.
    2. Vapor retarder is used under foundation not termite.
B. Exclusions
    1. Pier casing.
    2. Third party structural slab review for constructability.
C. Allowances
    1. Allowance for 5000 lbs. reinforcement including install. Ref S-003 - $ 4,600.
    2. Allowance for 1000 lbs. post tensioning. Ref. S-003 - $ 2,150.
    3. Allowance for pressure injecting epoxy for cracks. Ref. S-003 500 LF - $ 10,000.
    4. Routing and sealing of nonstructural floor cracks. Ref. S-003 1000 LF - $ 10,000.
    5. Heating/cooling concrete if necessary - $25,000.

Division 4 - Masonry

A. Qualifications
    1. Burnished CMU used for the exposed area shown on 1/A-202 and 2/A-202.

Division 5 - Metals

A. Qualifications
    1. Guardrails to be aluminum railings with stainless-steel cabling.
    2. (4) Supports for barrier cable on level 1 ramp only.
    3. (25) Pipe protection bent plates included.
B. Allowances
    1. 10-ton allowance per S-003 at $6,500 per ton ($65,000 total allowance).

Division 7 – Thermal and Moisture

A. Qualifications
    1. Sheet metal flashing and trim and manufactured gutters and downspouts to be selected from manufacturer's standard full color line. Custom or specialty colors are not included.
    2. Roofing includes minimum R-25 insulation per 075400 2.04.A.4.
    3. Roofing includes a standard 55 mph wind warranty from the manufacturer.
B. Exclusions
    1. Sheet waterproofing at below grade garage ramp walls. This work isn't shown in the drawings.
    2. Level 2 traffic coating or water repellent over level 1 rooms. This work isn't shown in the drawings.
    3. Water repellent at roof level concrete unit masonry per 071900 1.2.A.2. There isn't any exposed CMU at roof level.
    4. Spray foam insulation at wall assembly F (4/A-501, 5 & 6/A-561). Standard rigid insulation is included instead.
    5. Cant strip shown on 9/A-511. Cant strips aren't required on a PVC system.
    6. Reglets and counterflashing under metal coping cap per 7/A-511. PVC assumed to wrap parapet wall and terminate under metal coping cap.
    7. Duro-Last roofing system per 075400 2.01. A Carlisle roofing system has been included.

Division 8 - Openings

A. Qualifications
    1. Overhead coiling doors are included with factory applied PT-3 per the door schedule on A-601. A polyester baked enamel finish from the manufacturer's full color line (including custom colors) per 083613 2.03.A.5.a is excluded.

Division 9 - Finishes

A. Exclusions
    1. Smooth or specialty stucco finish.
    2. Any gypsum board or acoustic panel ceilings. These are included on the ceiling plan legend on A-121 – A-123 but couldn't be located on the plans.
    3. Wall type D. This wall is detailed on A-571 but couldn't be located on the plans.
B. Allowances
    1. An allowance of $29,229 has been included for 6" metal studs, insulation, plywood backing for roof membrane, blocking at the parapet cap, gypsum sheathing, and painted break metal for the 2' canopy parapets shown on 7/A-511.

Division 10 - Specialties

A. Qualifications
    1. (24) Room signage plaques included.
    2. (8) Headache Bar included.
    3. (13) Reflective Signage.
    4. (12) Handicap Signage.
    5. (45) Column Level Signage.
    6. (1) PS-100
    7. (1) Box entrance signage
    8. (2) Blade style standoff parking sign as allowance
    9. Generic signage samples only are included.

Division 11 - Equipment

A. Qualifications
    1. Parking guidance system included. EnSightful edge System with (5) EnSight Eyes Vehicle counting Cameras. (3) Variable Message Signs. (1) POE managed 12 port switches.
B. Exclusions
    1. Bike racks.

Division 14 – Conveying Systems

A. Qualifications
    1. 4000 lb capacity.
    2. 200 fpm speed.
    3. TK Evolution 200 Series elevators are included.

Division 21 – Fire Protection

A. Qualifications
    1. Fire protection system is per drawings.

2. Heat trace for wet portion is included.
3. Dry system throughout parking areas.
4. Nitrogen system for pre-action at MDF/IDF rooms.

Division 22 – Plumbing

A. Qualifications
    1. Booster pumps needed for the building included.
    2. Natural gas for future generators included.
    3. PVC below grade in lower garage for all storm drainage and sanitary drains.
    4. All drains above grade to be cast iron piping.
    5. Included $22,000 for solenoid valves as no spec was provided.
B. Exclusions
    1. No perforated foundation drains.
    2. FARS system.
    3. Seismic bracing.

Division 23 – HVAC

A. Qualifications
    1. Exhaust for future generators included.
    2. AABC certified TAB in enclosed spaces.
    3. CO monitoring system included.
    4. Controls by Climatec.

Division 26 - Electrical

A. Qualifications
    1. Value engineered light fixture package included.
    2. Conduit and string for (15) EV chargers included at $7,260.
    3. Primary communication conduits to edge of property included at $39,000.
    4. Lightning protection included.
    5. Refeed of Annex Building included at $13,688.
B. Exclusions
    1. Any gear for government center not shown on the drawings.
C. Allowances
    1. Christmas Lights GFI - $20,000.

Division 27 - Communications

A. Qualifications
    1. Fiber and wire for communications ports and camera ports.
    2. Buildout of MDF/IDF rooms.
    3. (149) horizontal drops of CAT6 cable for communication and cameras.
    4. (1) 5’ and (1) 10’ patch cord for each new cable installed.
    5. (1) 12-strand OS2 from IDF 131 to new garage MDF and fiber terminations.
    6. Panduit cable is included.
    7. (33) Cameras included at $2,000 each.
    8. (1) Card reader included at $4,000 each.
B. Exclusions

1. Rough in only for low voltage for Admin Building.

Division 28 – Electronic Safety and Security

A. Qualifications
    1. Fire alarm systems being bid per drawings and not per AHJ.
    2. Complete fire alarm system included.
B. Exclusions
    1. ERCCS System.

Division 31 - Earthwork

A. Qualifications
    1. Assumed that all on site materials will be suitable for embankment.
    2. Assumed only surface dewatering is required.
    3. Dust control mitigated through watering methods only.
B. Exclusions
    1. Perimeter drainage.
    2. Handling or removal of any hazardous, contaminated debris.
    3. Termite treatment. No specification provided.

Division 32 – Exterior Improvements

A. Qualifications
    1. Power wash of concrete only where striping will be placed.
B. Exclusions
    1. North Arizona Dr. Development is not in the scope of parking garage.
    2. Landscaping or irrigation. This will be completed during building construction.
C. Allowances
    1. Allowance for modifications to the existing annex yard - $25,000.
    2. Allowance for Concrete Repairs on Colorado - $25,000.

Division 33 - Utilities

A. Exclusions
    1. City utility inspection fee.
    2. Gas by Atmos.
    3. New primary power by Oncor. Conduit only included.

4. Allowance Summary

The following allowances are currently included within the estimate.

#	Description	Qty	UM	Unit Price	Total Price
1	Allowance for 5000 lbs. reinforcement including installation.	5000	LB	$0.92	$4,600
2	Allowance for 1000 lbs. post tensioning. Ref. S-003	1000	LB	$2.15	$2,150
3	Allowance for pressure injecting epoxy for cracks. Ref. S003	500	LF	$20	$10,000
4	Routing and sealing of nonstructural floor cracks. Ref. S-003	1000	LF	$10	$10,000
5	Cooling/heating of concrete operations	1	LS	$25,000	$25,000
6	Tonnage allowance per S-003	10	Tons	$6,500	$65,000
7	Allowance at canopy fascia over stairs	1	LS	$29,229	$29,229
8	Modifications to annex yard	1	EA	$25,000	$25,000
9	Concrete Repairs at Colorado	1	EA	$25,000	$25,000
10	Christmas Lights GFI	1	LS	$20,000	$20,000
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
	Total Value of Allowances				**$215,979**

5. Scope Variance

SD to Permit Set

1. 10 Ton allowance mentioned on S-003. (offered as a VE) - $65,000.
2. Aluminum guardrails with stainless steel cable. Assumed steel guardrails - $197,375.
3. Roof sq ft and 115 mil PVC. Would have assumed 80 mil - $33,300.
4. Hardware for doors assumed $500 per door, up $2,600 per door - $60,684.
5. Added drywall at storage rooms, MDF, IDF rooms. Assumed CMU only - $43,062.
6. Added paint at CMU walls and drywall finish - $42,369.
7. Added traffic coatings at PT slab. We did not assume any - $77,540.
8. Added silane sealer to floor slab exposed to the sky. We did not assume any - $34,836.
9. Added signage scope. Carried only code required signage last time - $140,258.
10. Added nitrogen generator for pre-action system - $34,910.
11. Added dry-type fire suppression system. Assumed only standpipe system - $120,914.
12. Added wire and connections for communication and security (cameras by owner) - $128,355.
13. Held a 2% owner contingency last round and were requested to carry 3% this round. - $614,347.
14. Added time lapse cameras for the site - $15,745.

Total of $1,608,695

- Items above are included in GMP and are considered scope additions.





TAB 5

VE LOG

6. Value Engineering List

Parking Garage

1. Steel handrails in lieu of aluminum and stainless-steel cables - $197,375.
2. Remove parking guidance system - $180,089.
3. Schindler elevator spec - $37,539.
4. Remove exhaust for future generators - $10,000.
5. PVC for drainage and vents in lieu of cast steel - $45,000.
6. Remove steel allowance - $65,000.
7. Aluminum feeders in lieu of copper over 100 Amps - $24,025.
8. Aluminum bus bars and transformers - $5,012.
9. Remove concrete encased conduit for primary feeders - $31,951.
10. Removal of nitrogen generator for pre-action system - $34,910.

Total of $630,901

Building

1. Operable door in lieu of Skyfold - $79,000.
2. Reduce tonnage allowance by 45 tons - $365,000.
3. Adjust materials of site furnishings on rooftop - $43,000.
4. Adjust materials at courtyard – $7,000.
5. Aluminum wire for feeders greater than 100 Amps – $62,000.
6. Aluminum windings and bus bars on transformer and gear - $77,000.
7. VE lighting fixture package - $334,000.
8. Allow MC cable for in-wall drops to receptacles and line voltage switches - $128,000.
9. VE plumbing fixture package - $62,000.
10. Move construction of building up to May - $1,029,000.

Total of $2,186,000



TAB 6

SUBCONTRACTOR PROPOSALS AND BID LEVELING

Subcontractor Bid Analysis

Trade: **00.10 Final Cleaning**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Chris**

	Selected Sub	x
Subcontractor	Swinerton	Swinerton
Phone	-	
Contact	0	
email	0	
Scope Complete	Yes	Yes
Rank	1	1
Delta To Low	0%	0.00%
Enter SBE %	0%	
SBE $$$	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost	$ 20,226	$ 20,226
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ -**
		Prequalification Status		-	
		MSA Status		-	
		Single Project Limit		$ -	
		Aggregate Limit		$ -	
		Exclude Sales Tax	-	$ -	
		Textura	-	$ -	
		Prevailing Wages Included	-	$ -	
		Responses to RFIs Included	-	$ -	
		Scope sheet included	-	$ -	
		Schedule included	-	$ -	
Trade Specific Requirements					
Base Bid			**$ 20,226**	**$ 20,226**	**$ 20,226**
		Base Bid	$ 20,226	$ 20,226	$ 20,226
			$ -	$ -	
			$ -	$ -	
		Total Base Bid (excl. Bond)	**$ 20,226**	**$ 20,226**	**$ 20,226**

Subcontractor Bid Analysis

Trade: **01.20 General Requirements**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Chris**

	Selected Sub	x
Subcontractor	Swinerton	Swinerton
Phone	-	
Contact	0	
email	0	
Scope Complete	Yes	Yes
Rank	1	1
Delta To Low	0%	0.00%
Enter SBE %	0%	
SBE $$$	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost					
				$	947,339	$	947,339	
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$**	**-**	**$**	**-**	
		Prequalification Status			-			
		MSA Status			-			
		Single Project Limit		$	-			
		Aggregate Limit		$	-			
		Exclude Sales Tax	-	$	-			
		Textura	-	$	-			
		Prevailing Wages Included	-	$	-			
		Responses to RFIs Included	-	$	-			
		Scope sheet included	-	$	-			
		Schedule included	-	$	-			
Trade Specific Requirements								
Base Bid			**$ 1,324,885**	**$**	**947,339**	**$**	**947,339**	
		Base Bid	$ -	$	-			
		Ongoing Cleanup	$ 614,021	$	236,475	$	236,475	
		Mobile Crane	$ 540,000	$	540,000	$	540,000	
		Traffic Controller	$ 125,114	$	125,114	$	125,114	
		Final As-Built Survey	$ 5,000	$	5,000	$	5,000	
		Licensed Survey	$ 25,000	$	25,000	$	25,000	
		Timelapse Cameras	$ 15,750	$	15,750	$	15,750	
			$ -	$	-			
			$ -	$	-			
		Total Base Bid (excl. Bond)	**$ 1,324,885**	**$**	**947,339**	**$**	**947,339**	

Self-Perform Cleanup

SWINERTON

Job Name: Celina Parking Structure GM
Job Number:
Date: 08/19/24

Inclusions

1. Trash buggies provided for every floor where subs are performing work.
2. Brooms/shovels as required for Swinerton Craft Only.
3. Trash bags 55 gallon 100/BX
4. Small tools
5. Kleen sweep drum
6. Daily manpower required to collect, remove and dispose of construction debris
7. Scope includes sweeping & pickup of dust, material cut off (conduit, wire, piping, drywall, studs PVC, cast iron, HVAC waste, Insulation) & small debris (screws/bolts/wood) etc.
8. Cleanup to be performed daily on jobsite, and will be performed as directed and per schedule
9. Trash buggies will be provided throughout the project for subs to place their waste into in an effort
10. No Trash hits the floor policy is required by other subs.

Qualifications

1.- HVAC- small construction debris (i.e. cutoffs, insulation, flex etc.)
Does not include cleanup of demo or large debris. (i.e. pallets, carts, large ductwork, etc..)
2.- Plumbing- Small Debris (i.e.Cuttoffs, Insulation, PVC, etc.)
Does not include cleanup of large debris. (i.e. pallets, carts, etc..)
3.- Electrical- Small Debris (i.e.Cuttoffs, Insulation, flex, etc.)
Does not include cleanup of large debris. (i.e. pallets, carts, Spools, etc..)
4.- Concrete- Only cleanup of minor construction debris.
Does not include cleanup of large debris. (i.e. pallets, carts, Spools, etc..)
5.-Metal Decking- Small debris (cut offs less than 4') no large debris
Does not include striping or removal of forms, large concrete debris, scraping concrete, etc.
6.-Structural Steel- Small debris (cut offs, bolts, nuts)
Does not include large debris (that's heavy or Sharpe)
7- Removal of empty boxes or bags for Wet trades such as Plasters/Tapping Mud/Concrete and CMU
Does not include removal of pallets, no spoil clean up, no scrapping of floors or sweeping of dust etc.
8- Drywall/Metal studs- debris cut-offs sweeping of dust
Does not include stocking or moving of materials
9- Mil Work/Case work- (i.e.wood/dust cut-off and construction debris)
Does not include cleanup of large debris. (i.e. pallets, carts, etc..)

Exclusions

1. Implementation of no trash hits the floor policy.
2. Put work in place/Misc. Labor Work.
3. Double handling of trash due to dumpsters not being emptied in a timely manner.
4. Man Lift Operators
5. Trash Dumpsters
6. Operate scissor-lifts, man lifts or any machinery

7. Use of: ladders, perry's, and scaffolds
8. Trash bin set up/orders
9. Cleanup for wet trades: plasters/concrete/fireproofing/tapping mud
10. Cleaning of office trailers/maintaining parking lots
11. Porta Potty Cleanup
12. Final cleanup
13. Overtime hours
14. Moving/stocking materials for subs
15. Making/protection

Grand Total	$	236,475

Subcontractor Bid Analysis

02.40 Demolition

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Chris**

	Selected Sub							
							x	
Subcontractor	**he Demo Compan**	**Demolition Specialties**	**Liberty Demo**	**Precision Demo**	**Veit National**	**SCS**	**The Demo Company**	**Tactical Demo**
Phone	(817) 565-4898	(817) 915-5569	(469) 446-4602	(469) 919-2740	(903) 809-1555	(214) 502-7606	(817) 565-4898	(214) 998-0528
Contact	Michael Brdecka	Todd Ingersoll	Luke White	Chris Wright	Chester Grace	Ryon Pittsinger	Michael Brdecka	Zack Payne
email	ael@thedemocompany	todd@demotx.com	luke@liberty-demolition.com	chris.wright@precisiondemolition.co	estimating@veitnational.com	ittsinger@sw-construction.co	michael@thedemocompany.com	zpayne@tacticaldemo.com
Scope Complete	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rank	1	6	7	4	3	2	1	5
Delta To Low	0%	101.16%	241.72%	39.99%	30.47%	11.17%	0.00%	42.67%
Enter SBE %	0%							
SBE $$$	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost							
				$ 37,780	$ 76,000	$ 129,100	$ 52,890	$ 49,290	$ 42,000	$ 37,780	$ 53,900
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		Yes	Yes	No	Yes	No	Yes	Yes	Yes
		MSA Status		Yes	Yes	No	Yes	No	Yes	Yes	Yes
		Single Project Limit		$ 3,311,822	$ 1,254,491	N/A	$ 250,000	NA	$ 250,000	$ 3,311,822	$ 1,458,357
		Aggregate Limit		$ 7,451,599	$ 2,822,604	N/A	$ 562,500	NA	$ 562,500	$ 7,451,599	$ 3,281,303
		Exclude Sales Tax	-	excl	excl	excl	excl	excl	excl	excl	excl
		Textura	-	incl	incl	incl	incl	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl	incl	incl	incl	incl
		Scope sheet included	-	$ -							
		Schedule included	-	$ -							
Trade Specific Requirements											
Base Bid			$ -	$ 37,780	$ 76,000	$ 129,100	$ 52,890	$ 49,290	$ 42,000	$ 37,780	$ 53,900
		Base Bid	$ -	$ -		$ 129,100					
			$ -	$ -							
		Base Bid	$ -	$ -							
		Site	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Sawcut Existing Pavment	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Remove Existing CMU Site Wall	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Remove Curbs and Gutters	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Remove Asphalt Paving	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Remove Concrete Paving	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Remove Sidewalks	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Remove Trees	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Removal of Existing Power Poles	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Existing Culvert to be Removed	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
			$ -	$ -							
		Buildings	$ -	$ -	$ 76,000		$ 52,890	$ 49,290	$ 42,000		
		Remove Modular Fire Admin	$ -	$ 15,000	incl	incl	incl	incl	incl	$ 15,000	$ 29,000
			$ -	$ -							
		Remove Existing 1 Story Police Department	$ -	$ 22,780	incl	incl	incl	incl	incl	$ 22,780	$ 24,900
		Remove Existing Foundations	$ -	incl	incl	incl	incl	incl	incl	incl	incl
			$ -	$ -							
		Rough Grade of Site for Positive Draings	$ -	incl	incl	incl	incl	incl	incl	incl	incl
		2' below grade	$ -	incl	incl	incl	incl	Up to 3'	incl	incl	incl
			$ -	$ -							
		Dumpsters for Demo Work only	$ -	incl	incl	incl	incl	incl	incl	incl	incl
			$ -	$ -							
			$ -	$ -							
		Total Base Bid (excl. Bond)	$ -	$ 37,780	$ 76,000	$ 129,100	$ 52,890	$ 49,290	$ 42,000	$ 37,780	$ 53,900

printed: 8/23/2024, 12:50 PM

August 12, 2024

RE: Celina Government Center DD Budget

Thank you for the opportunity to propose on the referenced project. Please see below for a list of inclusions, clarifications and exclusions.

Work Included in our Scope:

SITE

- Sawcut Existing Pavement at Limits of Removal
- Remove Existing Curbs & Gutters
- Remove Existing Site Asphalt, Assuming 4". Excludes Removing Base
- Remove Existing Site Concrete, Assuming 6"
- Remove Existing Site Sidewalks, Assuming 4"
- Remove Existing Metal and Concrete Culverts and Concrete Headwalls
- Remove Existing Trees
- Rough Grade Site for Positive Drainage
- Excludes SWPPP

BUILDINGS

- Remove Existing Modular Fire Admin Building in It's Entirety
- Remove Existing 1 Story Police Department Building in It's Entirety. Assuming Wood Structure
- Remove Existing Foundations up to 3' Below Existing Grade
- Rough Grade Site for Positive Drainage
- Demolition Permit & 10 Day State Notification Included

SITE……..	**$**	**53,255.00**
POLICE DEPARTMENT BUILDING……	**$**	**22,780.00**
FIRE ADMIN MODULAR BUILDING……	**$**	**15,000.00**

Please let me know if you have any questions.

Thanks,

Michael Brdecka

The Demo Company

817-565-4898

Clarifications:

- The Demo Company retains full salvage rights to all material, equipment and building components it demolishes, handles and/or hauls from the site unless noted otherwise (UNO) above.
- Proposal is based on (50)-hour work week, Monday - Friday UNO above.
- One mobilization is included UNO; additional mobilizations are $4,500/ea.
- Temporary protection is limited to that which is deemed necessary by TDC.
- Substructure and foundation removal is limited to 2' below grade UNO above.
- Pricing is only valid for 30 days after date of proposal.

General Exclusions:

- Permits and permit fees
- Engineering and engineered drawings
- Right-of-Way (ROW) closures and Traffic Control
- Additional Firewatch outside of scope or Security
- Temporary fencing and/or barricades
- Temporary facilities and/or utilities (i.e. temporary power / water necessary for electric sawcutting)
- Temporary weatherproofing
- Temporary protection not specifically listed above
- Layout of any kind, i.e. limits of work, openings, MEP, etc.
- GPR and/or laser scanning
- Noise and/or vibration monitoring and cancellation
- Hidden conditions (i.e. concealed VCT, above ceiling pony walls, underground structures)
- SWPPP and/or erosion control measures
- Site demolition UNO above
- Earthwork, i.e. cut, fill, backfill, final grading, etc. UNO above
- Hazardous material / contaminated soils abatement, handling and disposal UNO above
- Shoring and/or bracing UNO above
- Abrading of surfaces for subsequent Trades and/or finishes
- Removal of mud beds UNO above
- Floor preparation of any kind (i.e. removal of adhesives / mastics) UNO above
- Removal of additional layers of drywall/gypsum/sheetrock; one layer included UNO above
- Removal of ceiling suspension clips/fasteners embedded in concrete deck UNO above
- MEP / Utility make-safe, demo and haul-off UNO above
- Ballast separation and disposal
- Third-party oversight, monitoring and/or sampling
- Relocation of Owner salvaged items outside the limits of work

August 15, 2024

Mr. Chris Dencklau
Swinerton Builders
2200 Main Street, Suite 300
Dallas, TX 75201

Re: Celina Government Bldgs Celina, TX
Demolition - Revised

Demolition Specialties (DS) is pleased to submit our proposal for all labor, material, equipment and disposal for the above referenced project. Pricing is based on standard DS insurance policy. Below are our inclusions and exclusions that pertain to this quotation.

- **Scope of Work and Inclusions:**
  - DS has priced the project to have DS dumpsters and trailers to be within 25' of the work area.
  - Drawing C300 dated 7/11/24. 1 Phase.
  - Wreck trailer complex and brick building down to minus 2'.

- **Exclusions:**
  - Sales tax, permits, disconnects, site utilities, site demo, salvage for reuse, sub-base, phasing, tenant debris/furnishings, lay out, erosion controls, SW3P, temp fencing, installation of temporary protection, dust control, relocations, modifications, OT, patch and repair, prep work, scope and drawings other than listed herein.

- **Pricing:** Base Bid $ 76,000.00

Demolition Specialties is grateful for the opportunity to bid this project and if you should have any questions concerning this quotation, please feel free to contact me on my cell or at the office. This proposal is valid for 30 days.

Respectfully submitted,

Todd Ingersoll
DEMOLITION SPECIALTIES
817-915-5569- Cell
972-438-3366 – Office

Celina Government Center Garage GMP

100 North Colorado St. Celina, TX 75009

Plans Dated: 07/11/2024
Addendum: *N/A*
Date: *08/16/2024*

C-300 – Civil Demolition Plan

- Demo Existing One-Story Building (Portables) as Indicated
- Demo Existing One-Story Building (Brick) as Indicated
- Demo Existing Foundation (Brick Building) as Indicated
- Saw Cut Full Depth as Indicated
- ***INCLUDE*** Dumpsters and Haul Off of Debris
- ***EXCLUDE*** MEP Demo/Haul off
- ***EXCLUDE*** Removal of Utilities
- ***EXCLUDE*** Removal of Culvert, Headwall, Storm Lines, Overhead Lines

Base Bid >>>>----------> $ 129,100.00

EXCLUSIONS:

- Demo Permit / P&P Bonds or Bid Bonds
- Abatement and/or Removal of Hazardous Materials
- MEP Makes Safes or Utilities Disconnects
- MEP Demo & Haul-off UON
- Floor Prep. Glue and adhesives will be removed within an 1/8"
- Street and Sidewalk Closures
- Layout of any sort. (i.e. MEP - Openings - Limits of Demolition, etc.)
- Floor and Finish Protection of Existing to Remain Finishes. UON
- Build Backs
- Salvaging of and item not Included in Demo Notes
- Additional Layers of Gypsum Board, Brick, CMU One layer included UON
- Hidden Conditions. Such as Additional Layers of Flooring or Above Ceilings Structures
- Site Fencing or SWPPP.
- Final Grading or Backfilling
- Only Responsible for Structural Demo to 2' Below Grade
- Bid Assumes 40/hr. Work Week and One Mobilization. Additional Remobilizations are $1,500.00.
- General Conditions

LIBERTY
DEMOLITION

Contact Person
Luke White

Phone
(469) 446-4602

Email
Luke@liberty-demolition.com

We will Strive to ***Inspire*** people to do the things that Inspire them.

We are absolutely committed to ***Impacting*** Peoples lives in a Positive Manner. Treat the Janitor like the CEO…

We are going to Challenge the Status quo for what's expected in a Trade Partner. We want to Reimagine processes and disrupt the Industry through ***Innovation*** and Passion

Every single one of us come to work every day to do something we ***LOVE***.

PRECISION DEMOLITION

Interior, Selective and Wrecking Demolition

Corporate Office
1125 East State Highway 121
Lewisville, TX 75057
972.434.0800
972.434.0803

South Texas Office
5909 Gardendale Drive
Houston, TX 77092
281.846.3809
281.336.0845

August 8th, 2024

Attn: Mr. Christopher Dencklau
Swinerton Builders
2200 Main St., Suite 300
Dallas, TX 75201

Phone: (469) 836-0908
christopher.dencklau@swinerton.com

Re: Celina Government Center Garage

We at Precision Demolition are pleased to submit to you our proposal for the above referenced project. In consideration of the pricing listed below we propose to perform the scope described below. Per Demolition Plan C-300 Dated 07.11.24. We acknowledge no Addenda. Specific clarifications and conditions will be listed below.

Work included in our scope:

Selective Demolition Per Demolition Plan C-300

- Removal and disposal of one-story brick building and slab.
- Removal and disposal of portable buildings.

Selective Demolition Total********$52,890.00**

(Fifty-Two Thousand, Eight Hundred Ninety US Dollars)

Add Alternate #1: Sales Tax

- Sales tax if a resale/tax exempt certificate are not available.

Add Alternate #1 Total********$4,364.00**

(Four Thousand, Three Hundred Sixty-Four US Dollars)

Add Alternate #1:
Selective Demolition Per Demolition Plan C-300

- Removal and disposal of concrete paving.
- Removal and disposal of asphalt.
- Saw Cut
- Removal and disposal of headwall.
- Removal and disposal of trees.
- Removal and disposal of culverts.
- Removal and disposal of driveway approach.
- Removal and disposal of sidewalk.
- Removal and disposal of curb.

Add Alternate #1 Total**********$79,975.00

(Seventy-Nine Thousand, Nine Hundred Seventy-Five US Dollars)

Add Alternate #1: Sales Tax

- Sales tax if a resale/tax exempt certificate are not available.

Add Alternate #1 Total**********$6,598.00

(Six Thousand, Five Hundred Ninety-Eight US Dollars)

Exclusions

Precision Demolition excludes the following:

- Sales tax
- Layout.
- Shoring/bracing
- Cutting or installation of lintels.
- Permits, fees, or bonds.
- Prep for new finishes
- Infill or patching.
- Temporary facilities.
- Water/weather proofing.
- Salvage of materials or items for re-use.
- Cutting, capping or make safes of utilities.
- Floor prep. Glue and adhesives will be removed to a 1/8".
- Cleaning, moving and storage of contents from affected areas.
- Removal of hazardous materials i.e. asbestos, lead paint, etc.
- Hidden underground structures, beams, pits, tanks, etc.
- Excavation, final grading, backfill, dewatering or compaction.
- SWPPP

Conditions

Precision Demolition's proposal is based on the following conditions:

- Maximum thickness of 4" of paving. Additional thicknesses will have costs associated.
- Remove all piers and grade beams to 2' below adjacent grade.
- All demolished materials become property of Precision Demolition unless specifically called out salvage or reuse in the contract.
- Clear and ready access to the site. General Contractor is responsible for providing vertical access/egress.
- Use of stairs for egress or to expedite materials is not included in our pricing. Precision Demolition will have costs associated if stairs are the only form of egress for materials out of the building.
- Pricing based on the removal of a single layer of drywall, flooring, and ceilings. Additional layers not specified already in the above proposal will have additional cost associated.
- Affected areas to be evacuated prior to start of project.
- One (1) mobilization and demobilization to project site included in our proposal. Additional Mobilization is $3,950.00
- Pricing in this proposal based on a schedule of Monday – Friday working 40 hours per week. Weekend or Overtime work would have additional costs associated.
- Pricing valid for 60 days from date of this proposal.

No extra work is to be performed by Precision Demolition LLC unless authorized in writing by an owner's representative. This proposal assumes clear/ready and unrestricted access to project site. If you should have any questions concerning the scope of work outlined in this proposal, please feel free to contact me at the office at (972) 434-0800 or on my mobile at (469) 919-2740.

Sincerely,



Estimator / Chris Wright
Precision Demolition, LLC

TEXO The Construction Association

NATIONAL DEMOLITION ASSOCIATION

Southwest Construction Services

Southwest Demolition Services

Serving Texas

Concrete Sawing and Removal, Interior Demolition, Exterior Demolition, Selective Demolition and Wrecking

August 14, 2024

Swinerton Builders
Attn: Christopher Dencklau
Email: christopher.dencklau@swinerton.com
Phone: 469-836-0908
Project: Celina Government Center & Garage
Address: 100 N. Colorado, Celina, TX

Base Proposal

Southwest Construction Services will provide all labor, materials, tools and equipment for the following:

Item #1 (Site)
SCS will Demo & Haul Off the following:

- Demo Trees - 6 EA
- Demo Asphalt Paving - 47,908 SF
- Sawcut - 315 LF
- Demo Concrete Sidewalk - 2,225 SF
- Demo Concrete Paving - 10,025 SF
- Demo Concrete Driveway - 279 SF
- Demo Concrete Driveway - 245 SF
- Demo Culverts - 307 LF
- Demo Concrete Headwall - 31 LF

Lump Sum $28,650.00

Item #2 (Building)
SCS will Demo & Haul Off the following:

- Demo Single Story Brick Building - 3,860 SF
- Demo Wooden Stairs & Decks - 240 SF
- Demo One Story Building - 6,399 SF

Lump Sum $42,000.00

Sales Tax is excluded from this proposal. Please add .0825 to the lump sum if needed.
Note: If SCS has to provide certified payroll, FC Background Checks, Drug Testing, Badging or orientations (1HR Max) to any contract/invoice/PO work will be $150.00 per man.
Inclusions
Insurance, Slurry Control

Exclusions:

SDS not Responsible for Adhesive removal
SDS not Responsible for Layout of any sort, i.e. MEP, Openings, Demo Limits, Utilities, etc.
SDS not Responsible for any MEP Make-Safe, Locates, Disconnects, or Re-routing
SDS not Responsible for any Permits, Barricades, Traffic Control, or Flaggers
SDS not Responsible Salvaging any goods or Material. SDS will Price upon Request
SDS assumes ownership of ALL Demolished Material unless called to salvage in the contract
SDS not Responsible for any Hazardous or Regulated Material Removal, Testing, or Consulting i.e. Asbestos, Lead Paint, Fluids etc. SDS will Price upon Request
SDS not Responsible for any Site Fencing or SWPPP. SDS will Price upon Request
SDS not Responsible for any Shoring or Bracing. SDS will Price upon Request
SDS not Responsible for any Backfilling or Final Grading
SDS only Responsible for Structural Demo to 2' Below Grade
SDS' bid assumes Clear and Ready Access to all Scope Items.
SDS not Responsible for Dust Protection beyond watering. GC/Owner to provide access to water.
SDS not Responsible for Waterproofing or Weatherproofing, SDS will Price upon Request
SDS' bid assumes a 40hr work week and one mobilization.
SCS bid is limited to the above mentions Scope and any Additional Items will be priced upon Request

Proposal is valid for 60 calendar days

Thank you,
Southwest Construction Services

Accepted: _____
Date: _____

Ryon Pittsinger
Vice President, Demolition Sales
214-502-7606

11430 Newkirk Street, Dallas, Texas 75229 • OFFICE 214.879.9948 FAX 214.879.9981
sw-construction.com

Submitted: August 8, 2024

PROJECT PROPOSAL

Celina Government Center Garage GMP



Veit National, Corp.

Chester Grace
Senior Project Manager
(903) 809-1555

P: (763) 428-2242 | F: (763) 428-1334

14000 Veit Place, Rogers, MN **55374**

Swinerton Builders

Christopher Dencklau
christopher.dencklau@swinerton.com

Swinerton Builders - Dallas
Christopher Dencklau

Project: Celina Government Center Garage

Location: 105 North Arizona Drive, Celina, TX
Date: August 6, 2024

INCLUDES

Demolition of single-story brick and portable buildings
Demolition of foundations up to 8" in depth
Removal of piers, footings or grade beams to a maximum of 3' below grade
Removal of grade beams and footings up to 24" wide
Removal of concrete and asphalt pavement up to 6" in depth
Removal of sidewalk
Removal of trees
Saw cutting
Mobilization
Supervision/Coordination
Hauling & Legal disposal of demolition and concrete rubble materials
Rough grade site for positive drain
Obtain demo permits, Insurance and 10-day notification to the State Health Department

Buildings Demolition.....$ 47,290.00
Site Demolition.....$ 53,544.00

EXCLUDES/CLARIFICATIONS

Asbestos Abatement
Payment and performance bonds
Removal of base material under pavement
Removal of approaches
Construction Site Fencing
Make safe
Removal of basement and backfill
Removal of any unforeseen underground materials or tanks
Hazardous Materials – Lead Based Paints, Asbestos, Chemicals, Universal & Regulated Waste, Etc.
Street/sidewalk closures, Traffic Control or Barricades
Personal Property Removal (MSW/Mattresses/Clothes/General Trash)
Shoring/Temporary Bracing/Underpinning
Any/All Salvage Work
Temporary Dust Partitions
Disconnect, reconnect, rerouting, capping, protection, relocating & removal of any utilities either above ground including storm sewer and fire suppression systems
Restoration of Building to Remain

Veit National, Corporation | Chester Grace, Senior Project Manager | M: (945) 259-0410 | chester.grace@veitnational.com | 14000 Veit Place Rogers, MN 55374

Well Abandonment
Pre/Post – Condition Surveying
Engineered Demolition Plan
Layout of any sort
Removal of transformers
SWPPP, erosion control, silt fence, seeding and backfill
Tree protection, Tree survey and Tree protection
1 Mobilization included (Additional mobilizations $3,500 per piece of equipment)
Fees from the State Health Department – Bill sent to owner

Price is based on Veit National receiving all salvaged rights including copper, steel, tin, aluminum, iron, etc.

If you have any questions, please call me at: 903-809-1555 (Mobile)

Respectfully,

Chester Grace

Veit National, Corporation	Chester Grace, Senior Project Manager	M: (945) 259-0410	chester.grace@veitnational.com	14000 Veit Place Rogers, MN 55374

Veit National

Veit National Corporation (VNC) is a member of the Veit family of companies (Veit). Veit is a specialty contractor serving the industrial, commercial, and municipal marketplace for over 95 years in demolition, utilities, CIPP, foundations, earthwork, marine, and industrial cleaning services. Veit completes an average of 500 projects annually. The gross revenue for Veit has exceeded $200 million each of the last five years; we are on track to exceed $300 million in revenue in 2023 for the second year in a row.

Along with strong project revenue, Veit utilizes a $40 million revolving line of credit from BMO Harris. In addition, Veit is qualified to bond single projects up to $100 million with an aggregate work program bond capacity of up to $300 million.
Veit purchased American Infrastructure Technologies Inc. (AITC) on December 31, 2020. AITC focused on utility services in the Southeast United States. Since that acquisition, Veit has renamed the entity Veit National Corporation and expanded the employee count and company capabilities to include demolition services.

To ensure success, Veit dedicated top demolition talent to lead the VNC demolition team: they are Mike Flahave, Senior Director of Demolition, Project Management and Strategy, and Ryan Olson, Senior Director of Demolition, Operations and Business Development. They have helped the Veit enterprise earn a solid reputation for completing fast-track and di icult demolition projects on time and within budget.

As we continue to launch VNC under the leadership of Veit, we continue to see our profits increase annually.

Please contact me directly if you have further questions or would like additional information.

Sincerely,
Steve Hedtke
Chief Executive Officer, Veit

Building Communities Stronger

DEMOLITION SERVICES







Veit National is a growing specialty contractor providing pipe rehabilitation and demolition services to help build communities stronger. Our work sets the stage for progress by strengthening our infrastructure and clearing the way for development in our region.

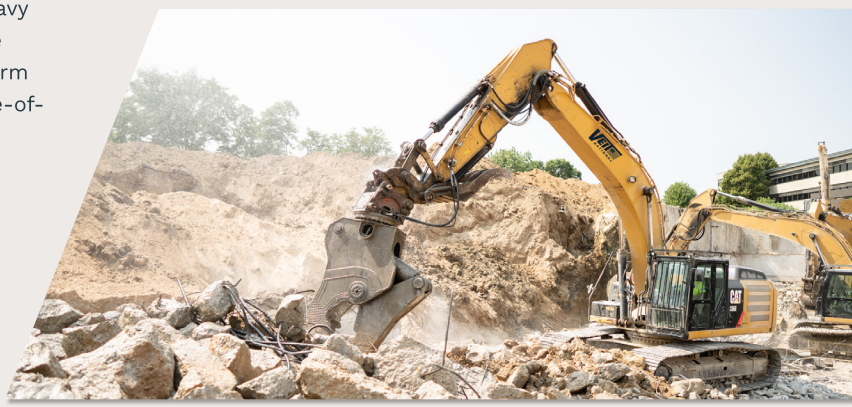
We're here to build lasting relationships by helping to solve our client's biggest challenges, whether they are repairing something old or making way for something new. We're committed to delivering quality work and creating a customer experience that is unmatched in our industry.

SERVICES

- Commercial Demolition
- Industrial Demolition
- Selective Demolition
- Civil Demolition
- Explosive Demolition
- Recycling and Salvage
- Emergency Response

WE BREAK EVERYTHING BUT OUR WORD

Veit National offers full-service demolition capabilities performed with exacting precision and safety. We approach projects by gaining a full understanding of the owners' goals and objectives, beyond the scope of our work. We then create comprehensive strategies for demolition services that set our clients up for success. Our team of industry experts bring decades of combined experience and knowledge in heavy demolition to the table of every project they're involved with. We are equipped with highly specialized heavy machinery and tools to perform our work safely and efficiently. Our equipment fleet consists of state-of-the-art machines operated and maintained with pride.



LOCATION

Texas Office

8224 S I35W Frontage Road
Suite C
Alvarado, TX 76009

Chester Grace, Senior Project Manager / Estimator
(903) 809-1555

For more information, visit our website at **VeitNational.com**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/14/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
NFP Prop & Casualty Serv Inc.
PO Box 370
612 Tenney Mountain Highway
Plymouth NH 03264

CONTACT NAME: Edgar Mendoza
PHONE (A/C, No, Ext): 949-414-4041 **FAX (A/C, No):**
E-MAIL ADDRESS: edgar.mendoza@nfp.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Navigators Insurance Company	42307
INSURER B : Endurance American Specialty Insurance Company	41718
INSURER C : Zurich American Insurance Company	16535
INSURER D : Steadfast Insurance Company	26387
INSURER E : Zurich Insurance Company Ltd (Canada Branch)	
INSURER F :	

INSURED VEIT&CO-01
Veit National Corporation
14000 Veit Place
Rogers, MN 55374

COVERAGES **CERTIFICATE NUMBER:** 1792365209 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			GLO5648730-01	1/1/2024	1/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
C	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY SCHEDULED AUTOS HIRED AUTOS ONLY NON-OWNED AUTOS ONLY X MCS-90			BAP5648731-01	1/1/2024	1/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) 	$ 2,000,000 $ $ $ $
A B	**UMBRELLA LIAB** X OCCUR X **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			MR24EXC204697IV ELD30000907805	1/1/2024 1/1/2024	1/1/2025 1/1/2025	EACH OCCURRENCE AGGREGATE 	$ 15,000,000 $ 15,000,000 $
E C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y / N: N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC5648729-01 WC5146868-01	1/1/2024 1/1/2024	1/1/2025 1/1/2025	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	Contractors Pollution Liability Professional Liability			EOC 5166979-01	1/1/2024	1/1/2025	Each Claim Each Claim Retention	10,000,000 5,000,000 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
VEIT NATIONAL CORPORATION FKA American Infrastructure Technologies Corporation (AITC)

CERTIFICATE HOLDER

For Informational Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CNA SURETY

8500 Tower, 8500 Normandale Lake Blvd.,
Suite 600, Bloomington, MN 55437

June 25,2024

To Whom It May Concern:

Re: Veit National, Corporation
Surety Bond Reference

To Whom it May Concern:

We are pleased to provide the following information on behalf of Veit National, Corporation. as part of your pre-qualification process

We have been providing surety bonds for Veit National, Corporation since 2021. We have approved bonds for them covering jobs up to $100,000,000 with an aggregate work program of $300,000,000. Presently, the total value of bonded jobs for Veit National, Corporation is under $10,000,000. We continue to be confident in Veit National, Corporation's ability to perform and we highly recommend them for your favorable consideration.

Western Surety Company (A.M. Best Rating A XIV), a CNA writing company, has the privilege of providing surety bonds for Veit. Western Surety Company is licensed in all fifty states and is shown on the July 1st 2022, Treasury Department Circular 570 with an Underwriting Limitation of $152,157,000.

The issuance of any bid or final bond is contingent upon a satisfactory underwriting review at the time a request for bonds is made. This review may include, but not be limited to, acceptable contract terms, conditions, documents, bond forms, and confirmation of an acceptable financing source and payment provisions. Any arrangement for bonds is a matter between Veit National, Corporation and the surety and we assume no liability to you or your third parties if for any reason we do not supply said bond or bonds.

Sincerely,
Western Surety Company

By: _____
Ihab Loubieh, Attorney-In-Fact

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Ihab Loubieh, Individually

of San Francisco, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 1st day of July, 2021.

WESTERN SURETY COMPANY

Paul T. Bruflat, Vice President

State of South Dakota
County of Minnehaha } ss

On this 1st day of July, 2021, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026

M. BENT
NOTARY PUBLIC
SOUTH DAKOTA

M. Bent, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 25th day of June 2024

WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Form F4280-7-2012

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Authorizing By-Law

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

0731/2024

Attn:
Traci Petersen
Swinerton Builders
traci.petersen@swinerton.com
Alternate: 214-771-2039
www.swinerton.com

Proposal for Commercial Demolition Services at the following site:

Celina Government Center and Garage
100 North Colorado Street
Celina, TX 75009

Tactical Demolition, LLC appreciates the opportunity to provide you with a proposal for the above referenced project. In consideration of the below lump sum, Tactical proposes to perform the work described below.

DEMOLITION SCOPE OF WORK:

Demo Plan 2 of 4 (3.22.2024)

1. Demolish and remove existing buildings.
2. Demolish and remove existing concrete flatwork.
3. Demolish and remove existing trees.
4. Sawcut pavement.

Assuming all furniture and equipment not built in is removed prior to the start of demolition

- Price assumes clear and open access to removals
- Price is based on using terminator/roto hammers/air tools/floor scrapers for removals/Skid-steer

Demolition Main Building: ……. $ 24,900.00
Demolition Portable Building(s): …… $ 29,000.00
Demolition Site: ……. $ 90,000.00

Special Notes:

1. **Price excludes slab on grade removal or trench work.**
2. **Tactical Demolition does not perform any layouts or control lines for any type of saw cutting work being provided.**
3. **Tactical Demolition is not responsible for any engineering.**
4. **This proposal will become an exhibit of any resulting contract documents.**
5. **All work must be scheduled a minimum of five (5) days in advance.**
6. **This proposal does not include any overtime beyond our standard 7am – 5pm working hours.**
7. **To proceed with Tactical Demolition must have one of the following items: signed proposal, letter of intent, or a contract.**
8. **Tactical Demolition retains all rights to salvage on all items being removed.**
9. **Assuming No More then 6” thick asphalt on site.**

EXCLUSIONS:

1. Handling or disposing of any controlled or hazardous materials.
2. Locating, disconnecting, rerouting, and capping utilities.
3. Construction fencing, silt fencing and/or barricades.
4. Contacting utility companies for termination of utility services.
5. Items to be removed for salvage, relocation, re-use etc. for the owners is not included.
6. Filing or Fees for TDH notification.
7. Price is based off scope of work only.
8. Price excludes prep work (UNO)
9. Unforeseen conditions, double layered ceiling, walls, floors.
10. Salvage for re-use existing construction (to be done by others)

Price is good for 30 days. Any alterations from the specifications involving extra cost of material or labor will be executed only upon written orders for same and will become an extra charge over mentioned in this contract. All agreements must be made in writing.

If you should have any questions regarding the proposal, please do not hesitate to call the office or email me at (zpayne@tacticaldemo.com).

Respectfully Submitted,

Zach Payne
Estimator
214.998.0528

Tactical Demolition, LLC

ACCEPTED BY:

Company: _____
Name: _____
Signature: _____
Date: _____

Subcontractor Bid Analysis

Not Qualified

				Selected Sub										x
Trade:	03.00 Concrete		Subcontractor	Swinerton	FRASERCON	ENTERPRISES INC	SIZELOVE CONSTRUCTION	CAPFORM	Lithko	United Forming	Ceco Concrete Construction	Metric Concrete Services	POTTER STRUCTURES LTD	Swinerton
Project:	Celina Government Center Parking Garage		Phone	-	(214) 701-4499	(214) 498-3007	(817) 267-4788	9722457292- 370	(210) 392-0314	(512) 534-0041	(210) 496-5922	(614) 772-4671	(972) 887-5600	
Owner:	City of Celina		Contact	0	Baron C. Martin	Michael Sully	Troy Routledge	Humberto J. Vellarroel- Marti	Matt Nichols	Kevin O'Leary	Kevin Mahany	Brad Boschert	Angel Ramirez	
Lead Estimator:	Benny		email	0	bmartin@frasercon.com	msully@gccenterprise.comyr@sizeloveconstruction.c	larroel-marti@capforminc.c	nicholsm@lithko.com	oleary@unitedforming.com	n.mahany@cecoconcrete.	boschert@metricconcrete.co	ramirez@potterconcrete.co		
			Scope Complete	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
			Rank	1	2	8	9	11	7	6	5	10	3	1
			Delta To Low	0%	0.59%	9.19%	9.43%	13.54%	6.62%	3.77%	3.31%	11.55%	2.35%	0.00%
			Enter SBE %	0%										
			SBE $$$	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spec or Dwg #	Item	Description	Total Cost	$ 5,352,168	$ 5,383,744	$ 5,843,921	$ 5,857,076	$ 6,076,888	$ 5,706,386	$ 5,554,096	$ 5,529,376	$ 5,970,436	$ 5,478,136	$ 5,352,168
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
		MSA Status		Yes	Yes	No	Yes	No	Yes	Yes	No	No	Yes	Yes
		Single Project Limit		$ 1,000,000,000	$ 250,000	N/A	$ 12,849,181	$ 63,988,827	$ 276,366,299	$ 21,743,558	N/A	NA	$ 12,851,337	$ 1,000,000,000
		Aggregate Limit		$ -	$ 562,500	N/A	$ 28,910,658	$ 143,974,861	$ 621,824,172	$ 48,923,005	N/A	NA	$ 28,915,509	
		Exclude Sales Tax	-	excl	excl	excl	excl	excl	excl	excl	excl	excl	excl	excl
		Textura	-	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl
		Scope sheet included	-	$ -										
		Schedule included	-	$ -										
Trade Specific Requirements														
Base Bid			$ 5,113,248	$ 5,352,168	$ 5,383,744	$ 5,843,921	$ 5,857,076	$ 6,076,888	$ 5,706,386	$ 5,554,096	$ 5,529,376	$ 5,970,436	$ 5,478,136	$ 5,352,168
		Base Bid	$ -	$ 4,862,482	$ 4,762,000	$ 5,249,741	$ 5,649,140	$ 5,591,000	$ 5,216,700	$ 5,335,000	$ 4,760,711	$ 5,407,200	$ 4,915,000	$ 4,862,482
		Piers 24" Dia (10 Nos)	$ 16,104	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Piers 42" Dia (30 Nos)	$ 193,551	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Piers 48" Dia (4 Nos)	$ 40,365	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Pier Caps	$ 30,768	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Grade Beams	$ 132,886	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		5" Thick Grade Slab	$ 280,600	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Thickened Edge for Grade Slab	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Elevator Pit Mat Slab	$ 5,726	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Elevator Pit Walls	$ 13,208	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		CIP Walls @ Grade Level	$ 81,818	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		CIP Columns	$ 276,630	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Traffic Barrier Wall	$ 432,106	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Traffic Barrier Cap		Included	Included	Included	Included	Included	Included	Included	Included	Included	Excluded	Included
		Barrier Cables		Included	Included	Included	Included	Included	Included	Included	Included	Included	Excluded	Included
		Suspended Slab & Beams Level 2	$ 3,066,392	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Suspended Slab & Beams Level 3		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Suspended Slab & Beams Level 4		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Concrete filling for metal stairs including landing	$ 16,000	Included	Included	Included	Included	Included	Included	Included	$ 27,000	$ 27,000	$ 27,000	Included
		Concrete filling for bollards	$ 26,250	Included	$ -	Included	Included	Included	Included	Included	$ 26,250	$ 26,250	$ 26,250	Included
		MEP Pad	$ 2,952	Included	Included	Included	Included	$ 2,952	Excluded	$ 2,952	$ 4,100	$ 4,100	$ 4,100	Included
		Generator Pad	$ 8,208	Included	$ 8,208	Included	Included	$ -	Excluded	$ 8,208	$ 11,400	$ 11,400	$ 11,400	Included
		Supply and installation of Vapor Retarder		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Supply and installation of Water stops		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Supply and installation of isolation/expansion materials		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Saw cutting of slab of grade control joints		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Installation of embeds, inserts, sleeves and anchor bolts.		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
		Installation of stair nosing		Included	$ 4,800	Included	Included	Included	Included	Included	$ 4,800	$ 4,800	$ 4,800	Included
		Allowances		$ -										
		Allowance for 5000 LB Reinforcement including installation, Ref.S-003	$ 4,600	$ 4,600	$ 4,600	Included	Excluded	Included	$ 4,600	Included	$ 4,600	$ 4,600	$ 4,500	$ 4,600
		Allowance for 1000 LBS Post tensioning. Ref. S-003	$ 2,150	$ 2,150	$ 2,150	Included	Excluded	Included	$ 2,150	Included	$ 2,150	$ 2,150	$ 2,150	$ 2,150
		Allowance for Pressure injecting epoxy for Cracks. Ref. S003	$ 10,000	$ 10,000	$ 10,000	Included	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
		Routing and ceiling of non structural floor cracks. Ref. S-003	$ 10,000	$ 10,000	$ 10,000	Included	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000

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		Cooling/Heating of Concrete Operations	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
		Perimeter Protection	$ -	Included	Excluded	Excluded	Excluded	Excluded	Excluded	Included	Included	Included	Included	Included		
		Silane Sealer to Floor slabs exposed to the sky	$ -	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded		
		Perimeter Foundation drain	$ -	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded		
		General Scope Items	$ -	$ -												
		Shop drawings	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Surveying, Staking, Field engineering and layout.	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Layout of concrete works from G/C provided benchmarks	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Pumping for the concrete	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Handling of pump lines during the pour	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Concrete washout and haul off.	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		All formwork and reshoring as required	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		All Formwork to be CLASS "B"	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Structural excavation/backfill and compaction. (With on-site materials)	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Temporary bracing of walls	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Pier layout	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Pier drilling keeping shaft log	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Haul-off of pier spoils	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Supply, hoisting and placing of rebar cage into the pier holes	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Supply and installation of reinforcing, wire mesh and accessories	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		backup bars	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Set and grout anchor bolts and base plates	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Excluded	Included		
		Patching of defective formwork, tie rod holes	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Patching of post tension pockets	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Grouting of base plates	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Excluded	Included		
		Removal of spoils	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Safety orientation	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Safety rails	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Excluded	Included		
		Safety on site	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		David Bacon wage scale (Collin County)	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Liquidated damages and insurance as per Swinerton Contract terms	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Textura	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
				$ -												
		Form, Place, Finish, Pumping, drilling and misc. materials	$ -	Included	included	included	included	included	included	included	included	included	included	Included		
		Furnish and install Rebar, PT materials	$ -	Included	included	included	included	included	included	included	included	included	included	Included		
		Supply of Readymix	$ -	Included	included	included	included	included	included	included	included	included	included	Included		
		Hoisting	$ -	$ -												
		Crane / Hoisting	$ -	Excluded	Excluded	Excluded	$ (275,000)	Excluded	Excluded	$ (275,000)	Excluded	Excluded	Excluded	Excluded		
			$ -	$ -												
		Concrete Supervision	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815
		Safety Maintenance	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842
		Safety Manager	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279
		Insurance	$ -	incl	incl	incl	incl	incl	incl	incl	incl	$ 71,411	incl	incl	incl	incl
		P&P Bond	$ -	incl	$ 119,050	$ 131,244	incl	incl	incl	incl	incl	$ 119,018	incl	incl	incl	incl
		Stamped Form work Drawings	$ -	incl	incl	incl	incl	incl	incl	incl	incl	$ 15,000	incl	incl	incl	incl
			$ -	$ -												
			$ -	$ -												
		Total Base Bid (excl. Bond)	**$ 5,113,248**	**$ 5,352,168**	**$ 5,383,744**	**$ 5,843,921**	**$ 5,857,076**	**$ 6,076,888**	**$ 5,706,386**	**$ 5,554,096**	**$ 5,529,376**	**$ 5,970,436**	**$ 5,478,136**	**$ 5,352,168**		

PROJECT NAME: CELINA GOVERNMENT CENTER, PARKING GARAGE
LOCATION: 105 N ARIZONA DR, CELINA, TEXAS, 75009
DATE: 08/08/24
ESTIMATED BY: BENNY KURIAKOSE

Enclosed for your review and use is our Cost Proposal for the complete structural concrete scope of work for the above referenced project.

Our proposal is based on the following documents:

1.) Drawings - Issued for Bid-Permit on 07-11-2024
2.) Specifications - Issued for Bid-Permit on July 11, 2024
3.) Geotechnical Report - Prepared by EST, Inc. on September 19, 2023
4.) Addendum - None

Base Proposal: Parking Structure $ 4, 862, 482
Allowances: $ 51,750

Scope of Work:

1. Layout, supply and installation of the following concrete scope of work including formwork, concrete ready-mix, and rebar / post tension reinforcement needed to complete the scope.
2. Drilled piers (excludes casing)
3. Pier caps
4. Grade beams
5. Elevator pit mat slab
6. Elevator pit CIP walls
7. 5" Thick grade slab over vapor barrier over 4" thick washed crush stone base material
8. CIP walls ramp retaining walls
9. CIP columns
10. CIP traffic barrier walls with cap
11. 7" Thick CIP elevated slabs w/ beams
12. Pan filled stairs and landings
13. Concrete filling for bollards
14. Equipment Pads
15. Supply and installation of Water stops
16. Installation of embeds (steel plates, anchor bolts, bolt templates) cast into concrete (supplied by others)
17. Installation of stair nosing (supplied by others)
18. Grout bolt template base plates
19. Supply and install rebar, wire mesh, and post tension reinforcement
20. Barrier Cables
21. Allowance for 5,000 lbs reinforcement including installation, Ref.S-003
22. Allowance for 1,000 lbs post tensioning. Ref. S-003
23. Allowance for 500 lf pressure injecting epoxy for cracks. Ref. S003
24. Allowance for 1,000 lf routing and sealing of non structural floor cracks. Ref. S-003
25. Allowance for concrete weather protection

Qualifications:

1. Survey and control points provided by others
2. Certified pad to be provided by others within +/- 1/10' to balance
3. Use of tower or mobile crane (provided, operated, and maintained by others) for use during concrete and reinforcing steel operations
4. Vertical concrete finish for walls and columns exposed to view is class B.

Exclusions:

1. Sales tax on incorporated materials
2. Mockups
3. Penetrating silane sealer & traffic coating (supply and Install)
4. Water repellents (supply and install)
5. Concrete work outside the footprint of the parking structure
6. Architectural concrete finish
7. Utility encasement or thrust blocks
8. Utility equipment pads outside the footprint of the parking structure
9. Filter fabric & gravel at below grade drainage systems
10. Sanitary facilities.
11. Temp water, temp power (Including any fee's for consumption)
12. Fee's associated with (permits, utilities, etc.), labor for pulling permits
13. Testing and inspection
14. Repair of damaged concrete caused by other trades, or course of construction
15. Protection of new concrete work.
16. Dewatering
17. All waterproofing, damp-proofing, caulking & sealants
18. Supplying, unloading and inventorying of embed items furnished by others
19. Drilled anchors
20. Demolition, rock excavation
21. Mass excavation and backfill, offsite spoil removal and erosion control
22. Subgrade compaction
23. Traffic control, barriers, arrow boards, and lane closure permits
24. Asphalt paving
25. Street sweeping and dust control
26. Trash dumpsters
27. Site concrete, decorative concrete, or concrete required for utilities, including curbs, gutters, swales, etc.

capform
Your Full Service Concrete Contractor
1455 Halsey Way / P.O. Box 111130
Carrollton, Texas 75007 / 75011-1130
(972) 245-7292 Fax (972) 242-5096

August 8, 2024

Swinerton Builders – Dallas
2200 Main St. Suite 300 – Dallas, TX 75201

ATTN: Benny Kuriakose - benny.kuriakose@swinerton.com
Christopher Dencklau - christopher.dencklau@swinerton.com

REF: Celina Government Center Parking Garage

Gentlemen:

We are pleased to submit our proposal to furnish all labor, material, equipment, insurance and taxes necessary to complete the concrete portion of the above referenced project all in accordance with the issued architectural and structural drawings (dated 07/11/24), and specifications and subject to the following qualifications:

WORK INCLUDED IN OUR PRICE:

- **Furnish, Erect and Dismantle Formwork For:**
  - pier caps
  - grade beams
  - slab on grade edge forms, construction joints
  - column blockouts
  - ramp walls
  - pit walls
  - barrier walls
  - columns
  - stub columns
  - beam sides and soffits
  - edge forms for suspended slab
  - edge forms for major openings (as shown on the structural drawings only)
  - suspended slabs
  - slab depressions
  - construction joints and keyways

- **Place Vertical Concrete**
  - piers (dry)
  - pier caps
  - grade beams
  - ramp walls
  - pit walls
  - barrier walls
  - columns
  - stub columns

- **Place and Finish Concrete**
  - pit slab
  - slab on grade
  - suspended slabs
  - concrete wash
  - column blockouts
  - pan stairs and landings

ASSOCIATED WORK INCLUDED:

- David Bacon wage scale (Collin County) – 01/05/2024
- engineer allowances:
  - 5,000 lbs of reinforcement
  - 1,000 lbs of post tensioning
- shop drawings
- engineering (from G/C provided building corners and benchmarks)
- hoisting (mobile crane)
- pumping equipment for our use only
- handling of pump lines during the pour
- transportation of concrete to point of placement
- structural excavation/backfill/compaction with on-site materials
- temporary bracing of walls
- pier drilling (dry)
- supply and installation of 4" #57 stone gravel for sub-base at slabs on grade
- supply and installation of vapor barrier
- supply and installation of isolation/expansion materials
- supply and installation of waterstops
- saw cutting of slab on grade control joints
- installation only of cast in place embeds, inserts, and anchor bolts (supply by others) (from fully coordinated dimensional shop drawings provided by others)
- installation only of stair nosings (supply by others)
- application of liquid membrane curing compound
- cleaning of surfaces prior to placement of concrete
- patching of defective formwork
- patching of tie rod holes
- patching of post tension pockets
- safety rails at our formed deck only
- clean up under formed deck during the pour
- reshoring
- supply and installation of reinforcing, wire mesh, and accessories
- supply and installation of post tension cable, barrier cable, and backup bars
- fill bollards (105 ea)
- set and grout anchor bolts and base plates (4 ea)
- removal of spoils (off-site)

ASSUMPTIONS/CLARIFICATIONS:

- If bonds are required, they will be issued on Travelers Standard Form, or AIA Standard Form. If special forms are required, they must be specifically reviewed and approved.
- This bid is based on the assumption that we will negotiate mutually agreeable contract terms, including payment, retainage and contract language. This bid does not constitute acceptance of any previously issued contract terms.
- This bid is based on the following retainage terms unless other terms are specifically agreed to; no retainage shall be held on concrete, reinforcing, post tension materials, pumping and crane, then on the balance of the contract shall be 10% until the work is billed 50% with no further retention thereafter, with a reduction to 1% 30 days after top out and payment in full within 90 days.
- Due to the current raw materials market in concrete, steel and post tension, our suppliers will be implementing surcharges based on scrap prices, cement and aggregate increases at the time of delivery, these cost are unpredictable and there will be possible additional costs from time of quote to time that the contract is awarded
- As an additional safety measure, it is Capform's policy to install wire mesh through all formed openings that have a minimum dimension greater than 12" and up to 4' square. This additional protection DOES NOT replace the requirement for Hole Covers. Once another trade is ready to fill the block out, it will be their responsibility to cut out the wire mesh at which time they will become fully responsible for the Hole. We will provide a detail of the installation upon request.
- Capform's engineered formwork shop drawings are limited to Shoring, Reshoring and general table layout. We do not include line drawings for all edges and openings. Shop drawings for vertical formwork consist of typical details only, except for unusual shapes or configurations.

- Any trade contractor that intends on using Capform's Crane, outriggers or other equipment must sign Capform's "Rental Use Agreement".
- If the Contractor is requesting to keep the crane after Capform's completion, they must sign either a) Capform's Crane Indemnity Agreement, or b) a contract directly with the crane supplier.

MATERIALS SUPPLIED:

- formwork including hardware
- chamfer strips
- patching materials
- concrete with admixtures
- reinforcing, wire mesh and accessories
- post tension cables, barrier cables, back up bars and accessories
- # 57 stone gravel
- vapor barrier
- waterstop
- isolation/expansion materials
- liquid membrane curing compound

WORK NOT INCLUDED IN OUR PRICE:

- sale tax on incorporated materials
- allowances for:
    - pressure epoxy injection
    - routing and sealing cracks
    - structural steel
- Environmental Insurance (pollution, mold, etc.)
- orientation and badging of personnel
- hazardous waste removal or disposal
- curing of formed concrete surfaces
- cooling of concrete materials
- winter protection of concrete
- supply of shrinkage reducing admixtures in concrete
- supply of corrosion inhibiting admixtures in concrete
- supply of crystalline waterproofing admixtures in concrete
- supply and installation of formsavers
- casing of piers
- rock excavation
- mass excavation/backfill/compaction
- supply of imported backfill materials
- soil retention system
- sump pump and sewer ejector pits and related slabs shown on mechanical, plumbing and structural documents
- waterproofing and joint sealants
- supply or installation of ADCOR waterstop required from waterproofer
- dewatering (ground)
- construction of building subgrades to ± 0.10 foot
- moisture/paper curing
- liquid sealers, hardeners or coatings
- supply or installation of shake-in hardeners
- filling of cracks in slabs
- mud slab
- mudsills (slab on grade poured prior to forming suspended slabs)
- architectural concrete
- rubbing of exposed concrete
- exposed concrete with sharp corners
- ceiling grinding or preparation for architectural finishes
- formwork for metal deck
- shoring and/or reshoring of metal deck
- rigid screeds

WORK NOT INCLUDED IN OUR PRICE (cont.):

- curbs, pads or islands for M.E.P.
- work for mechanical or electrical trades
- formwork for M.E.P. sleeves
- bus duct curb
- housekeeping pads
- duct banks
- manholes, drainage structures or culverts
- work for precast concrete
- drilling and dowelling of masonry dowels or supply of same
- work to masonry construction (bond beams, lintels, tie columns, tie beams, pilasters, etc.)
- masonry grout fill
- supply or installation of masonry reinforcing
- work to or protection of existing construction
- demolition, coring or cutting
- supply or installation of dovetail slot
- drilling and doweling into existing
- supply of inserts, embeds or anchor bolts
- supply of stair nosing
- grouting of any kind
- grouting of elevator sills
- sandblasting/waterblasting
- site work concrete (paving, sidewalks, ramps, flumes, etc.)
- site retaining walls
- mow strips
- light bases
- sign bases
- site drainage and utility structures
- safety for others
- safety on floors below our formed deck
- perimeter safety nets
- testing or permits
- liquidated damages

GENERAL CONTRACTOR TO SUPPLY AND MAINTAIN WITHOUT CHARGE THE FOLLOWING ITEMS:

- temporary crane roads
- fully coordinated dimensional shop drawings for all embedded items supplied by others and installed in this scope of work
- employee parking and/or busing
- composite cleanup crew
- traffic control (except for our work)
- engineering (G.C. to provide building corners and benchmarks)
- electrical power to each working deck and to within 100 feet of each working area (as well as generators)
- temporary facilities (water, toilets, etc.)
- trash containers
- mutually agreed upon schedule
- weather protection if necessary
- provide and maintain access to the building
- protection of general public and workmen on site
- protection of finished work
- protection of existing construction
- bond premium
- testing of floor tolerance within 24 hours of concrete placement

Our lump sum proposal for the above scope of work is:

Base Bid	$ 5,628,000.00
Bond Premium (Add)	$ 55,000.00
Wall Cap (Add)	$ 275,000.00

which is good for 30 days.

Note: We have not seen any addenda.

We appreciate the opportunity to bid this project and look forward to working with you in the near future. Thank you for your cooperation, should you have any questions please feel free to call.

Sincerely,

Humberto J. Villarroel-Marti
capform

Ceco Concrete Construction, L.L.C.
2829 Thousand Oaks, San Antonio, Texas
PHONE (210) 496-5922
FAX (210) 496-6821

PROPOSAL AND CONTRACT

Swinerton Builders
Attn: Christopher Dencklau

Date: 08/08/2024
Proposal No.: 08-24-009
Contract No.:

Name of Structure: Celina Government Center Parking Garage
Address of Structure: 105 North Arizona Drive – Celina, Texas 75009

This agreement is made on the above date by and between Ceco Concrete Construction, L.L.C. (hereinafter called "Ceco") and the above party (hereinafter called "Contractor"). Ceco agrees, contingent upon availability of supervision and equipment at time of award, to furnish for the above structure, and Contractor agrees to accept and pay for the following work in accordance with the following provisions:

A. SCOPE – Formwork

Ceco proposes to furnish plyform, lumber, shores, scaffold and supervision for the erection and removal thereof for forming the following items of concrete formwork for the above project:

1. The elevated concrete slab soffits and edgeforms as shown on the structural drawings. Ceco's work will conform to ACI tolerances for slab soffits top of slab elevations and concrete slab thicknesses.

2. The soffits and sides of the elevated deep beams. Ceco will furnish and install chamfer on exposed beam soffits.

3. Construction joint bulkheads on elevated slabs. (Based on 3 pours per floor)

4. The cast in place concrete columns supporting the above construction from the top of the foundations up to the Roof. Ceco will furnish and install chamfer at exposed columns.

5. The cast in place concrete walls supporting the above construction from the top of the foundations up to the Roof.

6. Labor to form the pier caps and grade beams supporting the structure.

7. Labor to form the slab on grade edgeforms as shown on the structural drawings.

8. Labor and material to place concrete for Ceco-formed columns, walls, pier caps and grade beams.

9. Labor and material to point and patch tie holes for exposed columns and walls poured by Ceco.

10. The top of slab depressions as shown on the structural drawings.

11. Labor to blow formwork decks one time prior to concrete pour and a one-time sweeping of completed floors after reshores have been removed. Contractor to inspect and sign-off each floor after Ceco sweeping.

12. Walkway and handrail at perimeter of formwork deck. This walkway and handrail will be stripped and relocated with the formwork deck. Ceco will provide fall protection for Ceco employees only.

13. Reshoring of new construction required to support loads from concrete pours on Ceco shoring, based upon strength analysis information provided by General Contractor. Backshoring, if required, is specifically excluded. An area will typically be partially reshored at the end of the day in which it is stripped. The area will be fully reshored prior to the pour. Reshores will be installed in accordance with a reshore analysis submitted to General Contractor for record.

B. SCOPE – Concrete Frame

1. Labor and material to pump, place, and finish concrete for the slab on grade and elevated slabs shown on Structural drawings within the structure, including concrete filled pan stairs. Based on a troweled area, including slab on grade of approximately **139,313 SF**.

2. Provide labor and material to apply standard spray-on curing compound on top surface of horizontal slabs placed and finished by Ceco. Removal of curing compound is specifically excluded.

3. Provide labor to install mild reinforcing steel, and post-tensioning support bars (Based on **498** tons) in Ceco formed scope items 1 thru 13. Overages will be billed at $1,900 per ton.

4. Provide material and labor to install and stress bonded post-tensioning tendons and attach post tension heads to the edgeforms. (Based on **135,000** pounds shipping weight).

5. Provide material and labor to cut tendons after stressing and grout patch stressing pockets. Stressing elongations to be observed and recorded by others. Authorization to remove shoring and cut tendons to be provided by Contractor.

6. Labor and equipment to provide "saw cut" joints in slab on grade (based on **35,500** SF GBA area bounded) up to ¼ slab depth, if required and shown on Contract Drawings.

7. Labor and material to install 15 mil vapor barrier for slab on grade.

8. Labor and material to install keyway, compressible filler, and waterstops (SynkoFlex SF-302 or similar).

9. Labor and material to fill pipe bollards (57 pc). Templates or sleeves for bollards are specifically excluded.

10. Labor only to install embeds as shown on the structural drawings, not to exceed **800 pcs**; cost to install additional embeds exceeding **800 pcs** is $ 45.00 /pc. All embeds installed by Ceco are based on a ½" tolerance in each direction. This pricing is based on an approximate embed size of 12"x12". If embed sizes are significantly beyond 12"x12", Subcontractor reserves the right to assess and be compensated for actual labor fees associated with installing oversized embeds. Contractor to furnish all embeds (oversized by ½" on all sides) to each pour area with predrilled nail holes for mounting and layout at each location; Contractor to furnish embeds to Ceco one (1) week prior to pour; and approved embed drawings to be provided to Ceco two (2) weeks prior to start of forming the respective pour.

11. Layout for Ceco's scope of work only based on a minimum of (3) three hub locations containing coordinates and elevations provided and maintained by Contractor throughout the duration of the project. While it is understood that this is a joint effort of this subcontractor and the contractor to accurately establish the layout of the structure, it is specifically understood that other trades using this control shall bear the responsibility of verifying the accuracy of the layout prior to use and that said subcontractor waives its right to any claim against Ceco resulting out of use of lines established.

12. Labor only for a one-time installation of the permanent construction guardrails. Ceco will install the permanent guardrails on the project as directed by the Contractor. By doing so Ceco does not assume Contractor's responsibilities for providing fall protection. Contractor shall provide all necessary materials for proper installation of the permanent guardrail system and shall observe and inspect the installation to assure that the guardrails are installed to Contractor's satisfaction and in full compliance with OSHA standards. It is the Contractor's responsibility to maintain and remove all permanent guardrails after Ceco's initial installation. Contractor agrees to defend, indemnify and hold Ceco harmless from any claims arising out of or involving the permanent guardrails. Price is based on "rapid permanent guardrail" and/or cable guardrail system at the perimeter of the building and excludes permanent guardrail protection above the Roof Level. All permanent construction guardrail systems constructed of lumber shall be installed by the Contractor (i.e. stair and elevator openings).

13. Labor and material for installation of the rebar protection, (i.e. rebar caps, 2x covers, etc.). Ceco will install rebar protection on rebar installed by Ceco and will maintain same while Ceco is working in the area. Once Ceco completes work in the area, it shall be the Contractor's responsibility to maintain the rebar protection. Contractor shall hold Ceco harmless from any claims arising out of or involving the rebar protection, once Ceco has completed work in the area.

14. Ceco to provide structural excavation and fine grading for dirt work associated with Ceco's scope of work listed above. Spoils to be left in central location on jobsite for disposal by others. Abatement or hauling of hazardous materials is specifically excluded. Elevation of subgrade to be +/- 0.10 ft prior to fine grading operations.

15. Pumping of rainwater to designated drainage area within 50 feet of work. Dewatering of ground water is specifically excluded.

16. Pier drilling, rebar furnish/install, concrete furnish and concrete placement (44 pcs) based on a single mobilization for all piers. Price is based on dry holes; see pricing below for cased piers. Coring is specifically excluded by Ceco.

17. Maintenance of concrete washouts based on agreed upon locations.

18. Price includes provisions for on-site orientation and drug screening.

19. Price includes furnish two insulated concrete curing boxes. Providing thermostatically controlled concrete curing boxes is excluded.

C. EXCLUSIONS – Formwork and Concrete Frame

This proposal includes only the work specifically covered in the section entitled "Scope" above and unless specifically included above, does not include any other work such as, but not limited to the following:

1. Furnishing or installing forms for sitework, paving, pads and/or curbs not shown on structural drawings, forms for lightweight floor fills, expansion joint bulkheads, blockouts for handrails, bulkheads at openings not shown on structural plans, lintels, sidewalks, drives, trench drains, gutters, wheelstops, ductbanks or any work for other trades.

2. Furnishing or installing anchors, anchor templates, reveal or rustication, permanent nailers, sleeves, ceiling clips, screeds, dovetail, chases, carton forms, soil retainers, polystyrene fills, fillers or devices, keyed-cold joints (metal construction joints that remain in place) or similar, reglets, and similar built-in items.

3. Taping or caulking joints. If specifications require joint taping or caulking, it shall be done by others. Ceco will not be responsible for concrete leakage on to surfaces below.

4. Patching, rubbing, bagging, chipping, grinding or cleaning concrete, unless caused by a Ceco form failure. Ceco excludes repairing concrete because of color or texture irregularities, air bubbles, shrinkage cracks or other cosmetic issues that do not threaten the integrity of the structure.

5. Removal of plastic sleeves and back grouting of holes in concrete caused by ties. Ceco will use standard snap ties with 1" break-back, metal strap ties, taper ties and similar forming accessories.

6. Any work associated with architectural concrete or providing an ACI Class "A" finish. Ceco will provide an ACI Class "B" finish (maximum ¼" offset) at exposed areas formed with plyform.

7. Subcontractor specifically excludes providing specific formwork joint patterns, formwork tie patterns, or reveal patterns.

8. Rust free forms and removal of rust imparted on concrete surfaces.

9. Traffic Control, road cleaning, or protection of pedestrians and/or public. Ceco specifically excludes protecting the existing facilities or adjacent structures or property from concrete splatter or damage from the construction site. Netting, cattle chutes, walkways, or other means of protection to be provided by the Contractor.

10. Any work outside of the main structure including but not limited to furnishing, sidewalks, pads, steps, light pole bases or similar.

11. Work in, or protection of existing structures from construction operations, dust, etc. Protection of finish floor areas supporting our shoring.

12. Hoisting, trash haul-off, sanitary facilities, potable water, or electrical power.

13. Furnishing or installing gang ladders to completed floors.

14. Price does not include any provisions for mock-ups.

15. Price does not include any provisions for badging requirements, OSHA 10-hour certification for onsite employees, dedicated on site safety professional, and dedicated on site quality professional.

16. Furnishing inspections and testing, including but not limited to slump tests, handling and/or stripping concrete cylinders, or measuring floor flatness and levelness and similar.

17. Providing inspection of the formwork by a Specialty Engineer before each pour.

18. Any work associated with CMU, including, but not limited to concrete bond beams, CMU embeds, or lintels over CMU walls and/or filling of any precast or masonry units.

19. Any work associated with metal decks, including but not limited to edgeforms, void filling, and construction joints on metal decks.

20. Cleanup of embedded angles, channels, plates, etc. installed by others.

21. Furnishing or installing anchor bolts or grouting base plates for steel columns.

22. Furnishing or installing hardeners, sealers, caulks, coatings, penetrating liquid floor treatment, waterproofing, or similar.

23. Furnishing or installing bond breaker or bonding agents.

24. Any work associated with hot or cold weather protection, including but not limited to providing temporary heat or cooling in accordance with ACI requirements. Providing fire watch for temporary heaters.

25. Any materials or labor associated with termite protection for the foundations, slab on grade, etc.

26. Installation of bracing, under pinning, sheet piling, shoring or other methods to prevent undermining of the earth.

27. Demolition, mass excavation, dewatering or filtration/treatment of groundwater from the site.

28. Ceco excludes any work associated with “MASS CONCRETE” placement requirements.

29. Working hour restrictions which limit early/late pouring operations or shift work less than 8 hours. Price is based on early morning deck pours.

30. Providing stamped formwork or reshore drawings for approval by others. These drawings will be submitted for record, if required. Ceco will provide concrete line/profile drawings for approval by the architect and engineer, if required. Price is based on all approved concrete line/profile drawings and all associated RFI’s to be returned to Ceco two (2) weeks prior to the pour.

31. Any fees for Labor and Material Bond or a Payment and Performance Bond.

32. Providing insurance coverage for Completed Operations, Professional Liability or Pollution Liability.

33. This proposal does not include naming any additional insureds on Ceco’s insurance policies, regardless of agreements made between the General Contractor and the Owner.

34. Price does not include any provisions for onsite Worker’s Compensation or General Liability insurance; to be provided through the CCIP. ***Ceco’s participation in the wrap is subject to review and acceptance of the wrap coverage amount and requirements.***

35. Price does not include any provisions for Liquidated Damages; however, Ceco’s maximum liability from damages, liquidated or otherwise, shall not exceed 5% of the subcontract price. Consequential damages are specifically excluded.

36. Sales tax on permanently installed materials is excluded.

37. Ceco takes exception to specification section 03 10 00, Part 3.04 “Installation of Insulating Concrete Forms”.

38. Price does not include any provisions for stressing strips and/or pour strips.

39. Grinding garage soffits is specifically excluded.

40. Price does not include providing 2x4 openings as shown in section 2/S-580.

D. EXCLUSIONS – Rebar

1. Any work associated with reinforcing required for metal decks (wire mesh) or for CMU walls. Price includes CMU dowels cast into elevated decks only.

2. Epoxy coated tie wire.

3. Epoxy coated or galvanized rebar or tie wire.

4. Price does not include furnishing or installing dowel basket assemblies.

E. SPECIFIC PROVISIONS – Formwork and Concrete Frame

1. Ceco shall provide sufficient material at one time to form approximately 28,000 sf gross building area to be reused as necessary to complete all suspended forming operations. Based on 3 pours on the 2nd Floor and 3 pours on the typical floor.

2. Ceco shall provide sufficient column and wall forms as required to complete all vertical forming operations within Ceco’s scope of work.

3. Approximate duration for our portion of the work from start of shoring the 1st suspended slab to installation of formwork for final deck pour is estimated at 12 weeks (excluding make-up, tear down, mobilization and demobilization). An additional 11 weeks will be required to start the work associated with the foundations / first lift of verticals prior to starting elevated forming operations. This is dependent on the timely execution by other trades, weather, strip time and adequate hoisting. Note: This Proposal is specifically based on the attached mutually agreed upon schedule and sequence of work dated 08/06/24.

4. This proposal is based on the provision that pouring of concrete is to take place within a reasonable time after placement of forms. Reuse of forming materials is essential and schedule is based on being allowed to strip on the 3rd day after the concrete is poured (12 hours on verticals). Cost of cylinders is by others.

5. It is the Contractors responsibility to coordinate other trades and the overall project schedule with this work. Price is based on a 5 day, 50-hour workweek for Ceco’s crews; however due to sequencing of the overall work, crane time required per week will exceed 50 hours. If additional hours are required to accelerate the schedule and Ceco has not fallen behind through entirely its own fault; then at a minimum, premium pay will be paid to Ceco by Contractor. Saturdays will be used as a make-up day for inclement weather during same week; Sundays will NOT be used as a make-up day.

6. Price is based upon there being no obstruction interfering with our operations. Work of other trades will not commence in an area until we have removed our material from the area.

7. This proposal is based on topping slabs being poured after Ceco has removed shoring and reshoring from the area. Ceco excludes protecting the slabs supporting our shoring.

8. Price is based upon forming of normal structural concrete – formwork for architectural concrete, if required, is excluded.

9. Ceco agrees to provide an ACI class B finish, at exposed areas formed with plyform, with offsets not to exceed ¼”; ACI class D shall apply at unexposed areas.

10. Ceco shall not be responsible for camber design or installation, slab design, or final deflection of work after formwork is removed.

11. Slab soffits will be sloped one direction, within the constraints of the forming system. Areas where slabs are sloping in two directions will be achieved by adding topping slabs or thickening slabs as required.

12. Price is based upon stressing of post tension cables being performed in a manner that will not cause additional loading to Ceco's shoring (i.e. beams stressed sufficiently to support loads from stressing the slabs without transferring this load to the supporting shoring).

13. Price is based upon Ceco being allowed to use motorized warehouse forklifts (front axle load 12,000#) and scissor lifts on suspended slabs for material movement and any special measures that need to taken to allow for this loading shall be at contractor's expense.

14. This proposal is based on the Contractor providing, at no cost to Ceco, use of a crane including operator at all times in all areas and over 100% of the structure with 10,000# capacity at all work areas (including 50' outside of building footprint) without the requirement of repositioning crane for pouring concrete, unloading, hoisting, positioning and loading of Ceco's forming materials and equipment. The minimum clearance provided between the fully retracted crane hook and elevation of the item being picked will be 50. Priority consideration shall be given to Ceco's forming operations.

15. Price is based on adequate hoisting. If steel erection is being performed simultaneously with concrete forming operations additional hoisting will be provided by Contractor.

16. Price is based on the area of the "New Administration Building" being flat and clear of debris for Ceco's use to store materials and set up of concrete pumping operations.

17. Price is based on precast operations following cast in place concrete scope.

18. This proposal is based on General Contractor providing adequate lay down and staging area for Ceco materials.

19. No protrusions of more than 3" shall be allowed at bottom side of floor. Projections above floor will not be allowed above 3". Protection and/or replacement of projection above floor will be by others.

20. Ceco erection crews will dispose of their own bulk formwork debris and will not be responsible for pro-rata clean-up charges. General Contractor shall supply dumpster at no cost to Ceco for trash removal. Composite clean up crew is specifically excluded.

21. Sanitary facilities, potable water source, adequate staging area within reach of crane and electrical service on each floor (within 100'of Ceco work area, as well as, Ceco's trailer) shall be provided by the Contractor.

22. Project Access. Contractor shall furnish, install and maintain in safe condition all required ladders, ramps, staging or other means of access to the work floors and form decks of the building.

23. This proposal is based on Contractor and other Subcontractors providing safe means of accessing column forms that do not require climbing of Ceco column forms.

24. This proposal is based on slab on grade being in place prior to Ceco forming the elevated decks. Slab on grade or slabs supported by carton form to be capable of supporting imposed shore loads.

25. Price is based upon areas where no slab on grade is present to be reasonably level, within 1'-0" of adjacent top of slab elevation and compacted sufficiently to support shore loads without deflection and to be kept in a dry condition until forms are removed. Ceco is not responsible for form movement due to ground settlement. This proposal excludes working in excessively wet or muddied conditions.

26. Mass excavation to be by others, not by Ceco.

27. Contractor shall coordinate the tolerances of other trades, such that their work is adaptable to the dimensional concrete tolerances set forth in ACI. Ceco shall, in no event, be responsible for costs due to adjustments/retrofits for adjoining work, provided the concrete meets the stipulated ACI tolerances set forth in ACI 117.

28. Ceco will not honor backcharges for corrective work unless prior written approval is obtained to have corrective work performed. In addition, no backcharges of any kind, field work delays, damages and so forth will be considered unless complete written information is received by Ceco within two weeks of the occurrence.

29. Necessary permits and air-right agreements for crane operations shall be in place by others.

30. Subcontractor is responsible for meeting requirements of Spec Division 3 and/or ACI tolerances applicable to this project. Contractor or project consultants will account for the needs of the following trades such as Division 5 Structural Steel, or Division 9 Flooring to compliment these tolerances. Subcontractor warrants its work for a period of one year following subcontractor's substantial completion and will correct nonconforming work. Should Contractor discover a deficiency in Subcontractor work, Contractor shall give Subcontractor 10 business days after written notice to correct. If corrections are economically wasteful, subcontractor will seek solutions adequate for the work's intended purpose.

31. Cracking of concrete will occur in the building process. These are influenced by shrinkage, temperature, or PT tensioning. Epoxy injection of such cracks is specifically excluded.

32. Subcontractor will rely on third party testing results provided by others. Subcontractor will host a Concrete Pre-Construction Conference to set expectations and procedures for this process.

33. Subcontractor assumes no authority to protect its completed work from other trades on site.

34. Subcontractor shall not be liable for unknown, concealed, or underground conditions encountered during construction.

35. Monuments, benchmarks, working points, grade, elevation(s), or control line(s) will be provided by others and presumed by Subcontractor as accurate.

36. Subcontractor shall not be liable for project information provided to subcontractor, or provided late. For example: incomplete or improper designs, plans and specifications, insufficient tolerance between trades, embedded item material or locations, applicable design code compliance, neighborhood rules, air rights and municipal construction limitations. Furthermore, Subcontractor is just one of several trades on a project and expects others to coordinate all the trade drawings and provide guidance to the Subcontractor of those results.

37. Subcontractor shall not be liable for structural concrete movement from temperature change, foundation settlement, column compression, shrinkage, deflection, PT compression and uplift.

38. Price is based on no interference of overhead power lines for hoisting or concrete pumping operations. Relocation of power lines prior to construction by others, if required.

39. Price does not include "Add of $18,000 to subcontract value if interior column washed from Parking Drawing detail are required".

40. Price is based on utilizing ¾" chamfer in lieu of filler as shown in detail 5&6 on structural sheet S-370

F. SPECIFIC PROVISIONS – Pump, Place, and Finish

1. Water source to be provided by Contractor for concrete finishers, concrete pump and concrete trucks.

2. Proposal is based on the concrete for slab pours having a 6" slump at point of placement and vertical pours having a 6"-8" slump measured at the point of placement. Concrete mixes shall be pumpable.

3. This proposal is based on using a concrete mix that provides sufficient plasticity that is able to be worked and finished to produce a floor surface that reaches the specified tolerance.

4. An overall project average surface tolerance of FF25/FL20 in all areas, minimum local FF/FL values equivalent to 3/5 of the specified overall FF/FL values will apply at individual concrete placements. Test results per ASTM and ACI showing areas not meeting this tolerance shall be forwarded to Ceco within 24 hours of placement. Slabs will be placed in accordance with the requirements as detailed in the concrete specifications and not the flooring specifications.

5. Acceptance of slabs will be signed off on and documented with 24 hours of slab placement per ASTM 1155. Slabs shall be deemed accepted unless Ceco receives written notification within 72 hours of the concrete placement. This written notification shall include complete test results and note specific areas that are out of tolerance as noted above. The schedule will not be compromised while the tolerances of the slabs are measured.

6. Concrete air content greater than 2% is not recommended for steel troweled concrete surfaces. Concrete with greater than 2% air content could result in surface delaminations. Ceco will not be responsible for delaminations caused by excess air content.

7. Whenever adverse weather conditions arise it will be the responsibility of Ceco to decide whether to commence, continue, or cancel a concrete pour. If Ceco is directed by the Contractor to commence or continue a pour in poor conditions, the Contractor will be responsible for damages to the slab and any schedule impacts as a result.

8. Ceco specifically excludes protecting metal stairs during pouring operations or cleaning concrete film from metal stairs prior to painting.

9. Ceco's price is based on a continuous rate of concrete delivery plus one call back load. Downtime in excess of thirty minutes due to Contractor or other trades will be billed to the Contractor.

10. Contractor will be invoiced for mobilization costs if the concrete pump and finishers arrive and are unable to work as scheduled, due to Contractor, other trades or for any reason beyond Ceco's control, including weather.

11. Price does not include supply of non-slip aggregate or colored shake-on.

12. Price does not include placement of stamped, textured, patterned, stained, painted, or architectural concrete.

13. Price does not include hot or cold weather protection of concrete.

14. Price does not include application of concrete sealers, hardeners or cleaners.

G. SPECIFIC PROVISIONS – Excavation

1. Light grading for pile caps. Spoils to be stockpiled onsite; haul off by others.

2. Digging of grade beams, backfilling, and compaction after pile caps have been poured is included based on using onsite materials generated by spoils. Additional backfill material to be provided by others, if required. If required, water for compaction to be provided by others at the point of compaction.

H. PLAN REFERENCE:

This proposal is specifically based upon Structural drawings dated 07/11/2024 (Issued For Bid – Permit), as issued by Kimley Horn with sections 03 of the specifications and N/A Addenda; subject to all clarifications stated hereinabove.

I. OSHA:

Ceco agrees that it, its agents, employees, and sub-subcontractors, will perform the contractual obligations of Ceco in compliance with the applicable regulations issued pursuant to the Construction Safety Act of 1989 and the Occupational Safety and health Act of 1970. If Ceco discovers conditions that constitute potential violation of said regulations by any other party, but which may affect Ceco and its employees, Ceco shall immediately advise Contractor thereof; failure to correct such conditions shall justify the withdrawal by Ceco of its employees from the construction site until said conditions are corrected.

J. PRICE:

The Contractor agrees to pay Ceco Concrete Construction, L.L.C. in current funds for the performance of the above-described work, the lump sum of:

BASE BID: $4,760,711

$ 55,000.00 **ADD to BASE BID** to provide a dedicated, non-working, Site Safety Coordinator with 30 Hr. OSHA certification once onsite employees exceed 25 EE's.

$ 95,000.00 **ADD to BASE BID** to provide temporary casings for pier drilling operations in lieu of dry holes.

$ 110,000.00 **DEDUCT from BASE BID** for labor and material to form/pour the bumper wall cap (1/S-310 and similar) and replace with a precast element furnished/installed by others.

Note: The attached condition sheet is an integral part of this proposal. Contractor agrees to pay Ceco 95% of the Contract value performed monthly on or before the 15th of the following month. At 50% completion of Ceco's work, the Contractor agrees to increase the monthly amount due to 100% of the Contract value with all remaining amounts due thirty (30) days after substantial completion of the work under this contract, provided Ceco's work is being performed satisfactorily. Contractor will pay Ceco interest on unpaid amounts at the prime rate then in effect. Ceco does not accept the risk of the Owner failing to make payments and in no event will payments to Ceco be based upon or subject to Owner payment to Contractor for Ceco's work. Ceco will issue waiver of lien or bond rights only at time of payment or alternatively, at its option, conditional upon actual receipt of payment.
If Ceco is not paid within five (5) days of the payment due date, Ceco reserves the right to stop work and cease its operations upon an additional 48 hours written notice to Contractor. Ceco will resume work within 48 hours after receipt of payment in full and Contractor agrees to pay for any additional costs Ceco might incur as a result of work stoppage, including any re-mobilization.

This proposal is further subject to execution by a Ceco contract officer, credit approval by Ceco of Owner and Contractor, including the substantiation of sufficient interim and permanent financing for the project, along with the review and approval of Contractor's agreement with the Owner. Price is valid for 5 days after bid date. Price is valid provided a Letter of Intent is issued to Ceco within 5 days of the bid date authorizing Ceco to issue Purchase Orders for materials associated with this project.

All additional prices are valid only if the Base Bid is awarded to Ceco. Additional scopes are not stand-alone prices.

Note: Ceco Concrete Construction, LLC is certified as a WBE by the WBENC & WBC-SW, certificate is available upon request.

Terms and Conditions

The following are agreed upon conditions of the Subcontract Agreement ("Contract") with Ceco Concrete Construction L.L.C. ("Subcontractor") for the project:

1. **INDEMNITY**. Subcontractor shall indemnify, and hold harmless a required party only to the extent of Subcontractor's negligence. Subcontractor assumes no responsibility for the negligence of others.

2. **INSURANCE**. Subcontractor will provide and maintain during the term of this Contract, $2 million of general liability insurance. Subcontractor will also provide and maintain Worker's Compensation. Subcontractor will furnish a Certificate of Insurance evidencing that this coverage is in effect. Please note, shall Contractor require higher liability limits, such requirements have a premium cost that Subcontractor will pass along to the Contractor depending upon the requirements. Should the Contractor or owner provide wrap-up insurance coverage on behalf of the Subcontractor a cost savings may be passed along to the Contractor, depending upon the level of coverage. On condominiums, Subcontractor will not provide Completed Operations Coverage.

3. **SCHEDULE**. Contractor and Subcontractor shall mutually agree to a Schedule of the work to be attached to the final agreement. After coming to contract the project start, task durations, sequence, or Subcontractor scope may be modified. When modified, the Schedule is subject to a mutually agreeable change. Such schedule adjustments may be made by a timely Change Order (also reflecting the cost adjustments of these modifications) or confirmed correspondence by both parties. If no mutually agreed upon schedule is achieved, Subcontractor will not be liable for any delay related to costs or damages incurred by others on the project. Prior to Subcontractor becoming responsible for any liquidated, or delay damages, Contractor shall have notified Subcontractor in writing of Subcontractor's delays to the Schedule. If Subcontractor has not received notification within 10 business days of occurrence, then Subcontractor shall have no obligation as it relates to such claimed damages. If the Subcontractor is responsible, the damages shall be limited to the actual (or liquated) damages suffered by the Contractor that doesn't exceed 5% of the Subcontractor's contract value. Likewise, Subcontractor will be reimbursed for delays in Subcontractor's performance caused by others. Subcontractor will not agree to consequential damages.

4. **TERMINATION**. If the Contractor terminates this Contract for convenience the Contractor shall pay for all Subcontractor costs for the work performed under this Contract plus 15%.

5. **CHANGES IN THE WORK**. If Contractor directs Subcontractor to perform changes in the Work, such changes shall be directed by Contractor's PM or Superintendent in writing, and the Contract Value shall be adjusted via a Change Order submitted by Subcontractor.

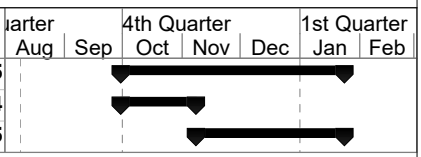
6. **PAYMENTS**. Upon Contractor issuance of Contract to Subcontractor, Contractor will also provide written financial information concerning the Owner and/or the Contractor and the financing for the project to assure the capacity of payment for Subcontractor work. If a payment bond is provided for the project, Contractor will provide Subcontractor a fully executed copy. The performance of this Contract is subject to credit approval by Subcontractor Contract Manager. If Subcontractor is not paid for properly performed work, Subcontractor shall have the right to stop work on the project until such payment is received. Subcontractor will issue waiver of lien or bond rights at time of payment or alternatively conditional upon actual receipt of payment. Subcontractor rejects any language provided by Contractor, requiring signature of Subcontractor, in exchange for payment that appears to prematurely release Subcontractor payment rights prior to receipt of payment. Finally, Subcontractor shall not be required to pay for work performed prior to receipt of payment from Contractor. Payments to the Subcontractor for permanent material (e.g. concrete, rebar, PT) will be made without Contractor withholding retention.

7. **DISPUTES**. Disputes between Contractor and Subcontractor that cannot be resolved through normal negotiation shall be resolved by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, in a mutually agreeable location. If a dispute involves a third party on matters affecting the Subcontractor, the Subcontractor shall have the right to participate. In the end, this agreement to arbitrate shall be enforceable under the prevailing arbitration law. The award entered by the arbitrator(s) shall be final and judgement may be entered upon it. The prevailing party shall also recover the arbitration cost, including attorney fees, in proportion to the responsibility assigned by the Arbitrator(s).

Contractor	Ceco's Contract Manager
By: _____	By _____
Title _____	Title _____
Date _____	Date _____

Celina Garage
Ceco Concrete Construction, LLC
08/06/24

ID	Task Name	Duration	GBA	GBA/day	Start	Finish
1	**Ceco Duration**	**82 days**	**100740**	**138317**	**Mon 9/30/24**	**Thu 1/23/25**
2	**Foundations**	**29 days**	**0**	**0**	**Mon 9/30/24**	**Thu 11/7/24**
6	**Structure**	**53 days**	**100740**	**0**	**Fri 11/8/24**	**Thu 1/23/25**



FRASERCON
CONCRETE EXPERTS

August 8, 2024

Swinerton Builders
214.771.2039

Attn: Benny Kuriakose

Team:
Please see the below proposal for the Celina Government Center Garage project in Celina, TX. This proposal includes turnkey pricing for the Garage Foundations & Structure

Proposal Based on Plan: Issue for Bid Permit
Plan Date: 7.11.2024 Bid Revision: 00

Scope

FOUNDATIONS

10	EA DP24 DRILLED PIERS (DRY / 25' BD + 25' PEN)	26	EA PIER CAPS
7	EA DP42 DRILLED PIERS (DRY / 25' BD + 20' PEN)	643	LF GRADEBEAMS
15	EA DP42 DRILLED PIERS (DRY / 25' BD + 25' PEN)	358	LF SHOVEL BEAMS
8	EA DP42 DRILLED PIERS (DRY / 25' BD + 30' PEN)	529	LF BELOW GRADEB STEM WALLS
4	EA DP48 DRILLED PIERS (DRY / 25' BD + 25' PEN)	455	LF STUB WALLS @ LEVEL 1 (INCLUDES CAP)
54	LF 12' THK ELEVATOR PIT WALLS	127	24" THK ELEVATOR PIT SLAB W/ SUMP
35,500	SF 5" S.O.G. (BROOM FINISH)	219	LF 12" THK RAMP WALLS (INCLUDES BACKFILL)
111	TNS REBAR (CMC)	1	EA TOWER CRANE FNDS

ELEVATED SLABS, BEAMS, COLUMNS, WALLS

99,564	SF 7" THK ELEVATED PT GARAGE DECK (LVL 2,3,&4)	6,169	LF ELEVATED BEAMS
2,167	LF STUBWALLS @ LVL2,3,&4 (INCLUDES CAP)	26	EA REC. COLUMNS / LEVEL
34	EA REC. STUB COLUMNS @ LVL 4	8	EA REC. RAMP COLUMNS/ LVL
298	TN REBAR (CMC)	134,775	LBS PT CABLES (SUNCOAST)
7,560	LBS BARRIER CABLE	5	MO TOWER CRANE
1,020	SF CONC. FILLED PAN STAIRS & LANDINGS		

SITE CONCRETE

6,388	SF 4" SIDEWALK (Light Broom / Grey)	1,236	SF 7" PAVING
1	EA ADA RAMPS	193	LF MONOCURB
1	EA GEN. PAD		

Breakout Pricing:

Foundations:	$	950,000.00
Elevated Concrete / Columns:	$	3,075,000.00
Ramp Walls / Stub Walls:	$	631,000.00
Hoisting:	$	420,000.00
Sitework:	$	85,000.00

PROPOSAL **$5,161,000.00**

THIS PROPOSAL IS VALID UNTIL END OF BUSINESS 9/8/2024. IF THIS SCOPE OF WORK IS AMENDED, FRASERCON COMMERCIAL RESERVES THE RIGHT TO RE-PRICE ACCORDINGLY. DUE TO MARKET CONDITIONS, MATERIAL PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE AFTER THE EXPIRATION OF THIS PROPOSAL

NOTES

THIS BID IS BASED ON ONE MOBILIZATION TO COMPLETE THE BUILDING AND ONE MOBILIZATION TO COMPLETE SITE WORK

CONCRETE SUBJECT TO $8 ESCALATION ON 2/8/25. WILL APPLY TO REMAINING CY ON THE PROJECT

THIS PROPOSAL IS CONTINGENT ON A MUTUALLY AGREEABLE CONTRACT BETWEEN THE GENERAL CONTRACTOR AND THIS SUBCONTRACTOR

SCOPE SPECIFIC INCLUSIONS

FINE GRADE OF SUBGRADE (TO BE DELIVERED BY OTHERS TO +/-.1' BALANCED)

EXCAVATION/BACKFILL OF GRADEBEAMS (NO VOID FORMS OR RETAINERS BOARDS)

RECESSES/DEPRESSIONS/BRICK LEDGES/CURBS SPECIFICALLY SHOWN IN PLANS

PLACING OF ANCHOR BOLTS AND EMBEDS (SUPPLIED BY OTHERS)

SOFFCUTTING OF CONVENTIONALLY REINFORCED SLABS/PAVING

FULL TIME FIELD ENGINEERING & LAYOUT

CONCRETE WASHOUT AND HAUL OFF

CLEAR CURING COMPOUND

HAUL OFF OF SPOILS GENERATED BY THIS SCOPE OF WORK

LAYOUT OF CONCRETE WORK FROM CONTRACTOR PROVIDED BUILDING CORNERS

PUMPING OF SOG, ELEVATED DECKS, ELEVATED BEAMS

COLUMNS & VERTICAL TO BE PLACED BY CRANE

ALL FORMWORK AND RESHORING AS REQUIRED

ALL FORMWORK TO BE CLASS "B"

PIER UNIT PRICES

	ADD	DEDUCT	CASED		ADD	DEDUCT	CASED	
18"	$ -	$ -	$ -	48"	$ 208.00	$ 82.00	$ 387.00	UNIT RATES APPLIED ON A PER PIER BASIS
24"	$ 63.00	$ 20.00	$ 126.00	54"	$ -	$ -	$ -	CASING IS AN ADD TO BE APPLIED TO THE TOTAL LENGTH OF THE PIER
30"	$ -	$ -	$ -	60"	$ -	$ -	$ -	
36"	$ -	$ -	$ -	72"	$ -	$ -	$ -	CASING MINIMUM IS $5,000
42"	$ 158.00	$ 62.00	$ 298.00	78"	$ -	$ -	$ -	

EXCLUSIONS

TAXES ON MATERIALS

SURVEYING, STAKING, ENGINEERING, OR SURVEY CERTIFICATIONS (WE WILL LAY OUT WORK BASED ON CONTRACTOR PROVIDED CONTROL POINTS)

DEMOLITION OR BACKFILL (INCLUDING BRACING) OF ANY KIND (UNLESS SPECIFICALLY NOTED ABOVE)

SLEEVING, DEWATERING, AND/OR WATERPROOFING

MASS EXCAVATION AND/OR HAUL OFF / PURCHASE OF BACKFILL MATERIALS

JOINT SEALANTS OF ANY KIND

EROSION CONTROL

SUPPLY OF EMBEDDED MATRIAL

ANY LIGHTWEIGHT CONCRETE

DAMAGES DUE TO OTHER TRADES

PRECAST CONCRETE ELEMENTS

STAMPED, STAINED, OR COLORED CONCRETE

HOT/COLD WEATHER CONCRETING/HOT COLD WEATHER PROTECTION

CONCRETE TESTING AND INSPECTIONS (WILL WORK WITH CONTRACTOR TO COORDINATE)

TRENCHING/BACKFILL OF SUBGRADE MEP WORK/SUPPLY OR INSTALLATION OF ANY MEP RELATED ITEMS

PUMPING OF SIDEWALKS

STRIPING/PAVEMENT MARKINGS

TRAFFIC CONTROL/LANE CLOSURES

UTILITY ITEMS AND STRUCTURES/WATER EASEMENTS

P&P BOND

MACHINE PLACED PAVING

ITEMS NOT SPECIFICALLY LISTED AS INCLUDED

ADDITIONAL COMMENTS

GC TO PROVIDE TEMPORARY TOILETS AND DUMPSTERS

GC TO PROVIDE SAFE ACCESS TO SITE

ALL TRENCHES CREATED BY OTHERS SHALL BE PROPERLY BACKFILLED AND COMPACTED PRIOR TO COMMENCING THIS SCOPES WORK

THIS QUOTE IS BASED ON PERFORMING WORK DURING STANDARD CITY WORKING HOURS

NON-POTABLE WATER TO BE PROVIDED BY OWNER/CONTRACTOR

Baron C. Martin
214.701.4499
bmartin@frasercon.com
FraserCon Commercial Concrete, LLC

August 8, 2024

RE: Celina Government Center Parking Garage
105 N Arizona Dr.
Celina, Texas 75009

Gentlemen:

We propose to furnish all labor, material, and equipment necessary to complete all concrete work, except as excluded below, in accordance with the specifications and contract plans with alternates and addenda listed below. This proposal does not include sales tax or payment and performance bond.

Price:

$ 5,818,615.00 Total – Base Bid
$ 61,305.00 Add for Payment & Performance Bond
$ 83,945.00 Deduct for Barrier Wall Cap Removal

NOTES:

(1) All agreements are subject to delays caused by accidents, acts of God, material shortages and allocations, or other causes beyond our control.
(2) This proposal is valid for 30 days.
(3) Current cost reflects market conditions at date of proposal. The contractor is advised to verify the validity of pricing prior to concluding your deal with your client.
(4) This proposal is based on a 45-hour work week.
(5) Bid assumes two (2) mobilizations. Each additional MOB will be $4,120.00.
(6) Bid assumes one (1) mobilization for the pier subcontractor. Each additional MOB will be $5,150.00/EA.
(7) Bid assumes building subgrade to be prepared, compacted, and graded to +/- .10’ prior to start of our work.
(8) The bid assumes paving subgrade to be lime stabilized, compacted and blue topped to +/- .10’ prior to start of our work.
(9) Piers bid DRY, at 24”, 42” & 48” diameter from FFE to a depth of 25’ plus the required penetration.
(10) The bid assumes an estimated project start date of Sept. 2024 with an estimated finish date of July 2025 for material escalations.
(11) Plans dated 07/11/2024.
(12) Acknowledge addendum none.

INCLUSIONS:

(1) All layout for our work from initial control provided by others prior to start of our work.
(2) Structural excavation and backfill for this scope of work.
(3) Off-site disposal of all spoils created by this subcontractor.
(4) Place anchor bolts and embeds (provided by others)
(5) Grouting anchor bolt base plates.
(6) Fine grading.
(7) Furnish and place reinforcing steel
(8) Furnish and install 4” rock layer under level 1 slab on grade.
(9) 15 mil Vapor Barrier
(10) Control joint sawing.
(11) All slabs will be water/paper cured.
(12) Hoisting

Garage

(1) 10 EA. – DP24 24” Piers
(2) 30 EA. – DP42 42” Piers
(3) 4 EA. – DP48 48” Piers
(4) 5 EA. – Pier Caps
(5) 755 LF – Grade Beams
(6) 55 LF – Ret. Walls – Elevator Pit

(7) 210 LF – Ret. Walls – Ramp
(8) 28 EA. – 24”x24” Columns
(9) 2 EA. – 30”x24” Columns
(10) 4 EA. – 30”x30” Columns
(11) 117 SF – 2’ Slab on Grade – Elevator Pit
(12) 34,894 SF – 5” Slab on Grade – Level 1
(13) 35,583 SF – 7” Flat Slab w/ Beams – Level 2
(14) 34,900 SF – 7” Flat Slab w/ Beams – Level 3
(15) 29,076 SF – 7” Flat Slab w/ Beams – Level 4
(16) 679 SF – Pan Filled Stairs & Landings
(17) 2,693 LF – Barrier Wall
(18) 2,852 LF – Barrier Wall Cap
(19) 13,278 LF – Barrier Cable
(20) 164 SF – 4” MEP Pads
(21) 456 SF – 6” MEP Pads – Generators
(22) 36 EA. – Bollards – Level 1

Site

(23) 1,226 SF – 7” Concrete Paving
(24) 86 LF – Curb & Gutter
(25) 1,585 SF – 4” Sidewalks
(26) 108 LF – 6” Monolithic Curb
(27) 81 SF – Transformer Pad

WE EXCLUDE THE FOLLOWING:

(1) Testing and Permits
(2) Demolition and demolition saw cutting.
(3) Mass excavation and mass fill.
(4) Void boxes & soil retainers.
(5) Casing for piers.
(6) Furnish or install bollards on levels 2 – 4.
(7) Furnishing anchor bolts, embed plates, inserts, gate post, steel grates, and bollards.
(8) Fence and fence post foundations.
(9) Furnishing or installing drainage mats, pipes, trench drains, floor drains or sub-soil drains.
(10) Floor hardener
(11) Sealants & waterproofing
(12) Pre-cast concrete & concrete splash blocks
(13) Concrete and reinforcing steel for masonry & utility work.
(14) Layout of masonry dowels (layout by mason)
(15) Install or furnish masonry dowels on non-load bearing walls.
(16) Furnishing concrete step nosing (provided by others will place)
(17) MEP Pads (not listed in inclusions)
(18) Striping, signage, concrete wheel stops.
(19) **Traffic control and barricades**
(20) Termite control
(21) Utility concrete of any type
(22) Paving machine finish paving
(23) Hot or cold weather concrete procedures
(24) Staining, sealing, or polishing of concrete.
(25) Stamped and Integral color concrete
(26) Asphalt paving or patching.
(27) Safety railing
(28) BIM Modeling
(29) Spray Lock penetrating protection or curing.
(30) Moisture Mitigating Admixture or Topical Spray on slabs.

(31) Offsite trash and debris removal (will place in dumpster provided by others)
(32) Sales tax

Piers – Unit Price Per Linear Foot:

Pier Diameter	Add Depth	Lesser Depth	Casing Add	Casing Deduct
24”	$ 80.35	$ 28.00	$ 60.51	$ 11.75
42”	$ 196.58	$ 85.50	$ 122.57	$ 19.75
48”	$ 241.79	$ 111.75	$ 159.39	$ 23.25

If casing is required a MOB of $10,300.00/EA. will be required.

GCC Enterprises proposes to work this project in conjunction with Sizelove construction. The advantage to our collaboration is 100% MBE/HUB participation for all costs associated with this contract. We are currently completing the Tarleton University Parking Garage in Stephenville together, with no issues. We have completed more than $36 M in projects together. We have worked as a Team for Mutiple GC’s with no issues. (Byrne/Vaughn/Steele Freeman).

If bonds are required they will be dual obligee with Sizelove bonding to GCC and to Swinerton/Owner.

Thank you,

Michael A Sully

Michael Sully
Director of Operations
GCC Enterprises Inc
214-498-3007

THIS CERTIFIES THAT

GCC Enterprises, Inc.

NMSDC
National Minority Supplier Development Council

* Nationally certified by the: **DALLAS/FORT WORTH MINORITY SUPPLIER DEVELOPMENT COUNCIL**

*NAICS Code(s): 236220; 238110; 238210; 561210; 561320; 541611; 236117; 236118; 541990; 624229

* Description of their product/services as defined by the North American Industry Classification System (NAICS)

05/21/2024		DL01909
Issued Date		**Certificate Number**
05/31/2025	**Ying McGuire** **NMSDC CEO and President**	
Expiration Date		**Margo J. Posey, President**

By using your password (NMSDC issued only), authorized users may log into NMSDC Central to view the entire profile: http://nmsdc.org

Certify, Develop, Connect, Advocate.

* MBEs certified by an Affiliate of the National Minority Supplier Development Council, Inc.®

Minority Business Enterprise (MBE)
GCC Enterprises, Inc.

GCC Enterprises, Inc.

has filed with the Agency an Affidavit as defined by NCTRCA Minority Business Enterprise (MBE) Policies & Procedures and is hereby certified to provide service(s) in the following areas:

NAICS 236220: COMMERCIAL AND INSTITUTIONAL BUILDING CONSTRUCTION
NAICS 238110: POURED CONCRETE FOUNDATION AND STRUCTURE CONTRACTORS
NAICS 423320: BRICK, STONE, AND RELATED CONSTRUCTION MATERIAL MERCHANT WHOLESALERS
NAICS 423510: METAL SERVICE CENTERS AND OTHER METAL MERCHANT WHOLESALERS

This Certification commences August 1, 2022 and supersedes any registration or listing previously issued. This certification must be updated every two years by submission of an Annual Update Affidavit. At any time there is a change in ownership, control of the firm or operation, notification must be made immediately to the North Central Texas Regional Certification Agency for eligibility evaluation.

Certification Expiration: August 31, 2024
Issued Date: August 1, 2022
CERTIFICATION NO. BMMB03954N0824

Ronald C. Jordan, Jr

Certification Administrator

Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: **1320050162800**
Approval Date: **May 21, 2024**
Scheduled Expiration Date: **May 31, 2025**

In accordance with the Memorandum of Agreement between the
DALLAS/FORT WORTH MINORITY SUPPLIER DEVELOPMENT COUNCIL (DFW MSDC)
and the Texas Comptroller of Public Accounts (CPA), the CPA hereby certifies that

GCC Enterprises, Inc.

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **May 21, 2024**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, addresses, phone and fax numbers or authorized signatures) provided in the submission of the business; application for registration/certification into DFW MSDC's program, you must immediately (within 30 days of such changes) notify DFW MSDC's program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibiliy. If your firm ceases to remain certified in the DFW MSDC's program, you must apply and become certified through the State of Texas HUB program to maintain your HUB certification.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

Lithko CONTRACTING, LLC

	PROPOSAL INFORMATION
	Date: 8/8/2024 Swinerton — Phone: 469-540-5877 **This proposal will stand for 30 days.** — Email: christopher.dencklau@swinerton.com ATTN: Christopher Dencklau RE: Celina Government Center Garage Lithko Contracting is pleased to provide the following proposal to complete the concrete work for the above referenced project as outlined below.

	PLANS, SPECIFICATIONS & DOCUMENTS	DATED	YES	NO
1	• Structural Drawings	7/11/2024	X	
2	• Architectural Drawings	7/11/2024	X	
3	• Narrative		X	
4	• Scope of Work by General Contractor			X
5	• Soils Report		X	

	SCOPE OF WORK
6	a. Sales Tax on Permanent material is **included.** b. Safety on-site representative is **included.** c. Insurance **included in base proposal.** d. Off-site Parking is **excluded from base proposal**. e. GC to provide hoisting for all equipment to be placed in work area. f. GC to provide lane closures and traffic control for deliveries
7	**LAYOUT** g. Layout of Lithko's work from control provided by others.
8	**EXCAVATION** h. Foundations (Piers, Grade Beams and Elevator Pits) to be excavated by Lithko. i. Excavated material will be stockpiled on-site in mutually agreed upon location and used for backfill material. Any excess material will be hauled off by Lithko. j. Lithko is not responsible for damage to underground utilities not located by GC prior to excavation. k. If contaminated materials are encountered Lithko will notify the contractor to cease work and request incurred stand by cost up to and until remediation is resolved, testing, remediation and haul off of contaminated materials be will by others. Excludes: Over-excavation/replacement of unsuitable soils and work resulting from unsuitable sub-grade.
9	**BACKFILL** a. Backfill with earth (onsite) material at interior building areas only. b. Labor and equipment to backfill behind ramp SOG walls with onsite material. Excludes: c. Importing of backfilling material is excluded. d. Mass backfill of SOG ramp is excluded. e. Backfilling/Bracing of Basement Walls

10	**DEEP FOUNDATIONS** a. Drilled piers **(Dry)** with one mobilization. Access to each pier for truck-mounted rig shall be provided by GC. 1. Drill depth for estimating purpose @ **25' feet** to bearing plus penetration noted on plans. **2. Buiding:** • 24" Diam – 10 ea x 15' Pen (4000 psi) • 42" Diam – 30 ea x 20'/25'/30' Pen (4000 psi) • 48" Diam – 4 ea x 35' Pen (4000 psi) b. Layout of Drilled Piers c. Pier Steel to be tied and installed by Lithko d. Access to locations for drill rig, concrete trucks, earthwork equipment, and any additional equipment needed provided by GC e. Pier Spoils to be moved and placed on-site at mutually agreed upon location, Haul-off of pier spoils by Lithko. Excludes: f. Water Placement. g. Contaminated Ground Water Storage and Disposal. h. Rock anchors, pre-cast, and steel piles. Drilling of rock or non-earth materials. i. Location and protection of existing underground utilities and adjacent structures. j. Work requiring that Lithko personnel be placed in holes. k. Water Waste Management. l. Unforeseen Site Conditions.
11	**FOUNDATIONS** a. Garage: **a. Grade Beams 796 LF - 3' W x 3' D** **b. Elevator Pit - 184 SF** Excludes: b. Perimeter Foundation drains and exterior insulation. c. Mass concrete. d. Retention systems and soil retainer boards outside of building footprint. e. Sheeting, shoring or underpinning. f. Dewatering, cleaning, and protection of foundations after installation.
12	**VERTICAL WORK** a. Garage Elevator Pit Walls**: 58 LF (12'' Thick x 4'6" FT. Tall) (4000 psi)** b. Garage Walls**: 484 LF (12'' Thick x 6' FT. Tall) (5000 psi)** c. Building Regular Columns Level 1 – Level 4: **149 EA 24" x 24" / 24" x 30" / 30" x 30" (5000 psi)** d. Class B per ACI specification (Class "A" at exposed items where asked or Round Columns.) Excludes: e. Sheeting, shoring or underpinning.
13	**SUB-GRADE** a. Lithko's work will begin at sub-grade elevation +/- 0.1 foot (balanced within a two bay area). Sub-grade disturbed by others shall be restored by others prior to the beginning of Lithko's work. Excludes: b. Installation, compaction, proof rolling and grading of sub-grade. Sub-grade by others must be capable of supporting concrete truck traffic.
14	**SLABS ON GRADE** b. Office Ground Level **34,700 SF of 5'' SOG on 15-mil vapor barrier.** c. Sprayed curing compound will be used. d. Fine grading and Thickened Edges e. Construction Joints and sawcut joints to be installed by Lithko. f. Slab on grade to be pumped. Access & staging area for pump truck and staging trucks provided by GC. Excludes: a. Liquid sealers / hardeners. b. Subgrade preparation. c. Trench drains under slab. d. Termite control.
15	**STRUCTURAL SLABS** a. Office Level 1 to Roof including forming and shoring. **98,018 SF – 5000 psi** b. Safety will be in compliance with OSHA standards. Temporary safety rails will be installed at Lithko's work areas only (Working deck plus 2 levels of reshores). c. Decks to be pumped by Lithko. Access & staging area for pump truck and staging trucks provided by GC. d. Furnish & Install of Stud Rails and post-tensioning. e. **Class B Formwork Finish** at all elevated slabs per ACI Standards. **Pan Slabs are to be Class D.** Excludes: f. Patching of floors due to deflection after stripping. g. Grinding of ceiling.

	h. Epoxy coated rebar. i. Maturity Meters
16	**MISC. CONCRETE ITEMS** Excludes: a. Duct banks and other utility concrete items. b. All Sitework c. Site Retaining Walls d. Planter Walls e. MEP Pads f. Pan Stairs
17	**POST-TENSIONING** a. Furnishing and installing non-encapsulated post-tensioning system. b. Stapling of post-tensioning chairs to formwork by others is not permitted. c. Post-Tensioning: **142,484 lbs** Excludes: d. Epoxy-coated post-tensioning. e. Marking underside of floor for tendon locations and painting exposed strands and wedges after stressing.
18	**EMBEDDED MISC. METALS** a. Installation of embedded misc. metals and sleeves shown on drawings and furnished by others with fastener holes. Excludes: b. Installation and setting of leveling nuts and plates for structural steel.
19	**WEATHER CONDITIONS** c. In the event of adverse weather conditions, Lithko will make the decision to commence, continue or cancel a pour. If the GC directs that a pour must commence or continue, Lithko is not responsible for additional overtime, damage to or repair of the affected concrete work. d. If the GC directs that a pour must commence and then cancels the pour after Lithko mobilizes its personnel and equipment, the GC is responsible for all costs associated with that mobilization. Excludes: e. Concrete additives, such as hot water, ice and accelerators. f. Barricades, temporary heat, tenting and concrete blankets for cold weather protection. a. Removal of snow and ice from work area.
20	**WORK AT EXISTING STRUCTURE(S)** Excludes: a. Saw cutting, drilling, demolition or disposal of existing concrete. b. Grouting at existing structures. c. Power washing, sandblasting or chemical treatment of existing structures prior to concrete placement.
21	**CRANES AND HOSTING PROVIDED BY GENERAL CONTRACTOR** a. **Per conversations, this project was priced with no tower crane provided.** b. GC shall provide a tower crane capable of lifting 10,000lbs and material/personnel hoist and operator (including overtime) and pay for all other associated costs. c. Lithko shall be the primary user of the crane, requiring a minimum of 8-10 hrs./day. d. Assumed Crane Foundation size – **1 EA with 4-42'' Diam Piers & 18'x18'x6' Depth Mat foundation – SEE ALTERNATES** e. Lithko will provided their rigging flagging equipment and rigger/flaggers personnel. Excludes: f. Demo or tearing out of crane foundation.
	GENERAL QUALIFICATIONS
22	• Allowing Lithko to begin work on this project indicates the GC's acceptance of the terms and conditions contained herein, which shall be incorporated into the contract documents.
23	• Lithko's contract shall be the standard AIA document A401-1997 or Lithko Standard Terms and Conditions shall become a part of the contract. For additional information, please follow the link provided below and at the bottom of the web page you may click on Lithko Contract Standard Terms and Conditions to review our contract rider. • • **http://www.lithko.com/contract-rider/**
24	• The performance of all concrete work shall adhere to current ACI standards and practices. Design of concrete work shall be based on current ACI standards and practices. Per ACI, shrinkage cracks are considered normal to concrete construction and shall not be the responsibility of Lithko to repair.
25	• Lithko will not be responsible for issues caused by moisture emission and/or drying times of hardened concrete, nor any remedial measures provided the work is installed per plans and specifications. Due to the variable nature of weather, humidity, and local material sources, Lithko makes no express or implied warranty or guarantee as to the suitability of hardened concrete to accept any surface treatments, adhesives, coverings, or overlays.
26	• Lithko does not warrant or guarantee any material, product, or method of construction is suitable for its intended purpose if designed or specified by the project Architect, Engineer, or others.

27	• Patching or preparation of exposed concrete shall include grinding of fins, rectifying joint variations in excess of ¼", and patching of honeycombs greater than ¼". Pinhole patching, rubbing, or skim coating of vertical or horizontal surfaces is excluded. Preparation of unexposed concrete will include cutting of ties and patching of tie holes.
28	• Lithko is not responsible for damages or repair of damages affecting the above scope of work caused by the negligence of others.
29	• Lithko will provide a standard 1 year warranty covering repair and/or replacement of its work to remedy defects which may occur in this time period due to faulty workmanship or materials provided by Lithko. Lithko will repair or replace, at its option, said defective work, to compliance with contract documents. Aesthetic issues shall not be considered defective and a cause to repair, remove, or replace work unless expressly identified in contract documents.
30	• This proposal is based on (Lithko) insurance limits. Builders risk insurance is not included.
31	• Contractual language regarding indemnification, Waivers of Subrogation, and mechanic's lien waivers shall be reviewed by Lithko and revised if necessary prior to contracting with the GC.
32	• This proposal is based on the continuous operation of Lithko's work from beginning to completion. One mobilization for interior work and one mobilization for exterior work are included.
	GENERAL EXCLUSIONS
33	• Payment and Performance Bond.
34	• Testing and inspection.
35	• Site work not specifically included above.
36	• Waterproofing, drain tile or drainage systems.
37	• Patching of concrete work at penetrations installed by others.
38	• Joint cleaning and sealing.
39	• Traffic coatings.
40	• Masonry reinforcing and fill.
41	• Epoxy coated reinforcing, fibermesh or corrosion inhibiting admixtures unless quantities and location are clearly indicated.
42	• Architectural concrete mixes, stains, finishes, formliners and sandblasting.
43	• Temporary power and lighting, including light plants for slab pours.
44	• Temporary access roads and ramps.
45	• Traffic control, including flagmen, policemen, barricades and temporary walkways.
46	• Street cleaning.
47	• Dumpsters.
48	• Wash-out area for pump trucks, concrete trucks and other equipment, and clean-up of wash-out area.
49	• Off-site parking.
50	• Mass Concrete.
51	• Liquidated damages.
53	• All sitework including site retaining walls.
54	• All sealed, stained and/or polished concrete
55	• Topping slabs shown on the timber areas

OTHER QUALIFICATIONS

	Material Escalation and Availability **PRICE**
54	**ESCALATION COST REIMBURSEMENT** The current condition of the construction industry, among other reasons, has created the potential for material and/or labor shortages allocations, and cost increases or "surcharges" (collectively, "Escalation Costs") being placed on various materials, labor, and/or other services (collectively, "Services"). Due to the unpredictable nature of Escalation Costs, price protection/fixed pricing cannot be guaranteed for Subcontractor's Services. Subcontractor has not included Escalation Costs in its Contract Amount but recommends Contractor/Owner carry a contingency for Escalation Costs incurred and occurring after the date of Subcontractor's bid/proposal for Services related to a project. Subcontractor will use its best efforts to minimize such price impacts. However, in the event the Cost of Work increases due to Escalation Costs, notwithstanding any contract provision to the contrary, the Contract Sum shall be increased accordingly to include the Escalation Costs incurred by Subcontractor, as well as a reasonable value for Subcontractor's increased, extended General Conditions. Within ten (10) days of Subcontractor's receipt of Escalation Costs, Subcontractor shall present such Escalation Costs to Contractor in writing. Within ten (10) days following Subcontractor's presentment to Contractor of such Escalation Costs, Contractor shall increase the Cost of the Work in the amount of the Escalation Costs and Subcontractor shall be entitled to reimbursement of such Escalation Costs. **EXCUSABLE DELAY FOR MATERIALS ALLOCATION** Likewise, notwithstanding any contract provision to the contrary, Subcontractor shall not be responsible or be held to pay damages of any nature for delays to any project schedule resulting from uncontrollable supply chain events, such as materials allocations, labor and/or

	materials shortages, and/or a sub-subcontractor or supplier's failure to supply previously-agreed to quantities of labor and/or or materials to Subcontractor. a. The following dates provided are based off Assumed date of **10/15/2024** and is the basis for material pricing. a. Anticipated start date for Concrete work is **10/15/2024.** b. Anticipated completion of concrete is **5/26/2025.** c. Concrete escalators not included in base bid will apply starting **10/1/2025 at $10.00/CY**

	BID	PRICE	
55	• Base Bid:	**$ 5,216,700.00**	
	ALTERNATES	**ADD**	DEDUCT
56	• Crane Foundation	**$ 102,500.00**	

This proposal will stand for **(30) days** and is based on project start date of **10/15/2024** depending on the timely approval of reinforcing shop drawings.

We appreciate the opportunity to bid this project. Please call with any questions regarding this proposal.

Lithko Contracting, LLC.

Matt Nichols
210-392-0314

/85-+

METRIC CONCRETE SERVICES, INC.

121 Regency Dr.
Wylie, TX 75098

Est. 1996

Ph: (972) 941-8222
Fax: (972) 941-8223

7/25/2024

RE: CELINA GOVT GARAGE

Metric Concrete Services, Inc. is pleased to offer the following proposal for the above referenced project. We have included a list of clarifications and exclusions for your review. This quote offers our sincere evaluation of the proposed work but shall not obligate Metric Concrete in any way until a binding contract is negotiated and executed. Plans dated 7/11/24.

ITEMS INCLUDED

Drilled Piers (Uncased)
Pier Caps
Grade Geams
Columns
Slab on Grade 5" (35,230 SF)
Post-Tensioned Supported Decks 8" (97,965 SF)
Walls (Including Spandrel Wall Caps)
Paving 7" (1,250 SF)
Sidewalk 4" (6,450 SF)

TOTAL: $5,407,200.00

Material Sales Tax Included
Payment & Performance Bond (not included in Base Bid) **add 1.2%**

SCOPE OF WORK

Furnish, pump, place, finish and cure concrete
Furnish and install formwork
Furnish and install reinforcing steel, post-tensioning and barrier cable.
Soff-cut paving & sidewalks

CLARIFICATIONS

Monolithic curbs included with paving quantities.
Drill & epoxy into existing has been accounted for.
Haul-off spoils included in price.

EXCLUSIONS

Permits
Casing of piers
Pavers
Building corners *(provided by others)*
Parking lot layout *(perimeter corners, radius points and island locations provided by others)*
Subgrade preparation (***sub-grade must be +/- 0.1 ft. for non-stabilized sub-base; or +/- 0.04 ft. for stabilized sub-base by others)***
Mass excavation
Rock excavation
Moisture condition of subgrade
Demolition of existing pavement
Imported fill material
Metal chairs
Slip form or vibratory screed machine placement method
Temporary traffic control barricades, police flagmen, special barricades and permits
Removal of top strip in expansion joints or cleaning of the same

Fiber mesh
Catch basins, manholes, duct banks and all concrete utilities
Landscaping sleeves
Supply of miscellaneous steel items *(anchor bolts, bollards, embedded plates, angles, hand rails, stair nosings, etc...)*
Dowel baskets
Setting and providing of guardrails or handrails
Wet cure
Pre-cast items including wheel stops or pre-cast bollards
Termite treatment
Material testing fees *(including testing of concrete flatness tolerances)*
Soil erosion protection
Joint sealing
Special slab finishes
Colored concrete
Hardeners or sealers
Final sweeping or cleaning
Utility concrete work
Pot holing
Hot or cold weather concreting
Performance and payment bonds (Add price shown above)
Any overtime (bid based on standard working hours, 40 hours a week)

PRICING UNCERTAINTY LANGUAGE FOR BID/SUBCONTRACT:
The parties hereto acknowledge that, at the time of making this Subcontract, extraordinary market forces (including but not limited to the global pandemic, unstable and escalating commodity and raw material costs, and substantial disruptions in supply chain and shipment availability) render it impossible for Subcontractor to secure commitment to a firm price for the materials required for the performance of the Work. More particularly, material suppliers will commit to firm prices only when the subject materials are ready to ship by suppliers. As a result, Contractor acknowledges that Subcontractor's Subcontract Price includes, in the category of material price as scheduled, only a non-binding estimate of material value (Estimated Material Price). When Subcontractor's supplier(s) notify Subcontractor that materials are ready for shipment and disclose the final sales price for such materials to Subcontractor, Subcontractor shall immediately notify Contractor of the adjustment to Subcontractor's Estimated Material Price required. Subcontractor shall be entitled to an equitable adjustment in the Subcontract Price sufficient to accommodate the change(s) in price of materials required to perform Subcontractor's Work.
ASKING FOR MONEY UP-FRONT:
Contractor further acknowledges that, in order to ensure that prices finally quoted for materials are honored, Subcontractor may be obligated to tender payment immediately upon shipment, and Subcontractor shall be entitled to make application for payment for all such materials delivered and stored.
SCHEDULE UNCERTAINTY:
The parties further acknowledge that, as a result of the same disruptions which are or may be affecting price, as referenced above, manufacturers and distributors of materials necessary for Subcontractor's work are quoting unusually long delays between order and delivery, and often will not commit to delivery dates at all. In this connection, then, Contractor acknowledges that Subcontractor cannot accept liability or responsibility for delays in the availability of necessary materials for the construction of the Work, and that, in the event necessary materials, timely ordered, are delayed in delivery to the jobsite, Subcontractor shall be entitled to an extension in schedule as reasonably necessary to accommodate such material delivery delays. Subcontractor covenants and agrees that it shall take all reasonable and necessary measures to keep Contractor apprised of the status of delivery of all such materials. In the event Subcontractor believes accelerated delivery of any required materials may be available, Subcontractor shall notify Contractor of any requirements and special measures necessary to secure such accelerated delivery so that Contractor may, if it desires, elect to secure accelerated delivery. The parties acknowledge that any additional cost incurred to secure accelerated delivery shall be compensable to Subcontractor by Contractor.

OCIP/CCIP participation without full disclosure of terms & conditions
We disclaim inclusion of insurance in our bid upon notice that an OCIP/CCIP is part of our Agreement
OCIP/CCIP credit (if any) to Contractor, shall be based on net savings after due consideration of all coverages, costs, premiums and administration burdens.

This proposal is good for 30 days and *conditioned upon the use of the AIA A401 Subcontract or another acceptable contract language.*

Sincerely,

Brad Boschert, Senior Estimator
Mobile 614.772.4671

METRIC CONCRETE SERVICES, INC.

POTTER STRUCTURES, LTD.

08.08.2024

Ariel Miller
Swinerton Builders

Subject; Celina Garage
Celina Texas

We are pleased to quote the turnkey concrete package (foundations and elevated structures), labor and materials required for the above referenced project in accordance with the structural plans dated 07.11.2024, and ACI Standard 318-99 and 347-99, Recommended Practice for Concrete Formwork, subject to the following provisions:

BASE BID PROPOSAL

• Turnkey concrete	$4,915,000
• Site	Excluded
• Building	Excluded
• Garage	Included

MAJOR SCOPE OF WORK ITEMS

- DUE TO VOLATILITY OF SUPPLIERS MATERIAL PRICING, PROPOSAL VALID FOR UNITL **09.04.2024**
- TURNKEY CONCRETE PER STRUCTURAL PLANS DATED 07.11.2024
- ALL SECONDARY POURS NOT INDICATED ON STRUCTURAL PLANS – EXCLUDED
- ALL WORK OUTSIDE BUILDING LINES AS DEFINED BY STRUCTURAL PLANS – EXCLUDED
- CONCRETE CONVEYANCE TO POINT OF PLACEMENT (PUMPING) – INCLUDED
- PLACING BOOM –EXCLUDED
- CRANE / HOISTING - EXCLUDED
- TOWER CRANE FOUNDATION –EXCLUDED
- TOWER CRANE BLOCKOUTS –EXCLUDED
- FLAGMAN (1EA) – INCLUDED
- ASSUME FREE ACCESS AROUND BUILDING PERIMETER TO ACCOMMODATE HOISTING / PUMPING
- DEBRIS NETTING –EXCLUDED
- CLASS A FINISH – EXCLUDED
- ROCK EXCAVATION –EXCLUDED
- HAUL SPOILS TO OFF SITE LOCATION – INCLUDED
- OFFSITE PARKING –EXCLUDED
- CORING OF DRILLED PIERS – EXCLUDED (SEE UNIT RATE BELOW)
- PROPOSAL BASED ON PSL BEING PAID RETAINAGE 30 DAYS AFTER COMPLETION OF PUNCH LIST
- PSL EXCLUDES GARAGE BARRIER CABLE DESIGN EOR TO PROVIDE DESIGN
- PSL EXCLUDES REINFORECEMENT AND POST TENSION ALLOWANCES
- PSL EXCLUDES SILANE SEALER AT SLABS EXPOSED TO THE SKY
- PSL ASSUMES GARAGE TO BE COMPLETELY TOPPED OUT BEFORE OFFICE BUILDING STARTS
- PSL EXCLUDES HOISTING – GARAGE
- PSL EXCLUDES FORM SAVERS
- PSL EXCLUDES PAN STAIR INFILLS
- PSL EXCLUDES BACKFILL MATERIAL
- PSL EXCLUDES INSULATING CONCRETE FORMS
- PSL EXLUDES SLIP RESISTIVE EMERY AGGREGATE FINISH

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- PSL EXCLUDES PIER SLURRY DISPLACEMENT METHOD
- PSL EXCLUDES ALL SITE WORK
- PSL EXCLUDES CIP CAP AT IMPACT WALLS

MATERIAL ESCALATION (any material that is not on the jobsite by the stated escalation date below is subject to the following increase)

	Escalation Date
Concrete	**04.01.2025**
Rebar	**04.01.2025**
Post Tension Cables	**04.01.2025**

- DUE TO THE RECENT UNPRECEDENTED FUEL INCREASES ACROSS THE MARKET, WE ANTICIPATE A FUEL SURCHAGE TO BE REQUIRED FOR THIS PROJECT. A COMPOSITE FUEL SURCHARGE OF $9.50/CY SHOULD BE ANTICIPATED. THE BENCHMARK FOR THIS SURCHARGE WILL BE BASED ON THE EIA GULF COAST PADD 3 INDEX FOUND ON THE U.S ENERGY ADMINISTRATION'S TABLE FOR TEXAS, SPECIFICALLY THE GULF COAST REGION TABLE. THIS SURCHAGE APPLIES WHEN THE FUEL PRICE IS BETWEEN $4.00 & $6.00 PER GALLON AND WILL BE MONITORED WEEKLY AND BILLED MONTHLY ONCE THE PROJECT BEGINS

SCHEDULE

- Concrete start to commence 6-8 weeks after receipt of NTP, civil CAD files, and structural CAD files
- Proposal based on a mutually agreed upon schedule
- Our proposal is based on a 40 hour work week with Saturday used as a make-up day

VOLUNTARY ALTERNATES

1.	Base bid proposal excludes MEP pads. To provide unit cost per square foot to install mep pad over slab, add the following:	Add	$25/sf
2.	Base bid proposal excludes pipe bollard installation. To provide unit cost per each to install pipe bollard material (provided by others), add the following:	Add	$250/ea

PROJECT SCOPE

Description	*Quant*	*Unit*
• Piers	44	ea
• Pier caps	26	ea
• Grade beams	1,263	lf
• Slab on grade	35,523	sf
• Foundation walls	230	lf
• Misc slabs	182	sf
• Topping slabs	0	sf
• Columns	133	ea
• Curbs on structure	0	lf
• Impact walls on structure	2,913	lf
• Shear / interior walls	0	lf
• Elevated flat slabs	99,699	sf
• Elevated pan slabs	0	sf
• Barrier cables	1	ls
• Concrete infill at metal pan stairs	0	ls

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PROJECT SCOPE CLARIFICATION

• Engineering and layout for our stated scope of work	Included
• PSL to verify subgrade to +\- .10 prior to accepting pad and beginning work	Included
• Base bid includes dry drill as required for the drilled piers	Included
• Total estimated pier depth to be 25 ft from finish floor elevation, plus scheduled penetration	Included
• Pumping of the slab on grade	Included
• Pumping of elevated slabs	Included
• Barrier cables	Included
• Concrete infill at metal pan stairs	Excluded
• Stud rails	Excluded
• Phasing of project schedule	Excluded
• Pour strips not indicated on structural plans	Excluded
• As built drawings other than structural documents	Excluded
• Heating and cooling of concrete to include ice, hot water, blankets, heaters, protection, etc.	Excluded
• Shrinkage reducing admixtures for cast in place concrete	Excluded
• ¾" aggregate size for structural concrete (proposal assumes 1" maximum aggregate size)	Excluded
• Crane road, subgrade prep for crane road, matting for crane road.	Excluded
• Hoisting of pier rebar cages to pier hole	Excluded
• Engineering and layout / offsets for OTHER TRADES	Excluded
• Barricades and traffic control devices	Excluded
• Light pole bases	Excluded
• Low clearance drill rig	Excluded
• Pumping of drilled piers	Excluded
• If casing of the drilled piers is required, we exclude all mechanical methods (vibratory hammer / crane / etc) to necessitate the installation of the drilled pier casing	Excluded
• Underwater concrete placement	Excluded
• Wet cure (proposal includes spray on curing compound)	Excluded
• Import fill material of any kind	Excluded
• All work associated with foundation wall backfill	Excluded
• Bracing of foundation walls	Excluded
• Compacted subgrade / subgrade prep / and ramp fill to +\- .10 from slab on grade to the first elevated level at the parking garage	Excluded
• Concrete material testing	Excluded
• Concrete material testing for 2, 3 day early break cylinders	Excluded
• Permanent perimeter protection	Excluded
• Badging	Excluded
• Safety orientation	Excluded
• Background checks	Excluded
• E-verify	Excluded
• Composite cleanup crew	Excluded
• Liquidated damages	Excluded
• Minority participation	Excluded

STANDARD ASSUMPTIONS AND CLARIFICATIONS

INCLUSIONS

- If hoisting is provided by Potter Structures Ltd, and upon completion of our stated scope of work hoisting is required to accommodate other trades, Potter Structures Ltd will terminate their hoisting contract, and ownership of the crane shall be assumed by the General Contractor
- We include engineering and layout for the concrete work listed above once the building corners are established with

off sets and perimeter base line established after the dirt work is completed.
- We will indemnify contractor for PSLTD negligence only. Indemnity for the negligence of others is specifically excluded.
- General Contractor shall provide OSHA approved ingress/egress to all phases of construction.
- We assume the sub-grade to be by others, plus or minus one-tenth.
- We have included fine grading labor & material (sand) as required for our work.
- We assume the concrete trucks will be allowed to back over the rebar or seven-day-old concrete in order to pour.
- We have included all excavations for the concrete work once the building pads subgrade is cut to +\- .10
- We exclude excavation of the elevator pits to pit slab subgrade +\- .10
- Excavation to the top of footings to be by the excavation contractor.
- We assume dirt excavated can be used for backfill. We exclude any other backfill material.
- If piers are bid cased there will be no deduct for casing.
- We assume earth forming of spread and continuous footings.
- We assume making 20,000 to 40,000 sf. of slab-on-grade pours.
- We assume the floor tolerance for the slab is FF 20 / FL 15 overall. We assume the minimum local value to be two-thirds of the overall spec tolerance.
- We assume curing the building slab with one coat of Hard Cure. We exclude all other curing methods and also exclude any work associated with floor sealers or floor hardeners. Wet cure is excluded.
- We include all supported slab construction.
- We assume the slab on grade / slab on cartons / flat slabs / pan slabs have been designed to support the loading imposed by our concrete work to include; scaffolding, shoring, equipment, personal, concrete, rebar, pt, etc. We specifically exclude any costs associated with redesign to accommodate our scope of work.
- We include bottoms and sides of supported drop beams.
- Slab edge forms attached to Potter Structures, Inc. decks at perimeter, stair, and major mechanical and elevator openings shown on the structural drawings are included.
- Construction joint bulkheads are based on 12,000 to 15,000 sf pours.
- Re-shoring for Potter Structures, Ltd. work only for 2 levels below floor being poured. If additional levels of re-shore are required due to excessive design loads, additional cost may be incurred.
- We will provide temporary guardrails. These guardrails will be removed as formed decks are stripped. Installation / inspection / and removal of permanent rails, ladders, and opening protection is by others.
- We include ACI Class “B” form finish at all formed concrete. Pan joist surfaces (if applicable) will be formed with standard flanged re-conditioned nail-down metal lap pans that leave fins and lap marks and will impart a class “D” finish.
- Clean-up of Potter Structures wood debris to a spot designated by the General Contractor, haul off of debris is by others.
- General Contractor shall supply drinking water, electrical power and sanitary facilities at the working level.
- Potter Structures will invoice monthly based on percent complete to date less 5% retainage.
- If applicable, for round columns we have included steel forms which will leave vertical and horizontal seams.
- Embeds to be installed based off of a full composite set of approved field use shop drawings. Embed material to be provided by others

EXCLUSIONS
- Provisions to accommodate any LEED requirements for the project.
- Provisions to backfill paving or monolithic curbs
- Provisions to backfill edge forms
- Potter Structures Ltd assumes no airspace restrictions. FAA coordination and permits are not included.
- Power requirements for tower crane.
- We have excluded all taxes from this proposal. We assume a Sales Tax Certificate will be issued by the General Contractor.
- We have excluded hoisting (materials and personnel) – General Contractor will furnish to Potter Structures, at no charge, adequate crane hoisting equipment for unloading and loading of trucks and for hoisting, lowering, positioning and lateral movement of all materials, including transporting of rebar cages to hole, “ganged” form

panels. Priority consideration for Potter Structures operation is assumed.
- Provisions to remove, relocate, or de-energize utilities to accommodate crane, hoisting, and concrete conveyance installation and removal requirements for project.
- Proposal provides for participation in owner / contractor provided insurance program. We have not included any cost for insurance.
- We exclude all costs associated with any Bid or Payment and Performance bond premiums.
- We exclude all costs associated with permits, inspections fees, and maintenance bond costs
- We exclude any restricted work schedule, 7AM-3PM; (assumed ability to work from early AM to late PM)
- We exclude all work associated with contaminated water and contaminated soils
- We have made no provisions for dumpsters, water, and water meter
- We have made no provisions for temporary power or lighting.
- We exclude all waterproofing
- We exclude concrete or any other material testing.
- We exclude all demolition
- We exclude all mass excavation. We have included structural excavation (from top of footing/grade beam down) for our work only.
- We assume all subgrade prep to by others.
- Unless stated in our Scope of Work, we exclude all bollards, pole bases, pre-cast wheel stops, misc. pads, etc.
- We exclude materials and labor to install PVC sleeves.
- We exclude any concrete cleaning, striping or painting.
- Equipment pads, housekeeping pads, topping slabs, curbs or similar secondary pours unless specifically stated elsewhere in our proposal.
- Basement walls, if any, are assumed to be two sided. There must be a minimum clearance of three feet between a new wall to be formed and the earth or retention system.
- Floor hardeners and sealers
- We assume floors will be cleaned by applicators of any hardener and/or sealers. We specifically exclude cleaning of the floor slabs.
- If construction joints have a keyway, Potter Structures Ltd. will not be held responsible for spalling.
- We exclude supports for the wire mesh.
- We exclude any and all work associated with geofoam, i.e. perimeter and under slab etc.
- If casing of the drilled piers is required, we exclude any mechanical means (vibratory hammer / crane / etc.) required to necessitate the casing of the drilled piers
- Mudsills. It is assumed that all slabs on grade will be in place prior to the erection of the shoring for all decks.
- Forming of any type for masonry, (tie beams, CMU rail caps, etc.).
- Furnishing of embeds, inserts, reglets, sleeves, dovetail, chases, anchors, reveals, styrofoam, joint gaskets, form liners or similar built-in items unless specifically stated elsewhere in our proposal.
- We have not included any costs associated with furnishing of materials, installation or maintaining permanent safety rails or safety nets. This would include any perimeter safety below our working deck, safety cables, or sleeves for safety cables. Wrecking of Potter Structures material will begin once the general contractor has installed permanent safety rails on top of poured concrete slab.
- Perimeter safety rails at roof level
- General contractor is responsible for the installation, inspection, maintenance and removal of the perimeter handrails, interior handrails, and ladders, after formed decks have been stripped.
- Initial installation and inspection of ladders will be done by PSL. Other trades using ladders will be required to provide their own ladder inspection prior to use. Maintenance and inspection of ladders below PSL formed deck is the responsibility of the General Contractor.
- We have not included the protection of any adjacent structures.
- We have not included bracing of any walls once they are stripped.
- Clean up of concrete leakage or seepage (except for form failure).
- Pointing, patching, rubbing, or grinding of concrete (unless concrete does not meet ACI standards).
- Patching of tie holes and/or rubbing of vertical concrete walls.
- Forming of any type associated with structural steel frames such as encasement of columns or beams.

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- It is assumed that inserts will be used for rebar so that wall and column forms will not be penetrated. Supply and installation of inserts to be by others.
- Concrete encasement of any structural steel elements.
- Provisions for Davis Bacon or other restrictive wage scales.

Our proposal is based upon the following conditions:

1. This quote is revocable until accepted in a written contract containing mutually acceptable terms and conditions.

We appreciate the opportunity to bid your project. If you have any questions please do not hesitate to call.

Sincerely,

Angel Ramirez

Potter Structures, LTD

SIZELOVE CONSTRUCTION
Concrete Solutions for Complex Projects

August 8, 2024

RE: Celina Government Center Parking Garage
105 N Arizona Dr.
Celina, Texas 75009

Gentlemen:

We propose to furnish all labor, material, and equipment necessary to complete all concrete work, except as excluded below, in accordance with the specifications and contract plans with alternates and addenda listed below. This proposal does not include sales tax or payment and performance bond.

Price:

$ 5,649,140.00	**Total – Base Bid**
$ 59,520.00	**Add for Payment & Performance Bond**
$ 81,500.00	**Deduct for Barrier Wall Cap Removal**

NOTES:

(1) All agreements are subject to delays caused by accidents, acts of God, material shortages and allocations, or other causes beyond our control.
(2) This proposal is valid for 30 days.
(3) Current cost reflects market conditions at date of proposal. The contractor is advised to verify the validity of pricing prior to concluding your deal with your client.
(4) This proposal is based on a 45-hour work week.
(5) Bid assumes two (2) mobilizations. Each additional MOB will be $4,000.00.
(6) Bid assumes one (1) mobilization for the pier subcontractor. Each additional MOB will be $5,000.00/EA.
(7) Bid assumes building subgrade to be prepared, compacted, and graded to +/- .10' prior to start of our work.
(8) The bid assumes paving subgrade to be lime stabilized, compacted and blue topped to +/- .10' prior to start of our work.
(9) Piers bid DRY, at 24", 42" & 48" diameter from FFE to a depth of 25' plus the required penetration.
(10) The bid assumes an estimated project start date of Sept. 2024 with an estimated finish date of July 2025 for material escalations.
(11) Plans dated 07/11/2024.
(12) Acknowledge addendum none.

INCLUSIONS:

(1) All layout for our work from initial control provided by others prior to start of our work.
(2) Structural excavation and backfill for this scope of work.
(3) Off-site disposal of all spoils created by this subcontractor.
(4) Place anchor bolts and embeds (provided by others)
(5) Grouting anchor bolt base plates.
(6) Fine grading.
(7) Furnish and place reinforcing steel
(8) Furnish and install 4" rock layer under level 1 slab on grade.
(9) 15 mil Vapor Barrier
(10) Control joint sawing.
(11) All slabs will be water/paper cured.
(12) Hoisting

Garage

(1) 10 EA. – DP24 24" Piers

11120 SOUTH PIPELINE ROAD
EULESS, TEXAS 76040
817.267.4788

(2) 30 EA. – DP42 42" Piers
(3) 4 EA. – DP48 48" Piers
(4) 5 EA. – Pier Caps
(5) 755 LF – Grade Beams
(6) 55 LF – Ret. Walls – Elevator Pit
(7) 210 LF – Ret. Walls – Ramp
(8) 28 EA. – 24"x24" Columns
(9) 2 EA. – 30"x24" Columns
(10) 4 EA. – 30"x30" Columns
(11) 117 SF – 2' Slab on Grade – Elevator Pit
(12) 34,894 SF – 5" Slab on Grade – Level 1
(13) 35,583 SF – 7" Flat Slab w/ Beams – Level 2
(14) 34,900 SF – 7" Flat Slab w/ Beams – Level 3
(15) 29,076 SF – 7" Flat Slab w/ Beams – Level 4
(16) 679 SF – Pan Filled Stairs & Landings
(17) 2,693 LF – Barrier Wall
(18) 2,852 LF – Barrier Wall Cap
(19) 13,278 LF – Barrier Cable
(20) 164 SF – 4" MEP Pads
(21) 456 SF – 6" MEP Pads – Generators
(22) 36 EA. – Bollards – Level 1

Site

(23) 1,226 SF – 7" Concrete Paving
(24) 86 LF – Curb & Gutter
(25) 1,585 SF – 4" Sidewalks
(26) 108 LF – 6" Monolithic Curb
(27) 81 SF – Transformer Pad

WE EXCLUDE THE FOLLOWING:

(1) Testing and Permits
(2) Demolition and demolition saw cutting.
(3) Mass excavation and mass fill.
(4) Void boxes & soil retainers.
(5) Casing for piers.
(6) Furnish or install bollards on levels 2 – 4.
(7) Furnishing anchor bolts, embed plates, inserts, gate post, steel grates, and bollards.
(8) Fence and fence post foundations.
(9) Furnishing or installing drainage mats, pipes, trench drains, floor drains or sub-soil drains.
(10) Floor hardener
(11) Sealants & waterproofing
(12) Pre-cast concrete & concrete splash blocks
(13) Concrete and reinforcing steel for masonry & utility work.
(14) Layout of masonry dowels (layout by mason)
(15) Install or furnish masonry dowels on non-load bearing walls.
(16) Furnishing concrete step nosing (provided by others will place)
(17) MEP Pads (not listed in inclusions)
(18) Striping, signage, concrete wheel stops.
(19) **Traffic control and barricades**
(20) Termite control

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Concrete Solutions for Complex Projects

(21) Utility concrete of any type
(22) Paving machine finish paving
(23) Hot or cold weather concrete procedures
(24) Staining, sealing, or polishing of concrete.
(25) Stamped and Integral color concrete
(26) Asphalt paving or patching.
(27) Safety railing
(28) BIM Modeling
(29) Spray Lock penetrating protection or curing.
(30) Moisture Mitigating Admixture or Topical Spray on slabs.
(31) Offsite trash and debris removal (will place in dumpster provided by others)
(32) Sales tax

Piers – Unit Price Per Linear Foot:

Pier Diameter	Add Depth	Lesser Depth	Casing Add	Casing Deduct
24"	$ 78.00	$ 28.00	$ 58.75	$ 11.75
42"	$ 190.85	$ 85.50	$ 119.00	$ 19.75
48"	$ 234.75	$ 111.75	$ 154.75	$ 23.25

If casing is required a MOB of $10,000.00/EA. will be required.

Thank you,

Troy Routledge
Sizelove Construction

11120 SOUTH PIPELINE ROAD
EULESS, TEXAS 76040
817.267.4788

Swinerton Construction Company August 8, 2024

A. PRICING:

Base Bid **$ 3,055,000.00**

B. CONTRACTOR OPTION(S):

ADD to Base Bid Above to incorporate drilled non cased piers, furnish of ready-mix material, and furnish and install of reinforcing (Rebar, Post Tensioning, Barrier Cable). **+ $ 2,280,000.00**

DEDUCT forming and place/finish of cast in place cap at perimeter walls all levels. Note credit here doesn't included the cost of concrete and rebar which would be carried by Contractor and increase overall credit to this VE. **($ 60,000.00)**

Sincerely,
United Forming, Inc.

Kevin O'Leary
Preconstruction Manager
Cell: (512) 534-0041

CC: Stephen Krause
CEO

SCOPE OF WORK
AND PROJECT SPECIFIC CONDITIONS
07/31/2024

This attachment shall not limit more stringent requirements found elsewhere in the Subcontract Documents unless specifically listed as an exclusion below.

Applicable Documents:

1. The plans and specifications dated 07/11/24 including but not limited to:
    a. BID-PERMIT Drawings - Dated 07-11-2024
    b. Project Manual Issue for Permit date 07.11.24
    c. Geotechnical Letter Dated 09.19.2023
    d. Addendum No. ----------

Perform all FORMWORK, PLACE AND FINISH work, including but not limited to:

Project Specific Conditions

1. Subcontractor is responsible for expediting work at no additional cost for delays caused by Subcontractor, not other trades or Swinerton. If Subcontractor experiences delays that could potentially require cost to expedite, they are required to notify SB in writing within 24 hours of delay.
2. If Subcontractor experiences delays due to negligence of another trade on the jobsite, Subcontractor has right to discuss compensation reimbursement with SB.
3. If delays are experienced, Subcontractor is only responsible for the cost of the delay to the extent they are responsible for the delay.
4. Subcontractor has the right to approve the proposed cost of a change prior to sending to Owner for approval.
5. Contractor's right to stop work for non payment or reduction of retainage held shall flow down from Provisions in the Prime.

FORMWORK

1. The drawings, specifications, Geotechnical report and Addendums if any are scope documents that indicate the general scope of the project and as such, the drawings and specifications do not necessarily indicate or describe all work required for the full performance and completion of the work. Subcontract is awarded on the basis of such documents with the understanding that the Subcontractor is to furnish and install all items required for the proper completion of their work without adjustment to the subcontract price, including but not limited to the following: Subcontractor shall furnish all labor, supervision, material, equipment, tools, scaffolding, lifts, layout, storage, handling, hoisting, loading and unloading, onsite traffic control, taxes, insurance, permit fees, personnel parking, support, material and labor escalation, overhead profit, and all other miscellaneous appurtenances as necessary for a complete and functional installation as described in the Contract Documents.

2. Formwork for all cast in place concrete shown on any drawing including, architectural, structural, mechanical, plumbing and electrical drawings unless specifically listed as an exclusion. Structural drawings to govern if there are any discrepancies amongst Contract Documents.
3. Shop drawings showing all layout, details, blockouts, construction joints, etc. Shop drawings provided by Subcontractor will be provided in PDF form. Reinforcing, embed and CMU shop drawings by others.
4. Design and engineering of formwork and shop drawings under the direct supervision of a qualified engineer registered in the State of Texas.
5. Concrete accessories such as waterstops~~,~~ construction joints, expansion joint material, chamfer strips, blockouts etc. as required for a complete installation.
6. Edge forms, hung forms and column blockouts as required.
7. Formwork for slabs and walls including elevator pits, sump pits, etc.
8. Layout, install and removal of formwork for all cast-in-place columns, walls including ~~shear walls,~~ parapet walls, crash walls upturned beams and retaining walls per design documents.
9. Layout, install and removal of formwork for concrete columns, pilasters, column caps, etc. per design documents.
10. Layout, install and removal of formwork for suspended beams, ramps and slabs.
11. Layout, install and removal of formwork of all elevated slab edgeform. Drilling of holes in edgeform for rebar operations. Layout of holes by others.
12. Formwork for ramps and slab on grade.
13. Layout, install and removal of formwork for all traffic barrier wall caping shown on design documents.
14. Layout, install and removal of elevated slab construction joints that are not shown on the design documents, but will be required for construction. Including all concrete accessories for concrete formwork scope of work.

~~15. Includes structural formwork for CIP detention walls.~~

16. Form decks and edge form. Provide safety planking for 3'-0" area around perimeter wall for safety during wall forming and maintain until deck forms are installed.
17. Provide all construction joints and control joints~~,~~ key way, waterstop~~,~~ etc. Form construction joints at slab .Maximum area to be placed without construction joint is 16,000 s.f.
18. Openings and blockouts required by other trades as shown in the contract documents. Coordinate with other trades as required including but not limited to plumbing, fire protection and electrical. Beam and wall sleeves for MEP trades by Others.
19. Holes must be drilled in formwork for reinforcing, conduit penetrations, etc.
20. Rebar dowel templates for drilled piers and Layout at columns, curbs, concrete walls and masonry walls dowels from approved shop drawings.
21. Set all embeds for cast in place concrete including angles, trench drain frames, elevator sill angles, rails, plates, step support angles, sleeves for guardrails, bollards and fences, sump pit grate frames, manhole covers, anchor bolts and other miscellaneous metal embeds.

22. Receive, hoist and install embeds stairs and Embeds and layout shop drawings will be supplied by Subcontractor requiring items. Embeds provided with approved shop drawings, holes predrilled and onsite 5 days prior to install of rebar
23. Layout rebar dowel for CMU walls from approved shop drawings provided by others.
24. Subcontractor to provide enough formwork and material to meet the agreed upon structure schedule. Forms to be of quality equal to or better than required in Subcontract Documents.
25. Tolerances for formwork-To meet ACI Form Finish per the following and are subject to ACI 117 tolerances unless coordinated differently with Swinerton:

    Concealed Foundations | ACI 301 Surface Finish -1.0 (SF-1.0).

    Underside of Elevated Slabs | ACI 301 Surface Finish Class B

    Columns & Walls | ACI 301 Surface Finish Class B
26. Shoring as required by *ACI* construction practices.
27. Re-shoring as required by *ACI* construction practices.
28. Monitor all formwork during concrete placement (pour watch) and provide immediate corrective measures required by form deflection, leakage, etc. Wall concrete placement to be per ACI industry standard.
29. Notwithstanding any language to the contrary contained in this Agreement subcontractor to comply with all applicable ACI standards.
30. Layout from two control lines and one benchmark which will be established by others at ground level. Provide one control line in each direction on each formed slab area for layout by other trades.
31. Layout complete including structural excavation required for concrete. Layout elevations for concrete placement on forms. Grade nails are not acceptable.
32. Layout and set, and grouting all anchor bolts for structural steel.
33. Layout and install form saver dowel bar splicer for all horizontal rebar. Layout shop drawings to be provided by Rebar Subcontractor. Inserts to be installed by Formwork Subcontractor. Dowels to be provided by Formwork Subcontractor and installed by Rebar Subcontractor. Detail 8/S-580 form saver and threaded I-bolt excluded. Change order to follow once design and piece count of this condition is available.
34. Formwork stripping and removal from jobsite.
35. Grind, patch, plug and provide corrective work as necessary to bring exposed formed concrete surfaces to ACI Class B finish. Blend all patchwork.
36. Remove any nails installed by Subcontractor, wires, etc., which remain in the concrete after removal of formwork and which may generate rust stains on exposed concrete surfaces.
37. Patch holes in concrete caused by formwork ties, inserts, braces, etc. and bring exposed concrete surface to ACI Class B finish. Subcontractor to provide ACI tolerances for finish.
38. Scaffolding for concrete pours on wall forms and rebar placement. Safe platforms from which all concrete can be placed and all post tension cables can be stressed.
39. Temporary guardrails by Subcontractor. These guardrails attach to formwork and shall be removed as formwork is stripped and relocated. Subcontractor will not be responsible for the

installation of guardrails on completed slabs or for safety issues created by the removal of temporary guardrails by Others.

40. Provide and maintain temporary stairs and ladders as required to meet OSHA requirements to active formwork deck. Remove from jobsite after permanent work is installed.
41. Temporary lighting below working decks until stripping has been completed for Subcontractor work only, including task lighting, egress lighting and general safety lighting.
42. Provide a detailed schedule that shows requirements for your work and other interfacing requirements including but not limited to slab inserts, embedments, reinforcing, electrical conduit, etc. prior to the commencement of work.
43. Provide full time on-site field superintendent to be non-working and have complete responsibility for their work scope, including crew size, scheduling, punchlist, etc. Provide separate on-site office support staff, including project manager, if needed, to service the project to the satisfaction of the project team.
44. Include pourwatch to monitor all of its formwork during concrete placement and provide corrective measures required by form deflection, leakage, etc. for work that is outside of tolerances allowable by ACI.
45. Layout all form-savers as required and coordinated with Swinerton per unit pricing included on contract summary. Attachment methods to formwork for formsavers is included by Subcontractor. Detail 8/S-580 form saver and threaded I-bolt excluded. Change order to follow once design and piece count of this condition is available.
46. Garage slabs will be poured at the specified slab thickness. Subcontractor will slope all formwork to achieve garage sloping requirements. Slabs to be gauged by others during concrete placing operations.
47. Provide corrective work as necessary to bring exposed formed concrete surfaces to a class B finish. Blend all patchwork to match adjacent concrete finishes to the acceptable finish.

PLACE AND FINISH

1. Furnish all labor, material and equipment to complete all place and finish concrete work as described in and shown on the Subcontract Documents. Complete work that is currently shown, and that which can be reasonably anticipated to be included for this project. No exclusion from limitations in plans and specifications shall be reason for omitting the appurtenances or accessories necessary to complete this work.
2. Place and finish the following:

    a. Piers
    b. Pier Caps
    c. Elevator Pit foundation
    d. Elevator Pit walls
    e. Grade beams.
    f. Slab of grade
    g. CIP walls
    h. 8” Thick traffic barrier walls
    i. CIP Columns
    j. Suspended slabs and beams
    k. CIP Ramps
    l. Concrete fill on metal stairs

m. Concrete fill on metal bollards
n. Mechanical pads- Included only as an allowance of 2,000 SF, 6" thick pads.

3. Help Coordinate pour scheduling with Contractor and Concrete Ready-Mix Supplier. Pour size, quantity, and sequence to be determined by Contractor.
4. Help Coordinate mix design with Concrete Ready-Mix Supplier and Concrete Reinforcement
5. Swinerton to provide benchmark elevation on pour level.
6. Help Coordinate slab depressions with other trade subcontractors for whom they are being provided. Subcontractor shall be responsible for all bushing, where Subcontractor has deviated from elevations provided by Others.
7. Ensure proper concrete consolidation at embeds, sleeves inserts, etc. Without damaging or dislodging them from acts other than typical placing and finishing concrete.
8. Work concrete around dowels for concrete and CMU during finishing to provide a substrate acceptable to the Inspector and Structural Engineer as access possible of means and methods.
9. Any overtime necessary to complete slab placement and finishing is included barring any unforeseen events (batch plant. issues).
10. Adhere to ACI FF/FL slab tolerances per Contract Documents.
11. Provide uniform slope to drains at roofs and garage areas.
12. Sawcutting of control joints at slab on grade (within 24 hours of placement) and where required by Subcontract Documents.
13. Complete concrete stair pan fill as early in project as possible. Coordinate with Swinerton Superintendent.
14. Sack and patch any defects due to improper placing or vibrating of concrete to meet approved finish per contract documents.
15. Grind, patch, plug and provide corrective work of deficiencies due to concrete placement and finishing as necessary to bring concrete surfaces to requirements of Subcontract Documents.
16. Comeback work at pour strips and at blockouts for the miscellaneous metal connections (i.e. stair to landing), PT stressing areas (approx. 250sf), etc. Comeback work to be scheduled and coordinated with other onsite work as best as possible.
17. Install nosing (abrasive strips) at stairs.
18. ~~Concrete wash as required and noted per Contract Documents. Add of $18,000 to subcontract value if interior column washed from Parking Drawing detail are required.~~
19. Finish concrete per Contract Documents.

HOISTING

1. Subcontractor is responsible for ~~installing~~ providing the crane and other hoisting equipment to complete the assigned scope of works. East end of site (future new administration building site) to be made available by Contractor for Subcontractors use in staging hoisting and concrete pumps.
2. Subcontractor/Operator is responsible for proper safety preparation prior to inclement weather.
3. Includes maintenance necessary for duration of project.

2. <u>Site-Logistics</u>

a. Subcontractor acknowledges they have familiarized themselves with the project site,

existing site conditions, and Swinerton's Site Logistics plan, and have included all related costs to complete this scope of work.

b. Subcontractor shall provide all equipment required to complete this scope of work. This includes all equipment required to receive, unload, store, hoist, place, and install.

c. Subcontractor is to complete job site visit prior to commencement of operations of this trade to familiarize itself with existing and anticipated conditions. No extra monies will be paid due to "identifiable job site conditions".
d. Move-ins required for the completion of this scope of work are included in the contract amount (see construction schedule for move-ins) and no additional compensation shall be made thereof. Subcontractor shall perform all work in accordance with the sequence of activities as established by Swinerton Builders and project conditions.
e. Subcontractor will protect existing finishes, on-site property, and off-site property to prevent damage during and from this scope of work.
f. All onsite traffic control, flagman, permits, barricades, and safety required for this work.
g. All equipment diapered and white or wheel covers on new concrete.
h. Check all equipment daily for foreign objects in tires to prevent damage to new concrete.

3. Delivery Schedule

a. All deliveries of materials to the job site are to be cleared with Swinerton Builders Project Superintendent with respect to date, time of unloading, and storage area location at least 48 hours prior to delivery. Subcontractor is responsible for receipt and unloading of all materials delivered. Subcontractor will be responsible for all costs if Swinerton Builders has to unload materials, or Swinerton Builders may reject a delivery for which Subcontractor has not made unloading provisions. Any delays and/or costs due to Subcontractor's lack of preparedness will be the Subcontractor's responsibility.
b. Unloading of material in designated areas only.
c. GC will not be responsible for unloading any materials.
d. No material will be allowed to be stockpiled on-site and should be brought on-site only when it is ready to be erected.
e. Insofar as space will permit, Swinerton Builders will cooperate with Subcontractors in assigning areas for material storage and field offices. There is no assurance that Subcontractor will be allowed space on-site for a job office or storage units. It is understood that during the course of construction, it may become necessary to relocate the storage areas and/or field offices if conditions warrant, in which case Subcontractor shall, at no additional cost, remove materials, clean all debris, and vacate the area promptly.
f. All materials stored on building slabs are to be palletized if possible. By having materials palletized, it will simplify any relocating that Subcontractor may need to do. Pallets must be spray painted with identifying marks or colors so that each Subcontractor can distinguish their pallets from the pallets of others. Swinerton Builders will remove unmarked pallets and all related costs equally divided among the subcontractors that have not marked their pallets.
g. All material will have to be free of any and all smudges, marks, stains, space pads, debris, or stain. Any dented, scratched, nicked, or otherwise damaged material caused by this Subcontractor will be replaced or repaired at no additional cost to Swinerton Builders or the owner.

4. Storage

a. Due to the magnitude of the work, storage area is limited, Just in time deliveries are

encouraged. Any material stored on site must be approved by Superintendent.

b. Any staged/stored material may be required to be relocated at the direction of the superintendent in a reasonable amount of time.

5. **Hoisting**
   a. Subcontractor to provide pick plans for any hoisting to take place. No hoisting shall commence until approved by Swinerton. Plans should be submitted no later than 2 weeks prior to pick.
   b. Subcontractors to provide temporary access required for completion of work including but not limited to scaffolding, swing stage, and covering openings.
   c. Subcontractors to include cost for Swinerton Builders supervision for all overtime work, including hoisting and stocking.

6. **Staffing:**
   a. Provide professional staff to attend Pre-Construction Meeting(s), daily and weekly Foreman/Superintendent Meetings, and Progress Meetings in person while onsite for the performance of this work. Attend meetings by phone/teleconference when not currently onsite performing work.

   b. Subcontractor shall provide competent safety person or safety coordinated as outlined in Safety requirements.

7. **Miscellaneous:**
   a. Items contained in the Subcontractor's Proposal have been superseded by Work Order Agreement.

EXCLUSIONS:

1. Sales Tax On Permanent Materials (If part of Subcontractors Scope of Work)
2. E-Verify and Employee Screening.
3. Retainage on Permanent Materials (If part of Subcontractors Scope of Work)
4. Payment and Performance bonds and premiums
5. Concrete Supply- Contractor to provide high early strength concrete allowing for stressing of post tensioning within 48 hours. Contractor responsible for any cost associated with heating/cooling/admixtures and any other fees from Ready Mix Supplier. Concrete for deck pours to be provided as pumpable mix with workable slumps.
6. Rebar Supply and Install and rebar dowel protection
7. PT Supply and Install. Grouting and Patching of PT cable pockets by others.
8. Barrier Cable Supply and Install. Patching of barrier cable pockets by others.
9. Drilled Piers including concrete placement, management of spoils, hauling spoils offsite. Drilled Pier Subcontractor and Testing agency to confirm bottom of pier elevation has been established.
10. Hauling off site spoils generated from Subcontractor scope of work at foundations. Subcontractor to stock pile spoils onsite.
11. Furnish and install of import fill/gravel base and gravel base.

Subcontractor Bid Analysis

Trade:	**04.20 Unit Masonry**
Project:	**Celina Government Center Parking Garage**
Owner:	**City of Celina**
Lead Estimator:	**Benny**

Spec or Dwg #	Item	Description	Total Cost	Selected Sub	BUTLER & BUTLER	ALPHA & OMEGA	FATHERANDSONS	DMG MASONRY	Skinner Masonry	J & E Companies	GG & S	x Fenimore-Blythe
		Subcontractor		Fenimore-Blythe	BUTLER & BUTLER	ALPHA & OMEGA	FATHERANDSONS	DMG MASONRY	Skinner Masonry	J & E Companies	GG & S	Fenimore-Blythe
		Phone		817-834-6301	(682) 218-0518	(682) 408-4451	(972) 576-5432	(817) 784-0880	(972) 289-3178	(81) 769-1938	(972) 672-1774	817-834-6301
		Contact		David Grzesiak	David Vicuna	Ishan Patel	Alias Arias	Josh Cagle	Jeremy Peek	Elva Vasques	Josh Gray	David Grzesiak
		email		idg@fenimoreblythe.	dvicuna@butlermasonry.com	jpatel@aopsg.com	elias@fsmsi.com	jcagle@dmgmasonry.com	jpeek@skinnermasonry.com	elva@je-co.com	josh@ggsconstruction.com	davidg@fenimoreblythe.com
		Scope Complete		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Rank		3	7	1	4	5	8	6	2	3
		Delta To Low		0%	38.53%	-3.92%	7.56%	18.64%	44.76%	29.01%	-3.17%	0.00%
		Enter SBE %		0%								
		SBE $$$		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Total Cost		**$ 1,184,111**	**$ 1,640,300**	**$ 1,137,740**	**$ 1,273,600**	**$ 1,404,794**	**$ 1,714,060**	**$ 1,527,600**	**$ 1,146,600**	**$ 1,184,111**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
		Prequalification Status		Yes	No	Yes	No	No	No	No	Yes	Yes
		MSA Status		Yes	No	No	No	No	No	No	Yes	Yes
		Single Project Limit		$ 695,317	N/A	$ 550,439	N/A	N/A	VENDOR	N/A	$ 250,000	$ 695,317
		Aggregate Limit		$ 1,564,463	N/A	$ 1,238,488	N/A	N/A	VENDOR	N/A	$ 562,500	$ 1,564,463
		Exclude Sales Tax	-	excl	excl	excl	excl	excl	excl	excl	excl	excl
		Textura	-	incl	incl	incl	incl	incl	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl	incl	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl	incl	incl	incl	incl	incl
		Scope sheet included	-	$ -								
		Schedule included	-	$ -								
Trade Specific Requirements												
Base Bid			**$ 1,385,650**	**$ 1,184,111**	**$ 1,640,300**	**$ 1,137,740**	**$ 1,273,600**	**$ 1,404,794**	**$ 1,714,060**	**$ 1,527,600**	**$ 1,146,600**	**$ 1,184,111**
		Base Bid	$ -	$ 1,025,379	$ 1,520,100	$ 1,017,540	$ 1,132,600	$ 1,266,594	$ 1,549,060	$ 1,362,600	$ 1,026,400	$ 1,025,379
		Layout, supply and installation of the following masonry scope of works as per specification and drawings.		Included	Included	Included	Included	Included	Included	Included	Included	Included
		8" IWR CMU Block, Gray.		Included	Included	Included	Included	Included	Included	Included	Included	Included
		8" Burnished CMU Block where exposed out side.		$ 36,196	Included	Included	Included	$ 18,000	$ 44,800	$ 44,800	Included	$ 36,196
		Brick Veneer: Interstate Brick as specified.		Included	Included	Included	$ 20,800	Included	Included	Included	Included	Included
		3" R12 Mineral Wool Insulation (Type A) Ref. A-501 Wall Assembly 'A8-1 & A8-0'		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Cast Stone: Banding & Caps		Included	Included	Included	Included	Included	Included	Included	Included	Included
		HM Grout Filled Single Door Frame Installation		Included	Included	Included	Included	Included	Included	Included	Included	Included
		HM Grout Filled Double Door Frame Installation		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Grout, Rebar, Wire and all other accessories		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Wall ties, Weeps, Mortar net, Color Mortar		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Rubberized Thru-Wall Membrane Flashing @ Brick Ledge & over Doors & Windows where masonry occurs only		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Mobilization, Submittals, Shop Drawings		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Mock-Up		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Equipment & Scaffolding		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Wash, Removal of spoils (Dumpster Provided by GC)		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Safety orientation		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Safety rails		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Safety on site		Included	Included	Included	Included	Included	Included	Included	Included	Included
		David Bacon wage scale (Collin County)		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Liquidated damages and insurance as per Swinerton Contract terms		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Textura		$ 2,336	Included	Included	Included	Included	Included	Included	Included	$ 2,336
		Wall backing @ Metal roof	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
		Cast Stone coping @ Barrier Walls	$ 142,600	with concrete	with concrete	with concrete	with concrete	with concrete	with concrete	with concrete	with concrete	with concrete
			$ -	$ -								
		Dumpsters for Masonry Work	$ 85,600	$ 85,600	$ 85,600	$ 85,600	$ 85,600	$ 85,600	$ 85,600	$ 85,600	$ 85,600	$ 85,600
		Quality Control	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600
			$ -	$ -								
		Total Base Bid (excl. Bond)	**$ 1,385,650**	**$ 1,184,111**	**$ 1,640,300**	**$ 1,137,740**	**$ 1,273,600**	**$ 1,404,794**	**$ 1,714,060**	**$ 1,527,600**	**$ 1,146,600**	**$ 1,184,111**

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FENIMORE-BLYTHE

Commercial Masonry

NCTRCA CERTIFIED SMALL BUSINESS ENTERPRISE (SBE) COMPANY

2300 Higgins Lane, Fort Worth TX 76111
Phone: 817-834-6301 Fax: 817-834-4640

PROPOSAL & SCOPE OF WORK FOR THE MASONRY

PROJ: **CELINA GOVERNMENT CENTER GARAGE GMP**
105 N ARIZONA DRIVE
CELINA, TX 75009
P: -
F: -

OWNER: **CITY OF CELINA**
142 NORTH OHIO STREET
CELINA, TX 75009
P:
F:

ARCH: **HED DESIGN**
15301 SPECTRUM DR., SUITE 450
ADDISON, TX 75001
P: (972) 934-8888
F: -

Arch Proj #: 064542434
Bid Date: 8/8/2024
Bid Time: 2:00 PM

NO OF ADDENDA SEEN: N/A
LATEST ADDENDUM DATE: N/A
DATE OF PLANS: 7/11/2024

We propose to complete the MASONRY WORK in accordance with the Contract Documents for the Sum of:

Masonry Base Bid	**$1,025,379**	**{ONE MILLION TWENTY FIVE THOUSAND THREE HUNDRED SEVENTY NINE}**
Masonry Mat'l Sales Tax (Add If Applicable)	**$37,105**	**{THIRTY SEVEN THOUSAND ONE HUNDRED FIVE}**
Stucco Base Bid	**$62,667**	**{SIXTY TWO THOUSAND SIX HUNDRED SIXTY SEVEN}**
Stucco Mat'l Sales Tax (Add If Applicable)	**$1,271**	**{ONE THOUSAND TWO HUNDRED SEVENTY ONE}**
Burnished Alternate	**$36,196**	**{THIRTY EIGHT THOUSAND FIVE HUNDRED FIFTEEN}**
Burnished Mat'l Sales Tax (Add If Applicable)	**$2,319**	**{TWO THOUSAND THREE HUNDRED NINTEEN}**

Material Tax (Included in Divisions: **Masonry & Stucco**

This Proposal assumes that we will be able to complete the CMU portion of our work in no more than One (1) Mobilization, therefore the building must be in a state of readiness to accept Masonry. If More than One (1) Mobilization is required to complete the CMU through no fault of Fenimore-Blythe, then each additional Mobilization will incur a Change Order to the Contract in the Amount of One Thousand Dollars ($1,000.00) for each additional Mobilization.

In order that you may have a complete understanding of our proposal, we have prepared the scope clarification sheet for your consideration and review. We request that any CONTRACT FOR MASONRY WORK should include this PROPOSAL in its entirety. The utilization of our bid hereby constitutes the acceptance of the terms and conditions listed and outlined below. This proposal is contingent on our right to review, modify and/or negotiate the subcontract agreement. All work is warranted against defects in Labor and/or Materials for a period of one (1) year. This warranty does not include repair work for materials improperly maintained, abused, neglected, damaged, or subject to normal wear and tear.

Our proposal INCLUDES all applicable taxes & insurance and the following masonry or masonry related items as per the contract documents: **All Sales Taxes Excluded**

SEE ATTACHED MASONRY INCLUSIONS

Our proposal DOES NOT INCLUDE the following items and/or activities and are therefore EXCLUDED:

SEE ATTACHED MASONRY EXCLUSIONS

Our proposal is based on OUR COMPANY being PROVIDED by others the following services and/or items at no cost to us, and are therefore EXCLUDED from this proposal:

SEE ATTACHED MASONRY QUALIFICATIONS

This proposal is **conditional** upon the use, of any and all equipment supplied by our company (including, but not limited to, scaffolding, tools, supplies, materials, power cords, electrical appliances and any other supplies or materials of any kind provided by us) (“Equipment”) solely by the personnel of this company and/or it’s designated agents or sub-subcontractors. In the event any other person or entity (including the Project Owner, Contractor, any other subcontractor, or any other party) desires to use any such "Equipment", such use shall be solely at our discretion and, prior to any use, and as a condition precedent to any such use, the party or parties which will be using such Equipment shall, at no cost to us, (1) execute an Agreement (in a form provided by us) governing the use of such Equipment, and (2) shall supply a Certificate of Insurance, naming Fenimore-Blythe Commercial Masonry, LLC and its officers, directors, agents and assigns as additional insured's and waiving subrogation as to any claims or damages related to the use of such "Equipment".

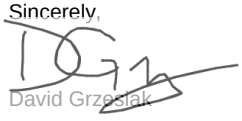
Our proposal is based on being provided reasonable access to all work areas, and sufficient areas to work in to allow masonry work to proceed at an optimum rate in accordance with the time schedule mutually agreed upon. We request that the General Contractor furnish us with one complete set of contract documents for contract review and one additional set for Construction.

Periodic Payments are to be made monthly, by the15th of each month, based on the value of Stored Materials & Work Completed the previous month. Funds past due, according to the "Prompt Pay Act", Texas Government Code Section, (2251.022 & 023), states that payment is due within 10 days from payment by owner to GC, then will become subject to the legal interest rate of 12% per annum prescribed by Law (Section 2251.025). Final payment is to be made within 45 days after satisfactory completion and acceptance of the work. Retainage percentage will only be allowed if the Bid Documents specify it, and/or it is Agreed on in the Contract, and then no more than five (5%) percent will be allowed.

Breakouts are for accounting purposes only, unless otherwise indicated. This proposal is void, if not accepted by issuance of a subcontract or letter of intent within 30 days of the bid date shown herein. Subsequent to the thirty day maturity of this proposal, we reserve the right to either WITHDRAW or INCREASE the amount of our bid. This proposal is based on doing the Masonry. No overtime has been calculated into this project and is therefore excluded

We are grateful for the opportunity to submit our quotation to you. Should you need further information, please, contact us.

Sincerely,



David Grzesiak

FENIMORE-BLYTHE

Commercial Masonry

CELINA GOVERNMENT PARKING GARAGE

Masonry Scope Inclusions:

1. Furnish/Install – 8" Gray CMU
    - **NO BURNISHED CMU – Specifications states to use Burnished CMU at exposed faces as indicated. There is a Material Legend that includes Burnished CMU as CMU-1, but is not indicated on the plans or elevations that Burnished CMU (CMU-1) is to be used.**
2. Furnish/Install – Brick
    - Field Brick – Interstate Brick– Monterey – Matte – Modular
    - Soldier & Header Course – Interstate Brick – Arctic White – Matte - Modular
3. Furnish/Install – Cast Stone
4. Furnish/Install – SpecMix 100 Type S Mortar for CMU
5. Furnish/Install – SpecMix 100 Type S Mortar for CMU – with IWR
6. Furnish/Install – SpecMix Colored Type N Mortar for Brick & Cast Stone
7. Furnish/Install – SpecMix 3,000 psi Coarse Grout
8. Furnish/Install – Rebar & Rebar Positioners in Masonry
9. Furnish/Install – Wire Reinforcement
    - 220 Ladder-Mesh HD
    - 220 Ladder-Mesh SS
    - 270-2X Ladder-Mesh HD
10. Furnish/Install – Mighty Flash SA 304 SS, T2 Termination Bar, SS Drip Edge, Mortar Net, #342 w/ SS Screen Insert Weep Vent, Primer
11. Furnish/Install – Brick Ties (2-Seal Thermal Wing Nut)
12. Furnish all Equipment, Scaffolding and Hoisting for Masonry Activities Only
13. Placement of Trash/Debris in Dumpster, to be furnished by Others
14. Proposal is based on 8-Hour Workdays (7:00-3:30) and 5 Day work weeks (Monday – Friday)

Masonry Proposal Exclusions

1. Installation of Window and/or Door Frames except for H.M.D.F. in Gray CMU
2. Waterproofing, Damp-proofing, Air and Moisture Barrier, Caulking, Repellants and/or Sealants
3. Tyvek, or other Building Wrap
4. Insulation of Any Kind Unless Otherwise Detailed Above
5. All FBX Brick
6. Permits, Fees, Financial Checks, Special Licenses

7. Payment for Any and All Testing and/or Inspections
8. Cleaning and/or Stain Removal for Issues Caused by Others
9. Temporary Partitions and/or Enclosures
10. Structural, or Other Engineering for Masonry
11. Repair, Pointing, and/or Patching any Damage Caused by Others
12. Splash Blocks or Landscape Block Units
13. Glass Block and/or Required Metal Frames
14. Stone at Counter Tops, Walls, Backsplashes, or Any Other Locations
15. Any and All Landscape work, unless specifically included
16. All furnishing or installation of Concrete, Gravel, or Other base for landscaping stone/boulders
17. Provision of Metal Flashing and/or Reglets
18. Provision of Loose and/or Fixed Lintels
19. Fire-Proofing and/or Fire-Safing
20. Compressible Fillers and/or Backer Rods, including Associated Sealants
21. Any Type of Tile
22. Brick, Stone, Concrete, or Other Type of Pavers, Steps, and/or Risers
23. Precast and/or Poured in Place Concrete, Unless Specified in Inclusions
24. Cast-in-Place Concrete, Bolder, CMU, Segmented Masonry, or Other Retaining Wall Systems
25. Payment and Performance Bonds (Bonds Available, if required}
26. Any and All Contingency Betterment Allowances

Qualifications based on our Company being PROVIDED by other the following services and/or items at no cost.

1. All H.M.D.F. to be installed in Gray CMU must be on-site at time of Masonry Construction
2. Laydown area for Masonry Materials and Equipment on site, within 500’ of our Work Areas
3. Staging Areas and Temporary Roads
4. Level, Compacted Support Areas for ALL Masonry Scaffolding
5. Shoring on Roof-top and any other Areas required for Masonry Scaffolding
6. Open Access to ALL Masonry Operation Areas for Forklift and other Equipment
7. Columns Lines, Benchmarks, Reference Points and Engineering to be completed
8. Provision of Any and All Sleeves, Embeds, Frames & Loose Lintels
9. Layout Location of all Inwall Embeds, Bearing Plates, etc.
10. Provision and Installation of all Dovetail Slots
11. Provision of Control Joint Shop Drawings
12. Wall Bracing/Masonry Protection AFTER Masonry is Complete
13. Appropriate and Adequate Water Supply to Within 100' of Work
14. Appropriate GFI Protected Power to Within 100' of Work
15. Appropriate and Adequate Lighting for Masonry Operations
16. Provision of a Safe Workplace for Our Employees and Equipment
17. Dumpster for placement of Debris/Trash Generated by Masonry Work
18. On-Site Security and/or Guard Service if Required
19. Supervision/Quality Control of Precedent Trade Work
20. All X-Ray and Testing
21. Forming/Placing/Reinforcing/Finishing of Concrete

22. Foundation/Floor Preparation Prior to Masonry Work
23. Drilling and Installing Dowels in Concrete Slab/Footings
24. Safety Rails/Items on Building Structure By GC
25. All Rough Out Demo Work and Disposed of
26. Pumping and De-Watering at Building and/or Site

Plaster & Stucco Scope Inclusions:

1. Lath and Plaster as indicated on plans and per most specifications
2. Water resistant barrier on CMU
3. Mineral wool rigid insulation on water resistant barrier
4. Hat Channel on insulation
5. Two layers of building paper behind lath at wall surface only
6. All expanded 3.4 lath and lath accessories are to be made from galvanized metals
7. Flashing at perimeter of doors and louvers at stucco only
8. Pre-blended fibered Portland cement base coat
9. Polymer modified base coat to with embedded reinforcing mesh
10. Portland cement base coat to receive a 1.5 mm acrylic finish texture
11. Fastener installation for lath is based on 16” o.c.
12. Daily clean up and trash removal for our trade to onsite dumpster provided by others
13. Material sales tax

Plaster & Stucco Scope Exclusions:

1. Waterproofing, any/all types of flashing materials, sealants, and caulking
2. Secondary Moisture Barrier at all openings
3. Door/Window head flashing with end dams
4. Framing, sheathing, painting, and/or wood members of any type
5. Soffit vents
6. Access door and panels
7. Specialty, smooth or fine finishes
8. Owner and/or Contractor Controlled Insurance Program
9. Utilities, dumpster, and trash haul
10. Scaffolding shoring at roof areas
11. Protection of roof membrane by others, except for our work at roof areas
12. Engineering design calculations
13. Shop drawings

Plaster & Stucco Scope Qualifications:

1. General Contractor to provide lighting and power to OSHA minimum requirements at no cost
2. All work to be performed during regular daytime hours (Monday – Friday, 7:00 am – 3:30 pm); overtime not included
3. Scaffold for our scope of work and for our workers only

4. Scaffold layout loads to be approved by Engineer of Records at roof areas
5. Bonds may be provided at an additional cost to this proposal
6. If we cannot meet or maintain schedule milestones or completion date as a result of shortage of material or accelerated schedule, we shall be discharged of any damages which result from such delay

CELINA GOVERMENT CENTER, PARKING GARAGE

Trade Bidder : ALPHA & OMEGA PSG

Trade Scope : MASONRY WORKS

Bid Date : 08/08/2024

SCOPE OF WORKS	QTY		COST
Mobilization	1 Item	$	5,000
Masonry works for Mockup	1 Item	$	5,000
8" Thick Regular CMU wall	1 Item	$	220,800
8" Thick Burnished CMU wall	1 Item	$	33,990
Face brick Veneer	1 Item	$	669,200
Cast Stone Coping @ Headroom parapet	1 Item	$	19,500
Cast stone band	1 Item	$	6,500
Installlation only of door frame (Single)	1 Item	$	1,750
Installlation only of door frame (Double)	1 Item	$	3,600
3" Thick Mineral insulation	1 Item	$	52,200
TOTAL BASE BID		**$**	**1,017,540**
ALTERNATES			
Cast stone coping to replace concrete coping	2700 LF	$	168,000

General Notes:

Our scope of work is limited to the items shown in our Bill of Quantities.

Bid is contingent on a mutually agreeable contract, schedule and payment terms.

Waterproofing, flashing, dry wall, sealants, painting on CMU and items which are not in our scope of works excluded in our price.

Owner or Prime Contractor is responsible for all permits, licenses, certificates, fees and lab tests unless noted otherwise.

Butler & Butler Masonry
4621 S. Cooper St. 131-729
Arlington, TX 76107
P: 972-872-1211

BID PROPOSAL

Date: 08/08/2024

PROJECT: Celina Government Center Parking Garage – Celina, TX

DRAWING: Issued for Bid-Permit dated 07/11/2024

SCOPE OF WORK: Masonry Division 4 – Turnkey Price

- Garage Building
  - 8” IWR CMU Block, Gray, Unfinished – approx. 8,725’ sqft
  - 8” Burnished CMU Block, Color: Austin Block, White – approx. 1,030’ sqft
  - 12” IWR CMU Block, Gray, Unfinished -- approx. 1,560' sqft
  - Brick Veneer: Interstate Brick, Monterey Matte Modular – approx. 20,355’ sqft
  - 3” Semi-Rigid Insulation between Structural CMU & Brick Veneer only – approx. 20,355’ sqft
  - Damp Proofing between Structural CMU & Brick Veneer only – approx. 11,310’ sqft
  - Cast Stone: Banding & Caps
  - HM Grout Filled Single Door Frame Installation @ new CMU walls only – 7 Units (Frames to be provided by others)
  - HM Grout Filled Double Door Frame Installation @ new CMU walls only – 7 Units (Frames to be provided by others)
- Grout, Rebar, Wire
- Wall ties, Weeps, Mortar net, SurKlean, Color Mortar
- Rubberized Thru-Wall Membrane Flashing @ Brick Ledge & over Doors & Windows where masonry occurs only
- Mobilization (1), Submittals, Shop Drawings
- Mock-Up
- Equipment

Exclusions (**All of our exclusions unless listed/included in the scope above, must become part of the exclusions in the official contract**): All Addendums after date of Drawings dated above are excluded unless expressly written in the scope of work above. All Site Work, Any CMU below grade, Color Mortar, Color & Special CMU, Granite, Nichiha Panels, Dowell Drilling, Concrete Formwork, Foam Insulation, Rigid Insulation, Metal flashings, Caulking , Temporary or permanent Lighting, Sealants, Stains, Fire Safe and Compressible Fillers, Column Line/Bench Mark/ Reference , Masonry Door Frames Installation, point/Engineering/Locating embeds/Bearing Plates, All Demolition, Wall or floor tile, Pavers and stairs, Splash blocks, Landscape Blocks, Site security, Damage Incurred to masonry by others, Weather protection during masonry installation, Pumping Dewatering at building an or site, Temporary Partitions or Enclosures, Wall bracing after masonry is complete, Air Barrier, Masonry restoration cleaning at existing, Furnishing of Sleeves embeds and loose lintels, The cost for any testing, furnishing and installing in wall frames ,dovetail slots, weld on anchors, Any masonry patching not shown in plans, Landscape masonry, Composite cleanup crew, Debris removal from site, fences, Felt paper, reglets, GFRC, More than one mobilization of manpower, onsite electrical/Generator or Cost of electric, Water meter, Dumpster, Thin Brick, EFIS, Precast Concrete, Relief Angles/Lintels, Unistruts, J-Bolts, All Waterproofing Systems, ICF One-Series (Single-Sided ICF Wall System), All Overtime (Butler & Butler regular work hours are considered M-F 7am-3:30pm), Sales Taxes, Payment and Performance Bond (Add 3.5 % to proposal), If square footage, linear footage or specific quantities are detail on scope above our proposal is limited to not exceed those quantities for this dollar amount.

This bid is expressly conditioned upon mutually agreed upon terms and conditions. Specifically, due to the current pandemic, possible developments associated with the COVID-19 virus and/or future outbreaks, this includes, but is not limited to the negotiation of agreed language in the contract documents to address the following issues related to the pandemic and/or COVID-19 virus: 1) potential impacts to our performance; 2) delays in the delivery of

equipment and materials; 3) rights to terminate or suspend performance as a result of adverse developments involving reduced availability or unavailability of labor, equipment and/or materials; 4) rights to terminate or suspend performance as a result of actions and/or orders of federal, state and/or local government and/or governmental agencies; 5) any other factors related to the pandemic which may materially impede the abilities of the Parties to timely and/or properly meet their contractual obligations; and, 6) adjustments to our contract amount and/or time, and termination rights, associated with any of the above issues.

NCTRCA MBE Cert Number: BMMB63358N0824 exp Aug. 31, 2024
NCTRCA SBE Cert Number: BMSB62377N0824 exp Aug. 31, 2024
NCTRCA DBE Cert Number: BMDB52699Y0125 exp Jan. 08, 2025
HUB Cert Number: 18620144388 exp Mar. 12, 2028

We propose to furnish all labor, materials, equipment, tools, construction equipment and machinery, and other services necessary for the masonry construction, accomplishment, and completion in a Workmanlike manner of the Project, in accordance with the Contract Documents, the total amount of our bid, good for thirty (30) days from the date above is:

One Million Five Hundred Twenty Thousand One Hundred Dollars and Zero Cents
AMOUNT WRITTEN IN WORDS (THIS GOVERNS)

$1,520,100.00

We at Butler & Butler Masonry appreciate the opportunity to bid on your project. We look forward to performing quality craftsmanship. If in agreement, please sign, scan and email to Dvicuna@butlermasonry.com

Signature: _____

Date of Acceptance: _____

Bid By: David Vicuna Cell – (682) 218 - 0518

PROPOSAL (3 PAGES)

DATE: August 8, 2024

TO: Swinerton Builders

RE: Celina Government Center Garage GMP

ATTENTION:

As a bondable organization, we propose to furnish the labor and materials as per plans and specifications exhibited to us, and subject to all terms and conditions herein, **tax excluded**, as follows:

SECTION: Masonry ADDENDUM NOTED: none

BASE BID: $1,266,594.00

Add Bond: $25,332.00

INCLUSIONS:

1. Cast Stone Veneer
2. Brick Veneer
3. CMU Block
4. Standard Mortar Color with Concave Joints
5. Grout
6. Horizontal Reinforcing and Rebar at Masonry Cells only
7. Brick and Stone Anchors
8. Membrane Flashing & Mortar Net with Weeps
9. Mock-up
10. Masonry Equipment Needed
11. Clean-up
12. Wash Down of Masonry
13. Shop Drawings of Cast Stone Veneer
14. Rigid Insulation @ Masonry Veneer
15. Removal of Debris to GC Dumpster

EXCLUSIONS:

1. More than 1 (one) mobilizations of manpower
2. Elevations, grades, wall lines, & layout for other trades.

1007 N. COMMERCIAL BLVD. · ARLINGTON, TX 76001· METRO (817)784-0880 · FAX (817)468-8868

3. All permits, testing, inspection, engineering, coring, or cost of bonding
4. Furnishing of reglets, or (except as noted above) of any type
5. Sealants, caulking, fire-safe, expansion joint fillers, dry-packing, non-shrink grout
6. Furnishing of temporary water & power
7. Waterproofing/repellents, heating, air – vapor barrier or weather protection
8. Cleaning of surfaces to receive masonry
9. Demolition, drilling, doweling, shoring, bracing, or templates of any type
10. Setting window frames of any type
11. Protection of roofs and adjacent or abutting surfaces
12. Off-site disposal of debris
13. Furnishing, locating, or finish set of misc. metals or embeds
14. Welding of any kind
15. Water to Jobsite (General responsible to supply water for mortar)
16. Furnishing or installation of Precast or CIP concrete of any type
17. Reworking, filling-in, or sealing of blockouts, or grouting of beam pockets
18. Premium Time/Overtime
19. All flashing
20. Site Work
21. Winter tenting & heating
22. All Burnish
23. Scaffolding for other trades
24. Sandblasting
25. BIM

- JOBSITE REQUIREMENTS: Level ground at work area. Forklift accessibility to work area. Reinforcing dowels to be accurately placed for masonry erection. Footings are to be level within +/- ¼". The schedule is to be agreeable to both parties.
- AGREEMENT: THIS PROPOSAL IS SUBJECT TO THE CONDITIONS THAT ALL ITS TERMS BECOME PART OF AND SUPERCEDE ANY SUBSEQUENT SUBCONTRACT BETWEEN THE CONTRACTOR AND DMG MASONRY, LTD.
- Masonry Wall Bracing will be in accordance to Life Safety Standards per Standard Practice for Bracing Masonry Walls under Construction July 2001.

THIS PROPOSAL MAY BE WITHDRAWN, BY DMG MASONRY, LTD., IF NOT ACCEPTED WITHIN 30 DAYS AND IS CONTINGENT UPON THE NEGOTIATION OF MUTUALLY AGREED SUBCONTRACT LANGUAGE.

SINCERELY:

1007 N. COMMERCIAL BLVD. · ARLINGTON, TX 76001· METRO (817)784-0880 · FAX (817)468-8868

1007 N. COMMERCIAL BLVD. · ARLINGTON, TX 76001· METRO (817)784-0880 · FAX (817)468-8868

Celina Government Center Parking Garage

Celina, TX.

FATHERANDSONS
MASONRY
PROPOSAL FORM

Elias Arias
elias@fsmsi.com

MASONRY PROPOSAL

Co: Swinerton Builders

Att: Christopher Dencklau

Re: Celina Government Center Garage

Arch: Beck Architecture

Owner: Skybridge Development, LLC

Bid date**……** 08-08-24

Division**……...** 0400

Bid time**……** 2:00 p.m.

Proposal #**.....** 7812

Project #**.....** 175056

Date of Plans …….. 06-28-24

Our proposal ***INCLUDES*** the furnishing and/or installation of the following items and/or activities per bid documents for which we have received 0 addendums.

- Modular size brick per specs.
- Cast Stone.
- Regular CMU (lightweight natural grey) with integral water repellant.
- Burnished CMU.
- Mortar type “S” and type “N” per ASTM C270 (with integral water repellant for CMU only).
- Concrete mix grout per ASTM C476.
- Rebar and rebar shop drawings.
- Weeps, mortar net, joint reinforcing wire, control joint material and masonry anchors.
- Set loose lintels in masonry provided by others.
- Install hollow metal door frames in CMU walls (only) if frames are delivered on time (G.C. will provide help to field verify plumb, level and proper locations.).
- Covering top of walls at the end of each day with waterproof sheeting.
- Clean new masonry work with masonry detergent.
- Sand or Poly to protect floors & surroundings of work.
- Tools, equipment, scaffolding and hoisting for masonry scope of work only.
- 1 – 5’x4’ mock up sample, based on approved submitted material (Additional mock-ups $ 1,000.00 each).
- Place trash in dumpster provided by G.C.
- Labor including labor burden.
- Silica prevention safety measurements

Father & Sons Masonry & Stucco Inc.
13707 Seagoville Rd. Dallas, TX 75253 Phone: 972-576-5432 Fax: 972-576-5433
www.fsmsi.com

Our proposal ***EXCLUDES*** the following items and/or activities.

- **Sales Tax**
- **Material Escalation and Surcharges (see below for assumptions).**
- Any type of **flashing, insulation, stucco, and E.I.F.S**. (will include upon request).
- Drilling and epoxy dowels into slab/footings.
- Water-proofing, parging, sealants, damp-roofing and caulking for masonry or backed up walls.
- Bolt on steel lintels and embed plates.
- Weld on wall ties, anchors, steel lintels or any object to our masonry walls.
- Stone counter tops, splash blocks, landscape blocks, big stone boulders and retaining walls.
- Glass block grid metal frame and metal expansion joints. Furnish & install dove tail slots.
- Precast & poured in place concrete beams or panels.
- Weather protection, during or completing the job.
- Cleaning, pointing up, stain removal caused by others.
- Patching or restoration of walls not specified in architectural plans or 04000.
- Repair or rebuild damaged walls caused by others.
- Tile & pavers (materials & installation).
- Remove debris away from premises and/or dumpster for trash
- Exact location of embed plates, dowels, bench marks, etc.
- Cost of water service within 300ft of masonry work.
- Fire-safing, compressible fillers and felt paper.
- Temporary 220 & 110-volt power for masonry saw & equipment within 200ft of masonry work.
- Pumping or dewatering at building site.
- Cleaning slab or brick edge to start work and level compacted area for masonry scaffolding support.
- Any demolition, temporary or permanent lighting, any X- ray or testing.
- Subsurface inspection & conditions affecting masonry.
- Temporary roads or ramps for forklift, access roads for our forklifts are to be provided by G.C. at all times.
- Repair damaged property, grass, landscaping, damaged by forklift tires.
- Traffic control, barricades and pedestrian protection.
- Permits fees, **parking fees**, fine checks, and special license. Provide site security or guard services.
- OCIP/CCIP participation without full disclosure of terms and conditions.
- Overtime and payment and performance bond.

NOTE:

- This proposal is based on having 10k forklift access on the ground level slab. Any changes will result in delays to our schedule and an increase to our pricing.
- This bid is contingent upon negotiation of mutually-acceptable subcontract language.
- **NCTRCA (MBE)** Minority Business Enterprise **HMMB32941N1125** expiration date **November 30, 2025**
- **Texas (HUB)** Historically Underutilized Business **1752928297600** expiration date **February 2, 2027**
- **NCTRCA (SBE)** Small Business Enterprise **HMSB68959N0426** expiration date **April 30, 2026**
- Forklift operators licensed by OSHA regulations.
- Scaffold builders certified by OSHA regulations.
- Bond may be provided at an additional cost.
- Price includes insurance, reduction (if any) based upon OCIP/CCIP participation shall be based upon subcontractor's net savings after due consideration of all coverages, costs premiums and administrative burdens.

We hereby propose to complete all *MASONRY* per plans and specs for the total sum of:

Base bid price: **$1,132,600.00**

Voluntary Alternates

Furnish a performance and payment bond.
Add the following to the base bid amount: 2.5%

Our pricing is based on current market pricings. Due to the uncertainty of what the market will be on 2025. At this time, we can only provide an assumption per what we encountered on 2022 and 2023. The first half of 2022 we had an approx. 10% increase on supplies and material, we received another 10% for the second half of 2022, and we received another 12% price increase for 2023. On 2024 we had a 10% price increase. Below is an assumption of the pricing increase that would need to be taken into consideration for the 2025 year. This is number can be revisited and/or verified at a later date.
Add the following to the base bid amount: $17,300.00

BUSINESS TERMS

- Father & Sons Masonry requests PDF format complete set of plans for construction to be provided by the G.C.
- This proposal is voided if not accepted by issuance for subcontract or letter of intent within 30 days of bid date.
- Subsequent to the 30-day maturity of this proposal, we reserve the right to withdraw or increase the amount of our bid.
- This proposal/contract will be withdrawn or terminated in the event of subcontractor has believes of contractor having poor payment history or financial difficulties.
- Any work will not start until there is sufficient areas to work and allow work to proceed at an optimum rate according with the time schedule mutually agreed upon.
- Total duration on site **15 weeks,** not including delays by others and inclement weather.
- This proposal is based on performing the work in one (1) continuous operation during normal working hours, Monday thru Friday, with no provision for overtime.
- This price is based upon that we will receive prompt monthly payments for the value of work performed.
- 10% of the contract amount is due upon mobilization.
- Maximum retainage amount of 5%, if greater, an additional amount may apply.
- Any additional work or material will subject to written approval by both parties.

This proposal is subject to the conditions that all its terms become part of, and supersede, any subsequent subcontract between contractor and Father & Sons Masonry & Stucco, Inc. Any changes may be made upon mutual agreement.

Sincerely,
Elias Arias
V.P. Pre-construction

***X*_____**
(Signature of approval)

#MasonryExpertsBuildingStrong

GG&S Construction Co.

4320 N. Preston Road
Celina, TX 75009
Office: (972) 332-2700
Fax: (972) 294-3401

Proposal

Date: August 8, 2024

Contractor:
Swinerton Builders
Attn: Ariel Miller

Project:
Celina Government Center Garage
Celina, TX

Scope Inclusions/Exclusions & Description:
Proposal is Valid for 30 Days. Proposal is valid upon mutually agreed upon contract terms. Includes Labor, Materials, and Scaffolding for the following….

CMU Scope: 8" Regular Gray CMU, gray type S mortar, grout, ladder wire, rebar positioner, rebar package, and control joint.

Brick Veneer Scope: Blackson Modular brick, Type N colored mortar, wall tie anchors, fasteners, T2 Termination Bar, H&B 18" Mighty Flash, Quadrovent Weeps, Primer, 1" Mortar Trap, and masonry detergent.

Stucco Scope: Basis of design is Parex Armourwall Stucco. 2 Play Paper, 2.5 SF Metal Lathe, #66 Casing Bead, #15 Control Joint, #7 Weep, Quikrete Scratch & Brown, Primer, and Parex Standard Texture Acrylic Finish.

Exclusions: Permitting, Bonding, Lab Testing, and Engineered Letters. No caulking or sealants. No clear water repellent sealers. Water and trash dumpster provided by General Contractor for trash and masonry spoils. No damproofing or A&W barrier. No retaining walls, dumpster enclosure, or hardscape. Lintels furnished by others, loose lintels set by GG&S. No Sales Tax. Dowels in concrete by concrete subcontractor, GG&S to assist in layout only.

Assumptions: Bid is for 45 hour work week. Bid assumes glazing/waterproofing subcontractor to pick up jamb and sill flashing of windows.

Description	***Amount***
Furnish and install all 8" Regular Gray CMU on parking garage	$ 210,000.00
Furnish and install all Blackson Modular brick on parking garage	$ 718,000.00
Furnish and install all Cast Stone on parking garage	$ 35,000.00
Furnish and install all 3" Mineral Wool Cladstone 45 insulation in necessary masonry cavities.	$ 35,000.00
Furnish and install all Stucco on parking garage.	$ 65,000.00
Add Alternates: *1. Furnish and install cast stone wall coping in lieu of cast in place concrete: $270,000.00*	
Total	$ 1,063,000.00

GG & S CONSTRUCTION COMPANY

J&E COMPANIES
Masonry Division

Date:	Thursday, August 8, 2024	**Pages:** One (1)	
Project:	**Celina Government Garage - GMP**		
Through Addendum(s):	None		
Base Bid:		**$**	**1,362,600.00**
Alternate No. 1: Furnish & Install Cast Stone Coping at Barrier Walls	**ADD**	**$**	**237,000.00**
Payment & Performance Bonds (If Required) ADD:		**$**	**20,081.00**

Our Proposal INCLUDES:

40% MWBE/HUB PARTICIPATION
Furnish & Install Modular Size Face Brick
Furnish & Install Regular CMU Block
Furnish & Install Cast Stone
Furnish & Install Masonry Reinforcing Wire & Wall Ties
Furnish & Install Concrete / Grout in CMU as Shown on Plans
Furnish & Install Masonry Mortar As Required
Furnish & Install Masonry Through Wall Flashing
Furnish & Install Rigid Board Insulation Behind Masonry Veneer Only
Furnish & Install Mortar Net and Masonry Weeps
Furnish & Install Uncoated Rebar Reinforcing in Masonry
Install H/M Door Frames in Masonry Furnished By Others
****Additional Mobilization Required if Door Frames are not ON SITE during installation*
Install Loose Lintels in Masonry Furnished By Others
Place Trash & Debris in Dumpster Furnished By Others
Clean New Masonry Work as Required
Equipment, Scaffolding, & Hoisting for Masonry Only
Install Embeds in CMU Bond Beams Furnished By Others
Background Check & I.D. Badges on All Onsite Employees
Textura Fees
Pricing Based on a 40-HR Work Week

Our Proposal EXCLUDES:

Furnishing of Rubberized, Copper or Metal Flashings, E.J.,Drips & Reglets
Welded or Mechanically Fastened Steel Lintels or Relief Angles (Material or Installation)
Waterproofing, Damproofing or Water Repellants
Caulking / Sealants / Stains
Fire-Safing and Compressible Fillers @ Masonry Walls
Air / Moisture Barrier / Building Wrap
All Insulation Not Behind Masonry
Rebar Dowels Into Slab or Grade Beams (Material or Installation)
All Demolition
Wall or Floor Tile/Tile Setting (Material or Installation)
Brick / Stone / Concrete Pavers / Steps / Risers
Precast or Poured in Place Concrete (Material or Installation)
Splash Blocks or Landscape Block Units
Cleaning or Stain Removal Caused by Others
Temporary Partitions / Enclosures
The Cost of Any and All Testing
Any Masonry Patching / Repair not Specifically Shown as Masonry on the Plans
Payment & Performance Bonds
Sales Tax on Materials Incorporated Into the Project
Wage Rates. Over-time. After Hours or Shift Work.

Thank you for the opportunity to bid this project to you. Should you need any further information or clarification, please do not hesitate to contact us.

Elva Vasquez
Estimator
elva@je-co.com

Clay Hunt
President & CEO
clay@je-co.com

Skinner Masonry, LLP

8/8/24

Swinerton
Attn:

Via: E-mail (4 pages)

Proposal #:	7039	Architect:	HED
Project:	Celina Government Center - Garage Only	Addendum:	
		Specifications:	
	Celina, TX	Plan Dates:	July 11, 2024

Masonry Proposal

Individual prices and alternates are not to be used as stand alone individual pricing.

We propose herby to furnish Material and Labor -- Complete and in accordance with plans and specifications for the masonry work on the above referenced project for the amount of:

Base Masonry Proposal Only	**$**	**1,549,060.00**	
1 year Payment / Performance Bond	**$**	**24,300.00**	If Required
Total Base Masonry Proposal	**$**	**1,573,360.00**	

This proposal is based on the Masonry work starting on or about **3rd Qtr 2025** with a total duration of approximately **29 weeks.** This time duration is a computer generated number, and can be shortened or lengthened by adding or subtracting masons, depending upon completion of work ahead of masonry and available manpower, not withstanding the proposal amount could be subject to change, if duration is drastically changed. **No *overtime* has been calculated into this project, and is therefore excluded.** This proposal is valid for 30 days of the date shown herein and becomes null and void if not accepted by the issuance of a subcontract agreement or letter of intent within the prescribed time period. All breakouts are for accounting purposes only, unless stated otherwise. ***This proposal is contingent upon our right to review, modify, and/or negotiate the subcontract agreement, acceptance of proposal and amount constitutes your acceptance of these terms and inclusion of our proposal in any subcontract agreement.***

So that you will have a complete understanding of our proposal, we have attached the following scope clarifications for your consideration and review. Any subcontract or contract for the masonry work shall include all pages of this proposal dated 08 August 2024 and any referenced revisions.

Our proposal is based on being provided reasonable access and adequate task lighting to all work areas and sufficient work area to allow masonry work to proceed at an optimum rate in accordance with the project schedule mutually agreed upon.

8/8/24

Skinner Masonry, LLP
Celina Government Center - Garage Only
Celina, TX

Inclusions:

>	Include	**1 year warranty against defects in Material and Workmanship**	**X**	Exclude	Any / All Engineering of Masonry
>	Include	Attached Insurance Coverage	**X**	Exclude	UL Fire rating @ tops of CMU Walls
>	Include	Cleaning of Newly Installed Masonry	**X**	Exclude	Any inferred requirements of this scope of called for in any part of the documents.
>	Include	Scaffolding & Equip. Masonry Use Only	**X**	Exclude	Any/all site work not noted
>	Include	Sales Tax as applicable	**X**	Exclude	Attachment of lintels
>	Furnish / Install	Modular Brick Veneer	**X**	Exclude	Dewatering around project
>	Furnish / Install	Mockup Panel- (1) 4x4 Panels Only	**X**	**Exclude**	**Fluid applied air barrier/Damproofing**
>	Furnish / Install	Hot Dip Galv Reinforcing at Brick/CMU	**X**	**Exclude**	**All overtime work (rates @ request)**
>	Furnish / Install	Uncolored mortar - Site Mix	**X**	**Exclude**	**6 Day work weeks / Overtime**
>	Furnish / Install	Cleaning of New Masonry	**X**	**Exclude**	**Any and all Demo**
>	Furnish / Install	LTWT CMU	**X**	Exclude	Copper Flashing at all Lintels
>	Furnish / Install	Mortar Net	**X**	**Exclude**	**Copper Expansion Joints**
>	Furnish / Install	Weeps	**X**	Exclude	Code requirements are by design not mason
>	Furnish / Install	3000psi Grout - Site Mix	**X**	Exclude	Unloading, inventory, inspection of, or verify correctness of Hollow Metal Frames
>	Furnish / Install	Rebar Reinforcing - Dowels and there			
>	Furnish / Install	Placement by others	**X**	Exclude	Adequate Temporary Interior Task Lighting
>	Furnish / Install	Cast Stone	**X**	**Exclude**	**All Vertical Flashing**
>	Furnish / Install	Rigid Insulation behind Masonry Ony	**X**	Exclude	Copper at all Building Control Joints
>	**Furnish / Install**	**40mil Thru wall flashing at base of wall**	**X**	Exclude	All building Sealants
>		**Head, Sill, Jambs of openings only**	**X**	**Exclude**	**All Metal Flashing**
>			**X**	**Exclude**	**Any and all Liquidated Damages**
>			**x**	**Exclude**	**All Building Wraps**
>	Include	Must Have Access to the site/Building with a	**x**	Exclude	Wage Scales
>		Forklift to stalk material on the scaffold	**x**	**Exclude**	**All Pre Cast**
>					
>	Include	Must have laid down area for masonry material	**X**	**Exclude**	**Badgeing and Backgroud Checks**
>		and equipment	**X**	**Exclude**	**New Gov Building**
>					
>					
>	Include	GC to provided Parking			

Our Proposal does not included the following items and/or activities and are therefore EXCLUDED:

X	Exclude	Repair of Masonry Damaged by Others	**X**	Exclude	Building Wrap, As built drawings
X	Exclude	All Engineering of masonry not indicated above	**X**	Exclude	Drilling / Epoxy rebar dowels
X	Exclude	Waterproofing Membrane	**X**	Exclude	Install dowels prior to slab installation
X	Exclude	Cleaning of existing Masonry	**X**	Exclude	Builder's Risk Coverage
X	Exclude	Unloading, Handling, Inventorying, or Storing of Embeds, Sleeves, Weld Plates, Lintels, HVAC & MEP equipment, door & window frames	**X**	Exclude	Pumping of Supply water for masonry
			X	Exclude	Scheduling of Inspections/Testing
			X	Exclude	Metal & Stainless Steel Flashings
X	Exclude	Brick and cast stone shelf angles	**X**	Exclude	Road Cleanup and protection
X	Exclude	Attachment of Masonry Lintels	**X**	Exclude	Site access & Road Barricades
X	Exclude	White Mortar, White Sand	**X**	Exclude	SS and Standard masonry lintel material
X	Exclude	Roof Reglets/Receiver installation	**X**	Exclude	Expansion joint inserts
X	Exclude	Furnish Install anchor bolts / embeds	**X**	Exclude	Reglets of any kind
X	Exclude	Shoring or templates for embedded items	**X**	Exclude	Rebar Stirrups, Ties, & Dowels
X	Exclude	All embeds, sleeves, etc. Layout	**X**	Exclude	Employee Parking
X	Exclude	Fire Caulking @ Penetrations, Sides of masonry	**X**	Exclude	Water Repellant / Waterproofing
X	Exclude	Construction Lab testing or Inspections	**X**	Exclude	Joint Checks

- GC Must provide road barricades and signage
- GC Must provide site security protection for the duration project.
- GC Must be provided forklift access on all exterior of building areas.
- GC must provide adequate areas complete and ready to receive to masonry.
- GC must provide and maintain the site to allow full masonry access for the duration of masonry scope.
- GC must provide adequate areas complete and ready for masonry scope to allow full masonry production on project.
- GC must provide acceptable interior lighting for the performance of masonry scope.
- GC Must provide all adequate material storage facilities on site.
- GC Must provide all temporary water supply in sufficient quantity / pressure for masonry scope
- 6-8 gpm water volume must be supplied for proper masonry cleaning at all areas.

8/8/24
Skinner Masonry, LLP
Celina Government Center - Garage Only
Celina, TX

Our proposal is based upon the following being provided by others at no cost to Skinner Masonry and are not included in this proposal.

- > As-Built Drawings
- > Cleanup or Removal of Soil
- > Staging Area for all masonry materials
- > Foundation of Floor preparation for masonry
- > Drilling / Installing Rebar Dowels
- > Cost of Water and Water services
- > 110/220vac Power within 100' of Masonry work
- > Provide water supply in sufficient quantity / pressure for masonry scope.
- > Cost of Electricity, Electrical Service, water service.
- > Level areas to support scaffolding
- > Access to all Masonry Operations (i.e. all necessary items, gravel road bed, fire lanes, etc.)
- > Dumpster for masonry debris
- > Heating of areas to allow masonry operations
- > Shop drawings, Layout, Bolts, Embedded
- > Enclosures for Dust or Moisture
- > Re-cleaning or Protection of existing materials
- > Site Security or Guard Service
- > Adequate Lighting for masonry scope
- > Any special testing (i.e. x-ray, prism)
- > Column lines, benchmarks, reference points
- > Masonry engineering of any kind unless indicated
- > Exact locations of embeds or bearing plates
- > Layout of other trades products or equipment
- > Wall Bracing, roof bracing, temporary partitions
- > Furnish adequate water supply for masonry operations, (i.e. cleaning, grouting, etc.)
- > All Metal Flashing Furnished and Installed by others ahead of masonry operations unless indicated.

Skinner Masonry proposal is conditional upon the use of any and all equipment supplied by Skinner Masonry (including but not limited to, scaffolding, forklifts, tools, supplies, materials, and any other appliances or conveyance provided by Skinner Masonry)(herein known as “Equipment”) is provided solely for the use of Skinner Masonry personnel or it’s designated agents or subcontractors. In the event any other person or entity (including the project owner, contractor, any other subcontractor, or any other party) desires to use any such Equipment, such use shall be at the sole discretion of Skinner Masonry, prior to any use, and as a condition precedent to any such use, the party or parties which will be using such Equipment shall at no cost to Skinner Masonry, (1) execute an Agreement (in a form provided by Skinner Masonry) governing the use and compensation for the use of such Equipment, and (2) shall supply a certificate of insurance, naming Skinner Masonry and its officers, directors, agents, and assigns as additional insured’s with waiver of subrogation in favor of Skinner Masonry as to any claims or damages related to the use of such Equipment. All storage of material is on-site; no provisions where made for off-site storage of material without additional compensation for storage and redelivery to project site. *Skinner Masonry will not accept any liquidated damages from either General Contractor or Owner. Additionally any back charges for painting touch-up after masonry point-up due to inadequate lighting*

Periodic progress payments are to be made monthly, by the 15th of each month based on value of materials stored at the job-site and value of the masonry work in place at the job-site on the first of the month. Funds past due, according to the "Prompt Pay Act", Texas Government Code Section, (2251.022 and 03), states that payment is due 7 days from payment by owner to GC, then will become subject to the legal interest rate of 12% per annum prescribed by Law (section 2251.025). Final payment for all masonry work to be made within 45 days after completion of and final acceptance of masonry work. Retainage percentage will only be allowed if specified in the bidding documents, and/or it is agreed on in the Contract, and then no more than five (5%) percent will be allowed. If the masonry contract work is delayed at any time in the progress of the work by: any act or neglect of the Owner, Architect, General Contractor, other Subcontractors or by an employee of same, any separate contractors employed by the Owner or changes ordered in the work, labor disputes, fire, unusual delays in transportation, adverse weather conditions not reasonably anticipatable, unavoidable casualties, delays authorized by the Owner pending arbitration or any cause beyond our control the contract time and contract amount will be open for renegotiations. Any claim for delay and extra cost will be submitted with 30 days after the commencement of the delay. All costs and attorney fees for collection of late payments and claim cost including legal and attorney fees shall add to above contract amount as required.

Thank you for the opportunity to bid this project with you. If I can be of any further assistance please feel free to contact me.

Sincerely,

Jeremy Peek
Project Manager

Accepted By: _____

Dated: _____

8/8/24
Skinner Masonry, LLP
Celina Government Center - Garage Only
Celina, TX

Skinner Masonry, LLP Standard Insurance Coverage's (attachment to masonry proposal)

All Insurance Carriers rate AM-Best B++ or Higher

General Liability:

Commercial General Liability	Each Occurrence:	$1,000,000
Per Occurrence	Fire Damage: Any One Fire	$50,000
Per Occurrence	Medical Exp: Any One Person	Excluded
Per Project	Personal & Adv Injury:	$1,000,000
	General Aggregate:	$1,000,000
	Products Comp/OP AGG	$1,000,000

1. Additional Insured Coverage Only for General Contractor and Owner.

General Liability does NOT include the following and is hereby excluded from this proposal:

1. Non-Contributory Coverage
2. Wavier of Subrogation for General Liability Coverage
3. Any Mold or Pollution Coverage
4. Any additional coverage not specifically stated herein.
5 Completed Operations coverage

Automobile Liability:

Scheduled Autos, Hired Autos, Non-Owned Autos	Combined Single Limit $1,000,000. (Each Accident)

Excess Liability:

Occurrence	Each Occurrence	$3,000,000
Retention 10000	Aggregate	$3,000,000

Worker's Compensation and Employer's Liability:

a. $1,000,000. Each Accident
b. $1,000,000. Each Employee
c. $1,000,000. Policy Limits

Cancellation:

Should any of the above-described policy be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days writte notice to the certificate holder named. But failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.

Note: Waiver of Subrogation on all GL policies will be provided on a Mutual Waiver basis
Builder's Risk Coverage is exclude from GL policies

Subcontractor Bid Analysis

Trade: **05.10 Structural Steel**
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Chris**

	Selected Sub					x
Subcontractor	**Alamo**	**Web Custom Metal**	**United Structural**	**American Steel**	**Steel Fab**	**Alamo**
Phone	(817) 657-1296	(972) 965-3446	(956) 650-3065	(214) 769-2833	(214) 632-5903	(817) 657-1296
Contact	Gary Wisenhunt	Eric Barnes	Shane Merriman	Mike Hohertz	Mark Drumm	Gary Wisenhunt
email	isenhunt@alamosteel.	ericb@webcustommetals.com	bids.usm@gmail.com	mike@asafab.com	mdrumm@steelfab-inc.com	gwhisenhunt@alamosteel.com
Scope Complete	Yes	Yes	Yes	Yes	Yes	Yes
Rank	1	2	4	5	3	1
Delta To Low	0%	13.28%	22.13%	36.12%	20.07%	0.00%
Enter SBE %	0%					
SBE $$$	$ -	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost											
				$ 561,903	**$ 636,505**	**$ 686,268**	**$ 764,880**	**$ 674,705**	**$ 561,903**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
		Prequalification Status		Yes	Yes	No	Yes	Yes	Yes
		MSA Status		Yes	Yes	No	Yes	Yes	Yes
		Single Project Limit		$ 250,000	$ 455,699	N/A	$ 250,000	$ 75,478,180	$ 250,000
		Aggregate Limit		$ 562,500	$ 1,025,324	N/A	$ 562,500	$ 169,825,905	$ 562,500
		Exclude Sales Tax	-	excl	excl	excl	excl	excl	excl
		Textura	-	incl	incl	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl	incl	incl
		Scope sheet included	-	$ -					
		Schedule included	-	$ -					
Trade Specific Requirements									
Base Bid			**$ 82,380**	**$ 561,903**	**$ 636,505**	**$ 686,268**	**$ 764,880**	**$ 674,705**	**$ 561,903**
		Structural Steel	$ -	$ 325,872	$ 596,750	$ 238,888	$ 695,000	$ 588,832	$ 325,872
13/A-551		Sump pit frame and grating	$ -	incl	incl	incl	incl	incl	incl
		Elevator Sill Angle - Check with Elevator	$ -	incl	incl	incl	incl	incl	incl
		Elevator Spreader Beams - Check with Elevator	$ -	incl	incl	incl	incl	incl	incl
		Metal Steel for Penthouse	$ -	incl	incl	incl	incl	incl	incl
		Metal Deck Roof and Steel Supports (Staircases)	$ -	incl	incl	$ 25,000	incl	incl	incl
		Pipe Bollards	$ -	incl	Incl	incl	incl	incl	incl
		Misc Steel	$ -	$ -					
		Metal Stairs and Handrails	$ -	incl	incl	incl	incl	incl	incl
		Guard Rail at Staircases	$ -	excl	$ (42,625)	excl	excl	excl	excl
		Pipe Protection bent Plates	$ 12,500	$ 12,500	$ 12,500	$ 12,500	incl-25	$ 15,993	$ 12,500
1/S-590		Embeds and anchor rods	$ -	incl	incl	incl	incl	incl	incl
		Base plates	$ -	incl	incl	incl	incl	incl	incl
		Verticle supports for the Barrier Cable	$ 4,880	$ 4,880	$ 4,880	$ 4,880	$ 4,880	$ 4,880	$ 4,880
		Lintels/Overhead door supports	$ -	incl	incl	incl	incl	incl	incl
		10 Ton Allowance	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000
		CMU	$ -	$ -					
		CMU HDG angles and thru-bolts	$ -	incl	incl	incl	incl	incl	incl
		Steel Ledge angles for brick Veneer Support	$ -	incl	incl	incl	incl	incl	incl
		Erection	$ -	$ 153,651	incl	$ 295,000	incl	incl	$ 153,651
		Canopy Steel	$ -	incl	incl	$ 45,000	incl	incl	incl
			$ -	$ -					
		Total Base Bid (excl. Bond)	**$ 82,380**	**$ 561,903**	**$ 636,505**	**$ 686,268**	**$ 764,880**	**$ 674,705**	**$ 561,903**

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GMP BUDGET PROPOSAL

Project: Celina Parking Garage

Proposal #: A23-251

Location: Celina, Texas

Date: August 15,2024

Issued To: Swinerton

Revision #:

Attention: Chris and Donnie

This proposal is tendered by Alamo Structural Steel, LLC - a wholly owned subsidiary of FabSouth, LLC.

Any terms, conditions, pricing, or other bid information provided by Alamo Structural Steel, LLC. is confidential and proprietary trade secret information, the unauthorized disclosure of which is prohibited by law. As a condition of using Alamo Structural Steel, LLC's terms, conditions, pricing, or other bid information in any bids or other disclosures expressly authorized by Alamo Structural Steel, LLC. you must agree not to otherwise disclose this information to suppliers, customers, competitors, or other entities or individuals that have not been expressly pre-approved by Alamo Structural Steel, LLC.

PRICE

	Material				
Description	**Tons**	**Price**	**Installation**	**Sales / Use Tax**	**Total**
Structural & Gr B Misc Steel	18	$325,872.00	$153,651.00	Exempt	$479,523.00
Arch. Tons Not Included					
TOTAL	18	$325,872.00	$153,651.00	Exempt	$479,523.00

**Additional Taxes if supply only: $_____.

ALTERNATES

	Material				
Description	**Tons**	**Price**	**Installation**	**Sales / Use Tax**	**Total**
Alt Add for Payment & Performance Bonds if applicable					1.5% of Contract Price

Alamo Structural Steel, LLC.
P.O. Box 154849 Waco, TX 76715
2784 Old Dallas Road
Waco, TX 76705
254.799.2471

MINORITY PARTICIPATION

Alamo Structural Steel, LLC., as an entity, does not meet any of the requirements for MBE, WBE, HUB, DBE, etc. Federal DBE participation is specifically **EXCLUDED**, unless noted otherwise. Please see below for the percentage of third-party participation included in the pricing above.

	$	%
MBE		
WBE		
HUB		
Federal DBE	**EXCLUDED**	**0%**

BID DOCUMENTS RECEIVED

Drawings: Architectural Dated:
Structural Dated:
Civil Dated:
Landscape Dated:

Specifications: Dated:

Addenda:

Other Documents:

PROJECT SPECIFIC BID NOTES

1. **Due to current market conditions regarding the price of raw steel, Prices given in this proposal are valid for 15 days after proposal date shown above.**
2. A mutually agreeable submittal and delivery schedule to be negotiated prior to acceptance of award.
3. Mutually agreeable insurance conditions/limits to be negotiated prior to acceptance of award.
4. Professional Liability (Errors and Omissions) Insurance to be provided by Subcontracted Third Party.
5. Mutually agreeable Terms and Conditions to be negotiated prior to acceptance of award.
6. Alamo Structural Steel, LLC is an AISC Certified Fabricator and strictly adheres to AISC and AWS standards.
7. If the project is awarded “Supply Only”, additional sales taxes may apply.

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INCLUSIONS

1.) Structural Steel: 18 Tons of structural steel consisting of the following:

1. Elevator Materials
- (1) Sump Pit Embed Frame w/Grate – Galvanized
- HSS Divider Beams
  - Embed Plate Connections
- HSS Guide Rails
  - 3 HSS Rails at each Level
  - Embed Materials and Connection Angle
- Elevator Sill Embeds – Furnish Only
  - Sill Angle by Elevator Mfg.

2. Wide Flange Elevator Hoist Beams
- Embed Material for Connection

3. Wide Flange Overhead Door Support (2)
- Embed Materials for Connection

4. Section 8/S-801 Perimeter CMU Support Materials
- 2,609'0" Linear Feet
- CMU Embeds – Furnish Only
- CMU Clip Angles

5. Section 8/S-801 Interior CMU Angles
- Angle Clips w/Expansion Bolts

6. Wide Flange Roof Beams
- Standard Connections
- Wide Flange Embeds for Connections

7. Roof Deck Edge Angles
- Splice Plates at Seams
- Embed Plate where needed.
  - Plate 3/8 x 8 x 8 w/Shear Studs
  - 4'0" On Center Figured

8. Section 10/S-300 Stair Embeds at Level 1 Only
- 4 Total Provided

9. Section 4/S-580 Floor Mounted Bollards
- Level 1 Only
- 21 Total
- Cap Plate Provided Only

10. Section 5/S-580 Slab Mounted Bollards
- Levels 2-4
- 57 Total
- Dual Plates w/Bolts
- 4 Bolts per Bollard Quoted
- Cap Plate Provided Only

2.) Fabricated Miscellaneous Steel: Budgeted tons of fabricated miscellaneous metals as follows:

1. Stairs #1 and #2
- 156 Treads or Risers at 5'0" +/-.
- Bent Plate Treads
- Channel Stringers
- Interior Picket Rail w/Grab Rail
- Single Line Wall Rail where Applicable

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2. 275'0" Vertical Rail
    - Landing and at Floor Level
    - Upper-Level Stair Guardrail
3. Elevator Sump Pit Ladder
4. (1) Roof Hatch Ladder

3.) Metal Deck: 12 Squares of metal deck and accessories as follows:

1. 1.5B – 20 Gage – G60 – No Color Top or Bottom

STANDARD EXCLUSIONS

In addition to any items not specifically included in the "Inclusions" section, the following items are excluded, unless otherwise noted.

1. Cost of testing or inspection
2. Liquidated damages
3. Gaged metal
4. Non-ferrous metal fabrications
5. Fasteners for other trades
6. Standing seam roof decking and accessories
7. Gutter and downspout components
8. Any item not specifically included
9. Removal of decking from openings
10. Items bolted to concrete or masonry
11. Expansion joints and related components
12. All Stair Nosing Materials
13. Cost of bonds & permits
14. Taxes (UNO)
15. Installation of embedded items
16. Supply of and installation of grout
17. Supply of and application of touch up paint
18. Installation of wall mounted handrails
19. Reinforcing steel, wire mesh & accessories
20. Cleaning of steel
21. Unloading of steel (UNO)
22. Erection (UNO)
23. Furnishing copies of Insurance Policies
24. Drains, grates and frames
25. Field measurements or surveys
26. Provisions for other trades
27. Safety Cables: furnish, maintenance, removal
28. Matting for cranes
29. Curtainwall support framing and components
30. AESS finishes
31. High Performance coatings on exposed steel
32. Temporary shoring or bracing
33. Davis Bacon Wages
34. Retained funds on materials
35. LEED Category MR-5
36. Permanent Horizontal Life Line Systems
37. Davits & Tiebacks for Window Washing
38. Ladder Up Safety Climbs at Roof Hatch
39. Planters and Steel Edging

PROJECT SPECIFIC EXCLUSIONS

1. All Exclusions listed above in the Standard Exclusions where applicable for this project UNO in the Inclusions above
2. Installation of Wall Rails
3. Core Drilling of concrete for rail installation
4. Grout or Grouting
5. Any Light Gage Studs, Framing, Deck Installation Over, & Associated Hardware
6. All Unistrut Components, Hardware, and Installation
7. Any Aluminum, Stainless Steel, Brass, Bronze, Glass, or Cast Material & Associated Hardware
8. All Railing noted as being Decorative or Ornamental
9. All Chain Link and Gauge Metal Tube Steel Fencing, Posts, & Associated Hardware
10. Any Light Poles, Flag Poles, Signs, Signposts, & Associated Hardware
11. Bike Racks
12. Stud Rails
13. Any Special or High-Performance Coatings & Associated Material Preparation
14. Powder Coating, Blackened, Bluing, etc. of steel unless specifically noted in the inclusions above
15. Intumescent Fireproofing of Any Material
16. Demolition, Repair, Re-Installation, Removal, and Disposal of Existing Materials
17. Cages for Exterior Roof Access Ladders – No Longer Required per Updated OSHA 1910.23 Standard
18. Any Fall Arrest Systems for Ladders
19. Galvanizing – All Materials Primed Only

Alamo Structural Steel, LLC
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2784 Old Dallas Road
Waco, TX 76705
254.799.2471

STANDARD BID QUALIFICATIONS

1.) Pricing is valid for 15 days from the date of this proposal

2.) This proposal is contingent upon mutually agreeable contract terms and project schedule

3.) No retained funds shall be allowed on material

4.) The material price quoted is FOB trucks at job site or nearest accessible roadway. The erection price, if applicable, includes unloading within reach of the crane.

5.) Adequate and unobstructed crane and truck access will be provided around and inside the building by others.

6.) Graveled lay down and crane pads will be provided and maintained by others.

7.) Erection is based on continuous work from start to finish.

8.) Adequate bench marks and building elevations will be provided and maintained by others.

9.) Lines, grades, design, layout, engineering, surveys to be by others.

10.) Unless specifically noted on structural design drawings, price is based on a site soil classification of "C" or better.

11.) Connections herein are bolted and/or welded at Seller's option.

12.) Hot dipped galvanizing will conform to ASTM A123.

13.) Priming of materials:

a. All structural steel is to receive SSPC SP-3 cleaning and 1.5 mils of our standard primer.
b. All miscellaneous steel is to receive SSPC SP-3 cleaning and 1.5 mils of manufacturer's standard primer.
c. All bar joists are to receive standard SJI cleaning and one dip tank coat of the manufacturer's standard primer.
d. Primers for the above steel are to be considered temporary and intended only for protecting steel until a compatible field coat can be applied. Primers are not intended to survive the fabrication, shipping, unloading, storing, and erection process without imperfections.

14.) Price is based on a seismic design category A, B, or C; a response modification factor of 3; and no requirements for the use of the AISC Seismic Provisions unless specifically noted on the design drawings.

15.) Prices / Bid items quoted are not for separate acceptance without prior approval.

16.) Proposal is offered in accordance with the conditions of the Manual of Steel Construction (13th Edition), and the Code of Standard Practice for Steel Buildings and Bridges of the American Institute of Steel Construction (2005) and/or the Manual of Standard Practice of the Concrete Reinforcing Steel Institute (January 2001)

Alamo Structural Steel, LLC
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STANDARD TERMS & CONDITIONS OF SALE

1 ARTICLE 1 – PROPOSAL TERMS AND CONTRACT DOCUMENTS:

1.1 These Standard Terms & Conditions of Sale are part of Seller **ALAMO STRUCTURAL STEEL, LLC's** ("Seller") Proposal (the "Proposal"). "Buyer" or "Buyer" means the Buyer listed in the Proposal.

1.2 PROPOSAL TERMS. This offer is expressly limited to these terms, and any attempt to add to such terms shall be deemed a rejection and a counteroffer, which may result in a withdrawal of this Proposal or a modification in price.

1.2.1 If this Proposal is accepted, and the Buyer's order is issued for that purpose, it is expressly agreed that the terms and conditions of this Proposal shall prevail insofar as the same may in any way conflict with the terms and conditions set forth in the Buyer's order form, and the issuance of such order form by the Buyer shall be deemed to be the Buyer's assent to the foregoing.

1.2.2 If, as a result of this provision, Seller is asked or required to enter into a separate written agreement beyond the terms of this Proposal, then, in that event, Seller reserves the right to review the general terms and conditions of the proposed agreement and the right to reject any and all terms and conditions of said agreement which are in conflict with or vary the terms of this Proposal.

1.2.3 Time Limit of Proposal. Unless modified by the Proposal, or given a directive to proceed resulting in a Contract as set forth in Article 1.3, the Proposal shall be valid for thirty (30) days from the date provided thereon, and thereafter shall automatically terminate unless extended in writing by Seller. This Proposal may be changed or revoked at any time by Seller prior to acceptance.

1.3 CONTRACT. In the event, prior to the execution of a mutually agreeable contract, that Seller is directed to purchase material, begin the shop drawing process, or otherwise commence any of the work contemplated by this Proposal, this Proposal shall be deemed accepted, and becomes a binding agreement. Seller reserves the right to refuse or negotiate terms of any other proposed agreement presented by the Buyer as a substitution to these STANDARD TERMS & CONDITIONS OF SALE.

1.3.1 No terms and conditions contained in the agreement between Owner and Buyer, if applicable, shall be binding on Seller unless a copy of such terms and conditions has been furnished to Seller and accepted in a writing signed by the Seller.

1.3.2 The parties expressly agree that this writing embodies their entire Contract; any subsequent cancellations or modifications must be agreed upon in writing.

1.3.3 Buyer and Seller agree that Seller's Scope of Work is limited to the structural steel shown or noted on the structural design drawings only ("Work").

1.3.4 Contract Documents. Unless agreed to by Seller in writing, the Contract Documents are limited to the plans and specifications specifically referenced in the Proposal and these Standard Terms & Conditions of Sale ("Contract Documents"). If there is any conflict among the provisions of the Proposal, these Standard Terms & Conditions of Sale, the referenced plans and specifications, or Buyer's acceptance (hereinafter collectively called "Contract"), the documents shall govern in the order just given.

1.4 CODE OF STANDARD PRACTICE. Buyer and Seller agree that the Work shall be performed in accordance with the terms of these Standard Terms and Conditions of Sale and the American Institute of Steel Construction Code of Standard Practice for Buildings and Bridges ("CoSP"), in the addition specified in the Contract Documents, and if none is specified, the current edition of the CoSP.

1.5 PLANS AND SPECIFICATIONS. Seller shall be entitled to rely upon the plans and specifications provided to it by Buyer. Seller is not responsible for the suitability, adequacy, or building code conformance of the design or information provided by others, including the Contract Documents, nor does it assume responsibility for determining that the Owner's requirements have been included in the design documents and specifications provided by others.

1.5.1 If the design is not complete at the time of the Proposal, released for construction drawings and approved shop drawings will be required before material purchases or fabrication can commence. Seller reserves the right to seek an equitable adjustment to the Contract Time or Contract Sum if the design drawings are incomplete.

1.6 SCOPE OF WORK. Materials will be fabricated in accordance with structural design drawings and specifications and with detailed shop drawings as approved by Owner or Owner's authorized representatives (also known as "Products"). Seller will perform shop inspections in accordance with Owner's requirements, to the extent they are expressly provided for in the structural steel specifications, as well as applicable AISC, AWS and AASHTO standards. Buyer, at its expense, must set, drill, grout, and tighten anchor bolts for steel members. Unless otherwise provided in the Proposal, Seller's price does not include costs associated with field measurements, site surveys, shop inspection by independent 3rd party agencies, removal of hauling residue, field cleaning of any stain resulting from steel oxidization, field touch-up paint, painting, galvanizing, or supply of miscellaneous metals, embedded items, scuppers, drains, railings, conduit hangers or supports, shims, expansion dams, neoprene joints, sealing materials, grout, shear studs, or bolts other than connection bolts for supplied items.

1.7 PERMITS & LICENSES. Buyer shall obtain, without cost to Seller, all permits, licenses, easements, and environmental approvals necessary for the execution of the Contract.

2 ARTICLE 2 – TERMS OF PAYMENT:

2.1 CONTRACT SUM. The Contract Sum shall be as set forth on the face of the Proposal.

2.2 SCHEDULE OF VALUES. Seller will submit a Schedule of Values for progress invoicing.

2.3 TIME FOR PAYMENT. Payment shall be made to Seller within thirty (30) days of the date of Seller's invoice.

2.4 RAW MATERIALS AND SUPPLIES. Seller shall invoice for raw materials, mill order invoices including freight charges, and supplies upon receipt of such items by Seller at its plant, and payment for such invoice shall be as set forth in Article 2, unless specifically agreed to in writing by Seller.

2.5 REMEDIES FOR NON-PAYMENT. If Buyer does not pay Seller any amount due under this Contract or any other agreement when such amount is due, such shall be deemed in material breach of Contract, and Seller may, without liability to Buyer, and without prejudice to Seller's other lawful remedies (i) terminate Seller's obligations under this Contract; (ii) declare immediately due and payable all Buyer's obligations to Seller; (iii) change credit terms with respect to any further work, including, but not limited to, receipt of cash in advance of further shipment for amounts owed or to be owed; (iv) suspend or discontinue any further work and, if suspended, the time to complete the Contract shall be extended for the period of such suspension; and/or (v) repossess the Products. The Contract amount shall be increased, by appropriate adjustment, by the amount of Seller's demobilization, delay, and remobilization costs.

2.6 NO OFFSET OR SET-OFF. Buyer shall not set-off amounts due to any alleged claims against Seller on this Project or any other project.

2.7 SERVICE CHARGES. Payments not received when due shall incur service charges at the rate of the prime rate in effect at CIBC, on the date payment is due, plus one and a half percent (1.5%) per month (18% per annum) until paid.

2.8 NO CONTINGENT PAYMENTS. Payments due to Seller are not contingent upon payments by others nor shall Seller waive its lien rights prior to receiving payments due.

2.9 NO RETAINAGE. The Buyer agrees to pay the full purchase price stated in this Proposal. Retainage may not be withheld without the specific written consent of Seller. There will be no withholding of monies from Seller's payments. Deductive change orders or back charges may not be withheld from any payments due Seller without written consent of Seller. Any disputed deductive change orders or back charges shall be resolved as set forth in Article 11.

2.10 NO PERFORMANCE OR PAYMENT BOND. The quoted price does NOT include the cost of a performance or payment bond.

2.11 ADEQUATE ASSURANCES. In the event a reasonable doubt exists as to the Buyer's financial responsibility, Seller shall have the right, in addition to all others it may possess, to stop operations, withhold shipment and recall in transit, and/or require a full or partial cash payment, until the Buyer shall have paid for all material previously delivered or satisfied Seller of Buyer's financial responsibility and ability to pay the full Contract price. Seller shall have no obligation to begin or continue performance until adequate credit and funding information is provided, at any time on request of Seller. Seller may stop the manufacture or supply of any labor or materials when it, in its sole discretion, determines that Buyer is in breach of this Agreement or any other Contract with Seller or Seller has insecurity with respect to funding or creditworthiness, until payment is made and any dispute or insecurity has been resolved.

2.12 LIEN WAIVERS: Nothing in the Contract Documents shall cause to be voided or diminished in any manner Seller's right to enforce its mechanic's lien rights or obtain payment under an applicable payment bond if Seller is not timely paid. Seller will only execute unconditional and/or final lien waivers for amounts actually received and any lien waivers shall only relate to the actual Work performed and not future Work or future payments. Any form or release wherein the Subcontractor purports to release the Contractor, Owner, or Design Professional is hereby qualified by the following language, whether or not the Subcontractor specifically adds the language: "This release shall apply only to work for which payment has been received in full by Seller, and it shall not apply to retainage, unbilled changes, or amounts not yet paid."

3 ARTICLE 3 – LIMITATIONS ON WARRANTIES AND LIABILITIES:

3.1 DUTY TO INSPECT PRIOR TO ERECTION. All claims against Seller will be deemed waived unless made in writing within the earlier of, five (5) calendar days of delivery or two (2) days prior to erection. Claims against Seller will be waived unless Seller is given adequate opportunity to inspect, approve, and, if required, correct the cause of the claim. The provision includes, but is not limited to, errors, material defects, faulty workmanship, shortages, and assessments. A representative of Seller must authorize all claims. No claim will be allowed for corrections of alleged errors in materials fabricated by Seller unless Seller is notified before the corrections are made and Seller's responsibility is proven.

3.2 LIMITED WARRANTY: Seller warrants that the work described in the Contract shall be free from defects in workmanship and material, which vary from the Contract Documents. Seller shall replace or repair any such faulty workmanship or defective material, which varies from the Contract Documents, provided that it is reported in writing to Seller (a) five (5) calendar days after delivery for defects which can be discovered upon a reasonable inspection, or (b) for latent defects, one (1) year from date of on which seller last delivers materials or services within the Scope of this Contract ("Warranty Period"). THE LIABILITY OF SELLER IS LIMITED TO THE REPAIR AND REPLACEMENT OF ANY DEFECTIVE MATERIALS OR PARTS THEREOF AT ITS SHOP, OR AT SUCH OTHER LOCATION AS SELLER, IN ITS SOLE OPTION SHALL DESIGNATE.

3.2.1 Seller shall be allowed time to inspect and verify a claim and shall have access to all performance data. No credit will be allowed for any cost or expense Buyer may incur in replacing or correcting materials or workmanship hereunder or for charges for labor or materials furnished by Buyer unless Buyer has obtained Seller's prior written approval.

3.3 NO OTHER WARRANTIES. THE WARRANTIES SET FORTH IN THIS ARTICLE ARE EXCLUSIVE & IN LIEU OF ALL OTHER WARRANTIES WHETHER STATUTORY, EXPRESS, OR IMPLIED (INCLUDING ALL WARRANTIES OF MERCHANTABILITY & FITNESS FOR PARTICULAR PURPOSE AND/OR WARRANTIES ARISING FROM COURSE OF DEALING OR USAGE OF TRADE). THE REMEDIES PROVIDED ABOVE ARE THE BUYER'S SOLE REMEDIES FOR ANY FAILURE OF SELLER TO COMPLY WITH ITS OBLIGATIONS. SELLER HEREBY DISCLAIMS AND EXCLUDES ALL OTHER WARRANTIES. Any other statement in Contract Documents shall not be deemed to constitute a warranty.

3.4 LIMITATION OF REMEDIES. Corrections of non-conformities in the manner and for the period of time provided above shall constitute fulfillment of all liabilities of Seller to Buyer, whether based on warranty, contract, strict liability, negligence, willfulness or any other legal theory. IN NO EVENT SHALL SELLER BE LIABLE TO BUYER OR OTHER THIRD PARTIES FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OR LOST PROFIT ARISING OUT OF OR IN ANY WAY CONNCETED WITH SELLER'S WORK UNDER THIS AGREEMENT.

3.5 ACCEPTANCE AND ACKNOWLEDGMENT. Acceptance of the Products shall occur if no written notice is made in writing, as set forth in Article 3.1, within the earlier of, five (5) calendar days of delivery or two (2) days prior to erection. By acceptance of the fabricated Products described on this Proposal, Buyer acknowledges that the limitations, disclaimers and terms set forth herein are conditions of the sale and that they constitute the entire agreement between Seller and Buyer regarding warranty or any other liability or damages.

3.6 DEFECTS BY OTHERS. Seller shall NOT be liable for any damages attributable to the Buyer or workmanship by others. THERE IS NO WARRANTY and Seller shall not be obligated to replace or repair all or any part of the work when such defects are not directly attributable to defects in Seller' workmanship or material, such as, but not limited to, defects caused by operating abuse, neglect, erosion, corrosion, force majeure or other similar causes beyond Seller' control.

3.7 PRODUCTS NOT FABRICATED BY SELLER. Seller's sole obligation with respect to products not manufactured or produced by Seller or services directly rendered by Seller shall be limited to assigning or transferring to Buyer any written warranty extended to Seller by the manufacturer of such products or subcontractor of such services to the extent such warranty may be so assigned.

3.8 EFFECTIVE DATE OF WARRANTIES. The only warranties made by Seller are those expressly stated in this Article 3, and while it begins to run on the date of delivery, it shall not be effective until full and final payment of the Contract amount, including all adjustments thereto, has been received by Seller.

3.9 LIMITATION OF LIABILITY. The remedies of Buyer set forth in Article 3 are exclusive, and the total liability of Seller with respect to the Contract or anything done in connection therewith, such as the timeliness or quality of performance or lack thereof, whether in Contract, in tort (including negligence and strict liability), in warranty or otherwise shall not exceed ten percent (10%) of the amount paid to Seller on account of this Contract. Seller shall not be responsible for any liquidated damages or penalties related to time of performance or delays.

4 ARTICLE 4 – INDEMNIFICATION:

4.1 Buyer hereby releases and agrees to indemnify, defend and hold harmless Seller, its shareholders, officers, agents, employees, affiliates, successors, assigns and third-party suppliers ("Seller's Indemnified Parties") from and against any and all direct and indirect claims, debts, actions, causes of action, liabilities, loss, suits, demands, fines, penalties, judgments, omissions, damages or expenses whatsoever, including, without limitation, attorneys' fees and costs ("Damages") incurred by or against Seller or any of Seller's Indemnified Parties due to or arising out of, in connection with, resulting from or relating to (i) misrepresentations, breach of the warranties, representations, covenants or agreement contained in this Contract or any law by Buyer or any of Buyer's shareholders, directors, officers, employees, affiliates, representatives, agents, successors or assigns ("Buyer's Parties"), or (ii) any damage to or destruction of property, or injury to or death of persons caused, or alleged to have been caused, in whole or in part, by any intentional, reckless, negligent or other act (or failure to act) of Buyer or any of Buyer's Parties, or (iii) losses, damages or injuries caused by Buyer's products, Buyer's specifications, designs, approvals or instructions provided to Seller, or due to improper application or use of the Products or otherwise. Prior to settling any claim, Buyer will give Seller an opportunity to participate in the defense and/or settlement of such claim. Buyer shall not settle any claim without Seller's written consent. In the event of any recall affecting the Products, Seller shall have the right to control the recall process and Buyer shall fully cooperate with Seller in connection with the recall.

5 ARTICLE 5 – TITLE & RISK OF LOSS:

5.1 TITLE TO WORK. The title and right of possession of the Work shall remain in Seller whatever may be the mode of its attachment to realty or other property, until all payments are made in accordance with this Contract. Title shall pass to Buyer upon payment being fully made as set forth in this Contract.

5.2 RIGHT OF POSSESSION. Where Buyer has failed to make a payment within the allowed time, Seller may declare all remaining payments due and payable and, in exercise of its right of possession, shall have right of entry to the premises where the work is located and the right to remove the work from the premises. If the sum of the resale of salvage value of the work so removed and all payments made by Buyer exceeds the total damages (including consequential damages) to Seller, Seller will pay the excess amount to Buyer.

5.3 SECURITY INTEREST. Notwithstanding the foregoing, and as a precaution in case a court or an arbitrator deems title to the work to pass to Buyer prior to the full payment of the Contract price, Buyer hereby grants to Seller, in partial consideration for Seller's sale of the Products and/or work, and Seller hereby retains a security interest in all Products sold to Buyer and documents relating to such Products or work now or hereafter in the possession of or under the control of Buyer, title to which might at any time be determined to have passed to Buyer including, without limitation, insurance proceeds and proceeds from the Buyer's Contract with the owner listed therein, to secure Buyer's obligations to Seller under this contract and all other obligations of Buyer to Seller. Buyer (i) authorizes Seller to execute, on Buyer's behalf such financing statements, continuation statements and (ii) agrees to execute such other documents including, but not limited to pledge agreements, and to take such actions as may be required by Seller to evidence or perfect the security interest granted herein and the interest of Seller.

5.4 RISK OF LOSS. Buyer assumes all risk of loss after accepting care, custody, and control of any or all parts of the work. Owner or Buyer shall carry and maintain All Risk or Builder's Risk insurance throughout the duration of the Project to cover all materials provided by Seller, and Seller shall be an additional named insured under such insurance policy.

6 ARTICLE 6 – CONTRACT TIME:

6.1 CONTRACT TIME. Seller shall only be bound to the project schedule to the extent it is specifically incorporated as a Contract Document on the face of this Proposal; otherwise, Seller shall perform the Work within a reasonable amount of time ("Contract Time"). If a schedule is expressly listed on the face of this Proposal, any modification to the agreed upon schedule shall allow Seller a reasonable time to complete its Work in an efficient manner considering the contract completion date and any interim times set forth in the project schedule. Seller's ability to meet the required schedule is based on Buyer's provision of contract drawings that comply with Section 3.1 of the AISC Code of Standard Practice at the time of bidding. Drawings must be clear and provide all details required for the preparation of shop drawings and fabrication. In the event RFI's are issued by Seller, schedule impacts should be expected.

6.1.1 In the absence of an agreed delivery schedule, Seller will produce, deliver and invoice as its production schedule permits, and Buyer's failure to accept delivery or pay for stored materials on or before the Storage, Material & Delivery Escalation Date will make it subject to the Escalation Rate of two and a half (2.5%) per month for each month of delay on the unpaid portion of the Sale Price

6.2 FORCE MAJEURE. If the performance of the Contract by Seller is interrupted by any cause beyond the reasonable control of Seller, whether similar or dissimilar, foreseen or unforeseen, foreseeable or unforeseeable, existing or future, Seller shall be excused from the performance of this Contract while and to the extent it is prevented from so performing by any one or more of such causes: (1) labor shortages, strikes, labor disputes, whether or not the demands of Seller shall be reasonable and within the power of either party to concede, or other inability to obtain necessary labor; (2) acts of God, including, but not limited to, epidemic, quarantine, flood, earthquake, wind, hurricane or other inclement weather; (3) changes in laws, proclamations, acts, regulations, ordinances, demands or requirements of any governmental authority; (4) explosions, accidents, sabotage, revolution or insurrection, acts of terrorism, civil commotion, blockade, embargo; (5) lack of or failure of or other inability to obtain necessary transportation, fuel, power, materials, machinery, raw materials, supplies, equipment or facilities, delays caused by other contractors, subcontractors or their subcontractors of any tier, or any materialmen or suppliers (including the suppliers of metal deck) Any such delay shall extend the time for completion of the Contract by not less than the duration of the delay. Additional costs incurred to complete, repair and/or replace any portion of the work due to a force majeure event shall be compensable to Seller, whether or not a change order for this work has been issued.

6.3 STORAGE COSTS AND MATERIALS. If the Buyer declines to accept delivery beyond the mutually agreed delivery date, a charge of $10.00 per square foot of space for storing raw and fabricated materials will be assessed to cover Seller's storage, protection and finance costs; however, should Seller have to store materials offsite due to lack of available space, Buyer shall pay the actual storage costs incurred by Seller. Buyer shall also be responsible for paying for all temporary protection measures for such stored materials. Additionally, if the mutually agreed delivery date exceeds the Storage, Material & Delivery Escalation Date, the price shall be increased two and a half (2.5%) for each month of delay on the unpaid portion of the Sale Price beyond the Storage, Material & Delivery Escalation Date.
Handling costs incurred by Seller to move materials to and/or from the storage area or to handle material of other projects to accommodate storage of this project shall be charged at $100.00 per hour. Moving/handling equipment time will be charged at $485.00 per hour.
Buyer shall assume all risks for damage and weathering to any material stored at Buyer's request.

6.4 EQUITABLE ADJUSTMENT. This Proposal is based upon: Seller's timely receipt of Buyer's notice to proceed; Issued for Construction Drawings, which comply with Section 3.1 of the AISC Code of Standard Practice, current edition; return of approved shop drawings as set forth in this Agreement; and prompt return of RFI responses to Subcontractor,. Seller shall be entitled to an equitable adjustment in the Contract Time and Contract Sum, including but not limited to, any increased costs of labor (including, but not limited to, rescheduling work, paint touch-up or repainting, additional handling, increases in labor or subcontract rates, etc.), overtime, and materials resulting from any change of drawings, change of schedule, acceleration, out of sequence work or delay caused by others for whom Seller is not responsible.

6.5 DELAYS OR SUSPENSIONS OVER 30 DAYS. To the extent the Project is suspended or delayed for a total of thirty (30) days, which days do not need to be consecutive, for causes beyond Seller's control, Seller shall have the option to deem the Buyer in material breach, terminate the Contract, and stop work on the Project. If Seller elects to stop work due to this material breach, Seller shall be entitled to be paid for the value of work completed to date, including, but not limited to, stored materials, detailing, material and labor escalation, work in progress and any "wind down" expenses. In addition, Seller shall be entitled to its anticipated profit and overhead expense on the entire Contract, its unabsorbed shop overhead and expenses and its appurtenant costs and expenses, including, but not limited to, consulting and actual attorney's fees.

7 ARTICLE 7 – CHANGES:

7.1 LIMITATION ON UNIT PRICES. Buyer recognizes that the prices in this Agreement are based upon Seller's determination of the material and labor required to construct the structural steel elements based upon the Contract Documents listed in the Proposal. Changes made after the date of the Proposal shall be priced based on elements of the work and shall not be subject to unit prices.

7.2 DESIGN DRAWING CHANGES. Upon Seller's receipt of the Released for Construction ("RFC") drawings or subsequent changes to the RFC drawings, Seller shall review for variations and changes ("Design Drawing Changes") from the bid documents included with this Contract. Seller shall be entitled to an equitable adjustment in the Contract Sum or Contract Time or both, in the event of Increased quantities, complexity, labor, materials, or scope shown on the RFC drawings differ from the bid documents.

7.2.1 Examples of changes that will result in an increase in Seller's price include, but are not limited to, the following changes: fillet welds to full-penetration welds, steel grades, coating systems, straight girders to curved girders, structure design from Plate Girders to Box Girders, connection details, lengths of individual girders, quantity of splices, quantities of transitions in flange/web thickness and delivery impositions.

7.3 CONDITIONS PRECEDENT TO CHANGE ORDER WORK. Seller shall suspend performance of any change, whether directed by Buyer or suggested by Seller, unless the following conditions precedent are satisfied: (1) Seller is thereafter released in writing by Buyer to perform said change, (2) Buyer and Seller shall mutually agree in writing upon an equitable adjustment in the price and/or delivery date to reflect the effect of such change, (3) Buyer has timely paid all amounts owed under the original scope of Work in accordance with the Contract, (4) Buyer has reviewed and paid for all Buyer caused Changes within thirty (30) days of issuance of the change order request, (5) Buyer shall continue to make payments in accordance with the Contract Documents and (6) for Owner-caused Changes, it must be established that within 14 days of receipt from Seller, Buyer has submitted and requested timely payment of all applicable Change Order Requests ("Conditions Precedent to Performance of Change Order Work"). ("Conditions Precedent to Performance of Change Order Work").

7.4 DIFFERING CONDITIONS. If conditions are encountered at the site which are concealed physical conditions which differ from those indicated in any plans, specifications, reports, surveys, or other information provided to Seller, then the Contract Sum shall be equitably adjusted for such concealed or unknown conditions by Change Order upon the claim of either party.

7.5 ESCALATION. Seller's Contract Sum (including but not limited to labor, material, transportation prices) are based on current prices at the time of the Proposal. Any significant price increases (meaning a price increase exceeding 10% of the price at time of contracting) in materials, transportation, labor, or other services necessary to perform the Work that occur during the period of time between the date of the Proposal and substantial completion of the Project, shall cause the Contract Sum to be equitably adjusted by an amount reasonably necessary to cover any such increase. Likewise, if the completion of the Work is extended more than six (6) months beyond the anticipated substantial completion for such Work, then the Contract Sum shall also be equitably adjusted to account for inflation and rate increases.

8 ARTICLE 8 – DELIVERY & FREIGHT:

8.1 PAINT WARNING. Structural steel will be delivered with either prime paint or the finish coat shop applied. Your special attention is called to the use of extreme care and appropriate handling equipment required during unloading, rotation girders to web vertical position, erection, and subsequent field operations. Seller _____ will not be responsible for any field touch-up required due to failure to properly protect the paint system after delivery F.O.B. jobsite.

8.2 DELIVERY. Delivery by truck will be F.O.B. destination with freight allowed to the nearest accessible point to the jobsite. Access is deemed to be an improved road that allows the truck to operate under its' own power without jeopardizing the safe operation of the vehicle and the safety of the driver. The driver has full rights to assess the access and the right to deny delivery to the unloading point if he/she feels that he is jeopardizing his/her safety and/or the safe operation of the truck

8.3 FREIGHT ALLOWANCE. The freight allowance does not include charges for unloading, switching, spotting, excess time, cartage, demurrage or other similar services, all of which will be additional charges to Buyer if performed by Seller, costs will be billed to Buyer at 120% of the costs billed to Seller.

8.3.1 The freight allowance for truck deliveries is based on full truckloads, should the Buyer request shipments requiring smaller loads than planned a corresponding change order will need to be issued and executed.

8.3.2 The freight allowance includes two (2) hours at the jobsite for unloading each truck delivery. Buyer agrees to promptly provide labor, cranes, or other equipment necessary to timely unload materials.

8.3.3 If Seller ships anchor bolts, bearings, embedded items, etc. in advance, Buyer will be responsible for unloading and providing a safe and secure storage of same.

8.3.4 Unless otherwise provided in the Proposal, truck deliveries will be weekdays, during Seller's normal working hours. Shipments requiring nighttime delivery will be charged an additional amount of $350.00 per load for weeknights (Monday through Friday). Shipments requiring weekend delivery will be charged an additional:

i. Friday 3:00pm to Saturday 7:00am ……..$350.00 per load
ii. Saturday 7:00am to 12:00pm (Midnight) …….$575.00 per load
iii. Sunday 12:00am to 12:00pm (Midnight) …… .$875.00 per load
iv. Monday 12:00am to Monday 7:00am ……..$350.00 per load
***all deliveries after 5:00pm will also include $350.00 night delivery charge in addition to any weekend delivery fees.**

8.3.5 Should non-union equipment and personnel deliver material, the Buyer will be responsible for all union assessments incurred by Seller.

8.3.6 All shipping materials used for hauling, crating, blocking, tie-downs, etc. shall remain the property of Seller. When necessary, Buyer, at no cost to Seller, must load onto Seller's trucks all such shipping materials.

8.3.7 Delivery by rail will be F.O.B. point of manufacture with freight allowed to the nearest available rail siding to the jobsite.

8.3.8 Delivery by barge will be F.O.B. point of manufacture with freight allowed to the nearest available barge terminal to the jobsite.

8.3.9 If Buyer cannot unload on the delivery day. Buyer shall be liable for (i) the expense of transporting the material back to the Seller's plant and unloading, reloading, reshipping the material at a later date, or (ii) daily rental of shipping equipment left parked at the jobsite or staging area, and round trip expenses for Seller to retrieve all shipping equipment that was left. Buyer will be billed 120% of the costs billed to Seller by its vender(s) for any other equipment rented or leased to deliver the material.

8.3.10 In the event Buyer is unable to unload the material form Seller's equipment, Seller shall at its sole discretion determine whether equipment will be left at the jobsite or the material returned to Seller's facility. Charges arising under this Section shall be invoiced weekly and payment on such invoices shall be due in seven (7) days.

9 ARTICLE 9 – APPROVAL OF DRAWINGS:

9.1 APPROVAL OF SHOP DRAWINGS. Shop drawings will be prepared by Seller or its agents with all field measurements to be furnished by the Buyer. Written approval of shop drawings by the Buyer is required before fabrication. Shop drawings not approved within 30 calendar days will be cause for a time extension to the delivery schedule of fabricated material by Seller.

9.2 MEANING OF APPROVAL. When shop drawings prepared by Seller or its agents have been approved by the Buyer, such drawings shall be deemed a correct interpretation of the work to be performed and shall relieve Seller of any responsibility for defects or deficiencies arising out of work performed by Seller in accordance with such drawings.

9.3 INDEMNIFICATION. If any material shall be manufactured and/or sold by Seller to meet the Buyer's particular specifications or requirements, the Buyer agrees to save Seller harmless against all claims for actual or alleged infringement of any United States or foreign patent and to defend any suits or actions which may be brought against Seller for any such infringement.

9.4 NO DESIGN RESPONSIBILITY. Seller excludes any design responsibility required by a registered engineer. Seller will prepare shop drawings in accordance with the A.I.S.C. Steel Specification Manual, current edition. Seller excludes stamping shop drawings and connection calculations by a registered engineer.

10 ARTICLE 10 – INSPECTION & TESTING/TOLERANCES:

10.1 INSPECTIONS PRIOR TO SHIPMENT. All materials including paint must be inspected and accepted in Seller's shop prior to shipment. When the work or any part thereof is inspected by Buyer or its duly authorized representative, approval of the materials and workmanship shall be final, except for defects which a reasonable inspection could not have revealed. Seller shall not be responsible for any condition which is not revealed by the testing method specified in the Contract. No fees or expenses for inspection or tests by any mills, testing laboratories or individuals are included in the Contract unless otherwise stated in the Proposal. If the Contract is complete except for required testing and such test is not performed within five (5) days after the date established by Seller that the work is ready for testing, the Contract shall be considered complete.

10.2 DELIVERED MATERIALS. Buyer shall inspect materials upon receipt for condition and completeness against the weight and shipping list, and if there is damage, a shortage, or nonconformance, Buyer may not return materials but note the damage, shortage, or nonconformance on the weight and shipping list and file a written claim with the carrier and Seller within five (5) days; otherwise, conformance, quality, and completeness shall be conclusively presumed and the Buyer will be deemed to have waived all claims. Seller will remedy damage or nonconformance by delivery of undamaged or conforming goods or by arranging for field repair, at its option, in which event Seller's delivery obligations will be extended for a reasonable period of time.

10.3 TOLERANCES. All materials furnished or manufactured by Seller are subject to standard tolerances for variations, unless modified by the Contract Documents.

10.4 NO LIABILITY. Seller shall not be responsible for the correction of structural details prepared by others. Minor shop inaccuracies which are customarily corrected in the field shall not be subject to back charges. Seller shall not be responsible for damage to paint due to handling or exposure or other causes beyond the Seller's control.

10.5 INSPECTION COSTS. Seller shall not be liable for charges by others for inspection and testing of material covered herein unless provided otherwise.

11 ARTICLE 11 – CLAIMS AND DISPUTE RESOLUTION:

11.1 NOTICE. Email communication sent from Seller to Buyer shall be considered official notification for items such as, but not limited to, changes, delays, suspension, and claims.

11.2 MEDIATION. Any claims arising out of or related to this contract shall be subject to mediation. Mediation shall be a condition precedent to arbitration. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Waco, Texas, or at such other location as Seller may designate. Mediation shall be completed within 60 days of a demand for mediation.

11.3 ARBITRATION. All claims not resolved in mediation shall be subject to binding arbitration. Arbitration shall not be administered by, but shall be governed by, the Construction Industry Arbitration Rules of the American Arbitration Association. The parties shall mutually agree upon an arbitrator who is a construction lawyer with at least ten (10) years of construction law experience. The arbitrator shall require exchange by the parties of documents relevant to the issues raised by any claim, defense, or counterclaim on which the producing party may rely in support of or in opposition to any claim, defense, or counterclaim, with due regard for eliminating undue burden and expense and the expedited and lower cost nature of arbitration. At the request of a party, the arbitrator may at his or her discretion order the deposition of witnesses; however, depositions shall be limited to a maximum of three (3) depositions per party, each a maximum of six (6) hours duration, unless otherwise mutually agreed to by the parties. Any arbitration arising out of or relating to the Proposal may include, by consolidation or joinder, such additional persons or entities engaged or retained by contract in connection with this project who are signatories to arbitration provisions in agreements with one or more parties to the Proposal, provided however, that Seller shall not be unduly burdened by allocation of cost for such proceeding that is disproportionate to its relative matter in dispute, and further provided that the participation does not expand the obligations of participation beyond those expressly set out herein. By way of illustration only, and not limitation, Seller shall not be required to participate in expansive discovery of documents, deposition testimony or other costly and timely procedures merely because of its participation in such joint proceeding. The arbitration shall be held in Eau Claire, Wisconsin, or at such other location as Seller may designate. For disputes under $1,000,000.00, the parties agree that the arbitration shall be concluded within 90 days of the arbitration demand. For disputes over $1,000,00.00, the parties agree that the arbitration shall be concluded within one (1) year of the arbitration demand.

11.4 CHOICE OF LAW. The Contract shall be interpreted in accordance with the internal laws of the State of **TEXAS** (exclusive of its provisions regarding conflicts of laws).

12 ARTICLE 12 – MISCELLANEOUS PROVISIONS:

12.1 TERMINATION. If this Contract is terminated for any reason, Seller shall be entitled to be paid for the value of work completed to date, including, but not limited to, stored materials, detailing, material and labor escalation, and work in progress. In addition, Seller shall be entitled to its anticipated profit and overhead expense on the entire Contract, its unabsorbed shop overhead and expenses, and its appurtenant costs and expenses, including, but not limited to, consulting and actual attorney's fees.

12.2 HEADINGS. The headings of these articles are solely for the convenience of the parties hereto, and, if there is any conflict between such headings and the rest of the Contract, the Contract shall control.

12.3 ASSIGNMENT. Buyer shall not assign, sell or, in any way, transfer its interest in this Contract without first obtaining prior written consent of Seller.

12.4 SUBCONTRACTS. Seller reserves the right, without notice to or written permission of Buyer, to subcontract any portion of the Contract, or assign any rights under this Contract, when it considers such action advisable.

12.5 TAXES. Except as otherwise stated in the Proposal, any tax under any present or future law, either state, federal or local including any import duties, taxes, charges or surcharges which may be imposed in the manufacture, shipment, sale, lease, possession, ownership or use of the work or any other similar tax imposed, shall be paid by Buyer, whether the same be determined or determinable at the time of completion and acceptance of the Contract or subsequent thereto. Buyer shall promptly reimburse Seller for such taxes (and related costs) arising out of the work for which the applicable law imposes responsibility for payment on Seller.

12.6 CONFIDENTIAL INFORMATION. Buyer acknowledges that all trade secrets, designs, shop drawings, engineering data, specifications, and other Confidential Information (as defined below) which may be disclosed to it by Seller shall at all times, both during and after expiration or termination of this Contract for any reason, remain the exclusive property of Seller and that Buyer shall not acquire any proprietary interest whatsoever therein. "Confidential Information" means all knowledge and information disclosed by Seller to Buyer orally or in writing, or acquired by Buyer through observation, regarding Seller's Products, technology, inventions, formulas, know-how, services, forecasts, sales methods, customer lists, customer usages and requirements, financial information, business plans, strategies and future business relationships, disclosed with the exception of such information which: (i) was already part of the public domain at the time of the disclosure by Seller; (ii) becomes part of the public domain through no fault of Buyer (but only after and only to the extent that it is published or otherwise becomes part of the public domain); (iii) was in Buyer's possession prior to the disclosure by Seller and was not acquired, directly or indirectly, from Seller or from a third party who was under a continuing obligation of confidence to Seller; or (iv) is received (after the disclosure by Seller) by Buyer from a third party who did not require Buyer to hold it in confidence and did not acquire it directly or indirectly from Seller under a continuing obligation of confidence. Except as necessary to perform its duties under this Contract, Buyer shall not use or disclose any of such Confidential Information but shall use the greater of the degree of care required by this Contract or the same degree of care given its own trades secrets and confidential information. Upon expiration or termination of this Contract for any reason, Buyer shall, within 15 days, surrender to Seller all plans, drawings, specifications, sketches, pictures, films, tapes, computer disks, literature, samples, documents, other tangible objects and all copies thereof relating to trade secrets and other Confidential Information and all of Seller's property. Buyer shall be permitted to destroy rather than return all analyses, extracts, and summaries prepared by Buyer, which contain Confidential Information, and such destruction shall be certified in writing to Seller by an authorized officer of Buyer who has supervised such destruction. Nothing in this Contract shall be construed to limit or negate the common or statutory law of torts or trade secrets where it provides Seller with broader protection than that provided herein.

12.7 SURVIVAL. The provisions found in these Terms and Conditions of Sale and any other provision the performance of or effectiveness of which naturally survives, shall survive expiration or termination of the parties' agreement for any reason.

12.8 INVALIDITY/WAIVERS/REMEDIES: The invalidity in whole or in part of any condition of this instrument shall not affect the validity of the other conditions. The remedies herein reserved shall be cumulative and additional to any other remedies in law or in equity. No waiver of a breach of any provision hereof shall constitute a waiver of any other breach or of any other provision.

12.9 COPYRIGHT. Any copyright or other property or proprietary rights owned by Seller shall remain the exclusive property of Seller.

12.10 DRAFTING PARTY. Should any provision of this Contract require interpretation or construction, each Party acknowledges participation in the negotiation of this Contract and agrees that no provision of this Contract shall be construed against or interpreted to the disadvantage of any party hereto by any court or other governmental or judicial authority by reason of such party having or being deemed to have structured, dictated, or drafted such provision.

12.11 ENTIRE AGREEMENT. This instrument sets forth the entire agreement between the parties and supersedes all prior representations, understandings, or agreements of the parties, whether written or oral. The Agreement can be modified only in writing signed by both parties.

Agreed To:

By:	**ALAMO STRUCTURAL STEEL, LLC**
(Signature)	(Signature)
(Name & Title)	(Name & Title)
(Date)	(Date)
(Attest)	(Attest)

CONTRACT PROPOSAL

American Steel & aluminum co., inc.
3545 East Main St. • Grand Prairie, Texas 75050
Telephone: 972-264-1533 • Fax: 972-264-1843

To: **Swinerton**

No. **8385**
Date: **8/08/24**

Attention: Christopher Dencklau

Project: **Celina Gov Cntr Garage**
Location: **Celina, TX**
Architect: **HED**
Engineer: **Kimley Horn**

Plan Sheets: **Dated 7/11/24**
Specifications: **051200,053100,055000,055100**
Addenda: **RFI responses**

We propose, subject to the terms and conditions included herein to:
Furnish & erect materials, (* denotes erected items)
As noted below and as called for under the above noted plans, addendas and proposed revisions (if noted):

Materials		**$695,000.00**
Erection		**Included**
Tax	%	**Excluded**
Bond	/M	**Excluded**
TOTAL		**$695,000.00**

QUOTE ITEMS:
AISC CERTIFIED FABRICATION SHOP

1. **Elevator pit ladders and sump grates***
2. **Elevator divider beams ***
3. **Steel stairs 1 and 2*(no rails)**
4. **CMU clips ***
5. **Steel framing for penthouse S105, S202***
6. **Metal roof deck and hoist beam for elevators S105***
7. **Engineer calculations for steel stairs ***
8. **Moment connections***
9. **Embeds for our steel**
10. **Steel shelf angles***
11. **Steel pipe bollards**
12. **Loose angle lintels**
13. **25 plates for pipe guards***

Qualifications:

1. **Price is firm for acceptance and release for material order for 30 days after date on this proposal otherwise revision may be in order, due to schedule or escalation.**
2. **Proposal is based on our standard insurance limits**
3. **Steel stairs to be as fabricated by American Steel and aluminum.**
4. **Proposal includes 25 plate guards for exposed piping($500.00/ each additional)**

Continued on attached…

1. PAYMENT TERMS: (A) Material (only) delivered F.O.B. Jobsite. Payment shall be due, without retainage, not more than 30 days from the date of invoice. (B) Material & Labor (Erected in Place). Payment terms shall be noted in paragraph (11) ERECTED MATERIAL on the additional page of this proposal.
2. This proposal is based on the terms as stated, under TERMS AND CONDITIONS herein and on the additional page of this proposal.
3. This proposal shall be valid if accepted within 30 days of date of writing - otherwise a revision may be in order.
4. No backcharges for field corrections will be allowed without SELLER'S prior approval.

Accepted_____

By_____ Date _____

American Steel & aluminum co., inc.

By_____

EXCEPTIONS:

1. **Cost for independent laboratory inspection.**
2. **Finish paint**
3. **Field dimensions.**
4. **Gage metal framing**
5 **Indemnification of Indemnitee(s) for Indemnitee(s) gross or sole negligence.**
6. **Window washing steel embeds and supports**
7. **Aluminum rails with SS cables for stairs**
8. **Posts for barrier cables A202 ,A301**

ERECTION EXCEPTIONS:

1. **AISC certified erector**
2. **Overtime or nighttime work.**
3. **Hoisting (tower crane needed for stocking floors)**
4. **Grout and grouting base plates**
5. **Field verification / survey of embeds and anchor bolts**
6. **Surveys of structural steel work installation and final building survey**
7. **Inspection.**
8. **Fees and permits.**
9. **Sidewalk bridge, walkways, barricades, road closures, and traffic control.**
10. **Field painting.**
11. **Field measurements and field engineering.**
12. **Protection of existing structures and conditions.**
13. **Protection of installed work**
14. **Caulking, grouting, sealants.**
15. **Providing building lines or elevations for erected materials.**
16. **Location of post tension cables for expansion bolt drilling.**
17. **Cost of any damage and / or repairs due to post tension and or rebar being damaged.**
18. **Protection of glass stored or installed in our area of work**
19. **Touch up painting other than field welded areas**
20. **Installation of embeds**
21. **Pads and accessible road for crane**
22. **10 million liability insurance**

STEELFAB
Steel Construction
Founded 1955

Quote # : 24-421T

August 16, 2024

To: Swinerton
Attn: Christopher Dencklau
Phone: (469) 836-0908
Email: Christopher.Dencklau@Swinerton.com

PROPOSAL - Revision 1

PROJECT: Celina Government Center Garage
LOCATION: Celina, TX
ARCHITECT: HED Design
DRAWINGS: Architectural & Structural Issued for Bid-Permit Drawings Dated 07-11-24

With reference to the drawings listed above, we propose to furnish and fabricate the following materials:

24 Tons of Class A fabricated structural steel, as defined by AISC Code of Standard Practice Section 2.1 (one shop-applied coat standard grey alkyd primer)
23 Tons of Architectural Miscellaneous Steel
15 Squares of metal roof deck

BASE BID - Materials & Erection	**$**	**725,057.00**
See Attached Inclusion & Exclusion List		
Alternate Add for Performance & Payment Bonds	**$**	**6,344.00**
Breakout - Galvanized Steel & Stainless Cable Rails:	**$**	**136,225.00**
Alternate Add - Aluminum Cable Rail System (Budgetary) (Furnished Only):	**$**	**152,463.00**
Alternate Add - 10 Ton Allowance per Note 11.05/S-003 (Budgetary):	**$**	**138,249.00**
Alternate Add - Galvanized Downspout Guards (12 Required):	**$**	**15,993.00**

I. Qualifications

1. We qualify access to the slab for our crane unless noted otherwise.

2. Structural steel per AISC Code of Standard Practice, metal deck per SDI Code of Standard Practice, steel joist per SJI Code of Standard Practice, welding per AWS D1.1.
3. Sequencing / Scheduling of the structure for fabrication / delivery / erection must be mutually
4. Review and approval of shop drawings to be limited to two (2) weeks.
5. Beam, brace, and column members are assumed to be sized sufficient to support or transfer design loads, including axial forces, without stiffener plates, doubler plates and/or full penetration welded end plates.
6. Engineer of record to furnish all member reactions at 'Notice to Proceed'. Any delays in providing this information will extend the structural steel schedule.
7. All outstanding Change Order Requests must be discussed formally and resolved monthly.
8. Unless noted otherwise on the structural contract documents listed above, we qualify that the structural steel connection design, fabrication and erection guidelines comply only with the low-seismic requirements of the Building Code. A Seismic Response Modification of R<=3 and a Seismic Design Category of A, B, or C is required for classification of low-seismic. There will likely be significant cost and scheduling impacts if the project is not classified as low-seismic (i.e. R>3).
9. Our pricing is contingent upon being paid for stored raw material at our facility.
10. Our proposal is based upon reducing retainage from 10% to 5% upon 50% completion of erection.
11. We will not commence any engineering requirements for steel stairs and rails until we receive 'approved as noted' comments from the design team on the steel stair erection plans. Upon receipt of 'approved as noted' stair erection plans which finalize all geometry and aesthetic requirements pertaining to the steel stairs and rails, we will begin our engineering requirements for this scope of work and issue calculations concurrent with issuance of 'field & file' stair and rail drawings.
12. Our Railings are quoted using "NOMMA" Type 3 Railing Surface/Finishes unless noted otherwise.

II. Exclusions (applicable to materials and installation unless specifically noted otherwise)

1. Touch-up paint and field painting
2. Grout and grouting
3. Stainless steel, brass, bronze, copper, aluminum (all non-ferrous metals are excluded)
4. Cold-formed / light gauge metals or metal deck over light gauge metal framing
5. Performance & Payment Bonds (see Alternate Add to Base Bid above)
6. Installation of anchor bolts and steel embedded in concrete
7. Cleaning or "blowing-off" of ferrules or construction debris from metal deck prior to elevated slab pours by others
8. De-watering of footings if required to access anchor bolts
9. Construction and maintenance of roads for site access and steel lay-down area
10. Costs of third party testing by an independent agency
11. Costs associated with special inspections
12. Field measuring; survey by registered engineer
13. Cutting, framing, screening of unframed openings (i.e. mechanical, electrical or plumbing chases)
14. Demolition of, modifying, relocating, cutting, or patching any existing facilities or any detailing, fabrication, painting, delivery, off-loading, or erection activities related to Demolition
15. Barricading, traffic control, flag men, signage
16. Shoring and underpinning of foundation walls and shoring of metal deck for concrete pours
17. Protection of underground utilities

18. CMU wall clips, CMU wall bracing or anchorage
19. Connection materials for other trades
20. Abrasive or rubber stair nosings, treads, thresholds
21. Masonry ties or brick ties
22. Stamping of Shop Drawings by a Registered Professional Engineer (Note: The connections will be designed by a PE licensed in the state where the project is located [as required by the specifications] and he/she will stamp a cover letter with the calculations submitted to support the connections designed. No calculations will be submitted for any connections taken right out of the AISC Steel Construction Manual [edition according to specifications])
23. Liquidated damages
24. Ferro Scan, R-Meter, or X-ray for rebar or tendon locations
25. Joint sealant material for roof deck, or any other materials or accessories normally associated with a finished roof system
26. Installation of loose lintels or any skin support steel attached to light gauge framing
27. MBE, WBE, HUB
28. Cutting of roof openings, framed or unframed
29. Intumescent coatings
30. High-performance coatings, multi-coat paint systems, epoxy coatings
31. Crane Matting or Strongbacks unless otherwise noted
32. Cost of bonds, licenses, or permits

Our price is firm for thirty (30) days after the bid due date.

We appreciate the opportunity of quoting and hope to be of service to you on this project. If you have any questions, please do not hesitate to contact me at 972-562-7720.

Sincerely,

Mark Drumm

STEELFAB TEXAS, INC.

STEELFAB TEXAS, INC.
INCLUSION EXCLUSION LIST

Project Name: Celina Government Center Garage
SteelFab Texas, Inc. Quote Number: 24-421T
Estimate or Bid Date: August 16, 2024

	General Description Information	SteelFab Texas Furnished Only and or Acknowledged Items	SteelFab Texas Furnished and Erected Items	SteelFab Texas Excluded Items
1	AISC Certified Fabricator	X		
2	Shop Drawings / Detailing	X		
3	All Testing and Inspections of Shop Welds	X		
4	Field Testing and Inspections Field Connections			X
5	Performance and Payment Bonds			X
6	Sales Taxes			X
7	BIM Requirements			X
	Special Shop Requirements			
8	Cleaning & Standard Shop Primer		X	
9	Special Inspection Requirements			X
	Erection Specifications and Notes			
10	AISC Certified Steel Erector		X	
11	Certified Cranes for Erection			X
12	Certified Crane Operator			X
13	Erector Touch Up Painting			X
14	Erector Galvanized Touch Up		X	
15	Davis-Bacon Wage Rates			X
16	Standard Working Hours		X	
17	Overtime Working Hours or Additional Man Power			X
18	Standard Fall Protection		X	
19	Matting for Cranes			X
20	Strong Backs			X
	Structural and Structural Misc Materials			
21	Roof Support Beam and Deck Edge at Storage 402 per S-105		X	
22	Elevator Divider Beams per 2, 3, & 4/S-200		X	
23	Stair 1 and Elevator Roof/Canopy Post, Girders, Beams, and Deck Edge per 4/S-200 and 1/S-201		X	
24	Stair 2 Canopy Posts, Girders, Beams, and Deck Edge per 4 & 5/S-202		X	
25	CMU Connections per A-101, A-102, A-103, A-104, and 8/S-801		X	
26	Brick Ledge per 1, 2, 3, & 4/A-201 and 10/S-801		X	
27	Lintel Beams per S-101 and 9/S-801		X	
	Deck Materials			
28	1 1/2" Type B 24Ga G90 (15 Squares)		X	

Project Name: Celina Government Center Garage
SteelFab Texas, Inc. Quote Number: 24-421T
Estimate or Bid Date: August 16, 2024

	General Description Information	SteelFab Texas Furnished Only and or Acknowledged Items	SteelFab Texas Furnished and Erected Items	SteelFab Texas Excluded Items
	Architectural Misc. Materials Including Site Materials			
29	Galvanized Stair 1: 6 Flights (65 Risers) w C12x20.7 Stringers and 10Ga Bent Plate Pans. 4 Platforms, 361 Linear Feet Steel Guard Rail w/ Grab Rail & 7 Lines of Stainless Cables		X	
30	Galvanized Stair 2: 7 Flights (69 Risers) w C12x20.7 Stringers and 10Ga Bent Plate Pans. 5 Platforms, 319 Linear Feet Steel Guard Rail w/ Grab Rail & 7 Lines of Stainless Cables		X	
31	Elevator Sill Angles: 8 Required		X	
32	Elevator Pit Ladders: 2 Required		X	
33	Elevator Sump Pit Grates & Frames: 1 Required	X		
34	Galvanized Post-Installed 6" Pipe Bollards: 76 Required		X	
	Exclusions			
35	Aluminum Guard Rails (Priced as Galvanized Steel)			X
36	Headache Bars (Shown as PVC & Aluminum per Signage Drawings)			X
37	Signage Support Framing (Shown as Aluminum)			X
38	Festoon Lighting Connection Anchors per 8/S-580			X
39	Garage Barrier Cables and Intermediate Supports (None Shown)			X
40	Louvers & Associated Support Framing			X

UNITED STRUCTURAL METALS FABRICATION , LLC.

DIVERSIFIED MISCELLANEOUS & STRUCTURAL STEEL FABRICATION
PO BOX 937 DONNA, TEXAS 78537

DATE: August 6, 2024
PROJECT: Celina Government Center Parking Garage
PROJECT LOCATION: Celina, Texas
ESTIMATOR: Shane Merriman
CONTACT: (956)650-3065

CONSTRUCTION DOCUMENTS:

Architect / Engineer: Kimley Horn, HED
Construction project no.: 2022-CO 178-001
Construction documents dated: 07-11-2024
Addenda drawings reviewed: NA

STRUCTURAL STEEL INCLUSIONS:

1. Structural steel fabrication and steel placement details
2. Anchor bolts, embedment plates for structural connections
3. Structural steel HSS tube steel columns w/structural connections
4. Structural steel WF beam columns w/structural connections
5. Structural steel connections and moment connections per details shown
6. Pipe bollards
7. Brick ledge angles
8. Elevator pit beam, access ladder
9. Galvanized structural steel channel @ exterior overhead door jamb
10. Steel stair assemblies @ stair 1 & 2
11. Structural steel framing @ roof stair openings
12. All materials delivered to project-site (**materials unloaded by other trade**)

PREPARATION & SHOP PRIMING PROCESS FOR STRUCTURAL STEEL FINISH:

SSPC-SP 2 Process for surface cleaning of steel with 1 - standard coat of universal fast curing alkyd shop primer (unless noted otherwise). ANY hot dip galvanizing of structural steel members noted "HDG", galvanizing process will comply with ASTM 123/A 123M or ASTM 153/A 153M. Galvanized finish and visual esthetics will vary, **AESS for galvanized finish is excluded**.
FINISH PRODUCT EXCLUSIONS AS FOLLOWS (UNLESS NOTED): SPECIALTY COATINGS, ASPHALT MASTIC COATINGS, TENEMEC PRIMERS, FIELD TOUCH UP PRIMERS, POWDER COATING, EPOXY PRIMERS, PRESSURE WASHING OF STEEL, BLAST CLEANING STEEL, AESS FINISH, UNLESS NOTED IN INCLUSIONS.

FABRICATION QUALIFICATIONS AND GENERAL NOTES:

All structural, miscellaneous, and architectural steel noted in this proposal will be fabricated as per A.I.S.C. standard practices and quality control procedures. Any welding procedures performed by certified welders are per AWS standards and inspected per our staffed certified welding inspector, Robles Consulting, LLC. an AWS Affiliate Company. Fabrication inspections upon request. Steel materials provided are a mix of imported and domestic stock, sourced from regional areas, some recycled content. Structural members shape, sizes, will conform per plan notes. Material mill test reports provided upon request.

EXCLUSIONS FROM BID PROPOSAL:

Pipe protection plates (RE:3-S580)
All handrails & guardrails
Metal louvers
Erection and unloading
Templates for anchor bolts or other embedment structural steel
Performance and Payment bonds, steel allowances
PEMB products, standing seam, roof panels, metal wall panels, purlins, secondary P.E.M.B. materials, corrugated roof and wall panels, metal trims
Steel allowances, work performed with out signed changed orders, performance and payment bonding, umbrella insurance coverages
Design calculations, engineering, sealed calculations for structural connections (unless noted), plant certifications, special inspections
Aluminum, stainless, cast iron steel, light gauge materials, grate inlets/frames, brick block ties, signage posts, pipe bollards for signage posts, metal studs
Composite shear studs, bolts, screws, fasteners, anchor bolts for other trades
Concrete panel drawings, details, layouts, anchors, braces, fall protection assemblies, rails, cables, brackets, connectors, etc. for erecting parties
All independent laboratory testing, special inspections, any other inspection by other parties, field inspection
Deck and deck attachment design, sump pans, flexible closures strips, roof hatches, roof hatch safety railing
TX Dot railing/bollards/trench gratings, traffic control items
Pipe rail, vehicular swing gate, ornamental fencing
Powder actuated fasteners (PAF) for deck attachment (supply issue, not guaranteed)

BASE BID TOTAL $238,888.00

NOTE: DUE TO THE CURRENT STEEL MARKET CONDITIONS, AND ONGOING GLOBAL EVENTS, BID PROPOSALS ARE SUBJECT TO CHANGE

COMPASS STEEL ERECTION, INC.

Swinerton 8/14/2024

Attn: Estimating/ Chris Dencklau Re: Celina Government Center Parking Garage

Mr. Dencklau,
We are pleased to offer a quote for the steel fabrication and erection of the above referenced project to include the following items for the lump sum quote of: **$** 295,000.00

1) Elevator divider beams, pit ladders, sump pit grates, hoist beams, sill angles, and Guide rails posts.
2) Deck and deck edge support.
3) Stair 1 and 2 rails and stair wall rails.
4) Lintel beams
5) Beams and moment welds roof structures.
6) Brick ledge angle.
7) CMU connections
8) Equipment for CSE use only.
9) Post-install pipe bollards. (76 ea)

10) Pipe protectors NIC in quote ADD $165.00 ea

Excluded:
1) Other than normal work hours Monday through Friday 7am to 3:30pm. Overtime rates will be furnished upon request.
2) Protection of existing conditions.
3) AESS complete
4) Traffic barricades and/or pedestrian control.
5) Coring, grout and/or grouting.
6) Touch-up paint or painting.
7) Field engineering.
8) Inspection costs and/or permits.
9) Multiple mobilization.
10) Permits and fees.
11) Field measurements and/or field dimensions.
12) Locating existing reinforcement, and/or post tension cable.
13) Field fixes for other subcontractors' errors and/or omissions.
14) Hoisting complete.

Terms

- This bid is contingent upon negotiation of mutually- acceptable subcontract language.
- Structural steel per AISC Code of Standard Practice, metal deck per SDI Code of Standard Practice, steel joist per SJI Code of Standard Practice, welding per AWS D1.1.
- Federal, State, and local taxes ae not included unless specifically noted in the bid scope of work.
- All outstanding Change Order Requests and/or work order tickets must be discussed formally and resolved bi-monthly prior to CSE proceed on any further extras or changes.
- We will lay out our work off GC furnished and maintained lines and elevations. Any deviation from this will require a letter of direction from GC Project Manager.
- Clear and reasonable access must be provided by others to the work areas.
- Dedicated level and compacted laydown area in proximity of crane reach.
- Protection from overhead work provided by others.

Thank you for the opportunity to quote you and we look forward to hearing from you soon.
Regards,

Ray “Tiger” Durham
Compass Steel Erection, Inc.

WEB CUSTOM METALS

08/08/24

Celina Government Garage

WEB Custom Metals proposes to furnish shop drawings, materials, fabrication, tools, equipment, to deliver, and install the following described materials for the above project, as applicable, upon acceptance of this proposal, the following terms, conditions and qualifications are agreed to and accepted by you. Pricing is good for 30 days.

Architectural Steel Including:
1. Qty:1 Sump pit grate & Supports [13/A-551]
2. Surface mounted Bollards at stairs & IDF Room/Storage [A-101]
3. Qty: 2 Stairways up to level 4 (standard guardrail & picket- no cables) [A-461]
4. Qty: 4 Guardrails at Stairway opening ST1 [9/A-461]
5. Qty: 4 Guardrails at Stairway opening ST2 [6/A-461]
6. Qty: 1 Elevator pit Access Ladder

Structural Steel Including:
1. Columns w/ Anchor Bolts [S-700, S-201& S-202]
2. Stair 1 Divider beams [S-200]
3. Stair 1 Roof Framing [S-201]
4. Stair 2 Roof Framing [S-202]
5. Divider beams (no specs- Budget TS 6x4x3/8)
6. Elevator Sill embeds
7. Roof Decking
8. 10 ton steel allowance

Excluding:
1. All stainless steel and aluminum of any kind.
2. All Pre-finished Metal Panels, Flashings, Trim, Gutters, Downspouts, Soffit panels, Fascia and metal closures.
3. All Demolition.
4. All Fire Watch.
5. All Materials shown on Civil or Landscape Drawings only.
6. All Field Dimensions and verify existing by others.
7. All composite cleaning crew.
8. All Engineering, Design and Calculations for Beam connections.
9. All Finished Paint (We Provide Primer Paint only)
10. Installation of Bollards and embeds of any sort.
11. Any and All Canopy Components (from Aluminum)
12. Connections to light gauge
13. Cable rail at ramp- embeds into concrete columns [4/S310]
14. Anodized Aluminum Railings
15. Sales Tax

Lump Sum Cost $631,750.00

BUILDING BETTER BONDS
https://webcustommetals.com
Remit To: PO Box 293294
Lewisville, Texas 75029

EXCLUSIONS: Safety railing or tie off points. Engineering of connections

SPECIAL EXCLUSIONS: Cost of material testing or inspection, costs of shop and field labor testing. Retainage or liquidated damages, bonds. Fasteners for other trades. Bracing. Financial liability for the loss of material due to jobsite substitutions, theft, unauthorized or misuse by others. Demolition or preparation of existing surfaces. Electrical power. Installation or supply of electrical trenches, ducts or boxes. Temporary lighting. Drinking water and sanitary facilities. Final Pricing. Demo. Gauge Framing. Concrete, aluminum, and stainless steel. After hours work. Items not mentioned above.

BID NOTES:
1.Quote is based on WEB Custom Metals procuring materials through the most economical method. Schedule will be based upon mill availability of material and will be determined upon receipt of a Letter of Intent.
2.Bid based on use of domestic and foreign materials were acceptable.
3.Bid based on WEB interpretation of contract drawings.
4.Bid based on acceptance of Terms, Conditions and Qualifications of WEB.
5.All embed and anchor bolts to be set by others. No template will be provided. WEB will not be held accountable for wrong placement or distorted installation of anchor bolts or any embeds specified on the plans. Any corrections to steel because of improperly set anchor bolts or embeds will be at the cost of others.
6. NA
STANDARD CONDITIONS & QUALIFICATIONS: General Contractor to provide all traffic and pedestrian control, including fences, barricades and flagmen and flooring protection if needed. General Contractor to provide all permits. Drawings must be approved by General Contractor and project owner and their engineer of record prior to fabrication. WEB does not have in house engineering and unless otherwise specified in the WEB bid, will not provide engineering stamps on drawings. Bid based on forty (40) hour work week. WEB is not responsible for fall protection of personnel other than its own workers. Due to the volatile nature of the material procurement at this time, all final pricing is subject to change within reason and in line with the direction of the marketplace.
If the General Contractor fails to make payments when due, or its financial ability to make payments becomes impaired, WEB may suspend all work during the continuance of either situation. This proposal is valid for a period of twenty (15) days from this date only.

Subcontractor Bid Analysis

05.50 Metal fabrications

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Chris**

	Selected Sub		x	
Subcontractor	**Aaron Arch**	**Barrier Cable**	**Aaron Arch**	**Steel Fab**
Phone	(817) 731-9281	(706) 366-4998	(817) 731-9281	(214) 632-5903
Contact	Renee Jolley	Jonathan Bolden	Renee Jolley	Mark Drumm
email	renee@aaroniron.com	jb@barriercableinc.com	renee@aaroniron.com	mdrumm@steelfab-inc.com
Scope Complete	Yes	Yes	Yes	Yes
Rank	3	4	3	2
Delta To Low	0%	4.30%	0.00%	-17.03%
Enter SBE %	0%			
SBE $$$	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost	$ 244,020	$ 254,520	$ 244,020	$ 202,463
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ (980)**	**$ -**	**$ -**
		Prequalification Status		Yes	Yes	Yes	Yes
		MSA Status		No	No	No	Yes
		Single Project Limit		EXPIRED	EXPIRED	EXPIRED	$ 75,478,180
		Aggregate Limit		EXPIRED	EXPIRED	EXPIRED	$ 169,825,905
		Exclude Sales Tax	-	excl	$ (980)	excl	excl
		Textura	-	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl
		Scope sheet included	-	$ -			
		Schedule included	-	$ -			
Trade Specific Requirements							
Base Bid			**$ -**	**$ 244,020**	**$ 254,520**	**$ 244,020**	**$ 202,463**
		Base Bid	$ -	$ -			
			$ -	$ -			
		Cable Rails	$ -	$ -			Not sure if they Will Break out
		Grid G3-G10	$ -	With Concrete	With Concrete	With Concrete	With Concrete
		1/2" Galvanized - 4" OC	$ -	With Concrete	With Concrete	With Concrete	With Concrete
		Trench Drains (Check with Concrete)	$ -	with steel	with steel	with steel	with steel
		Posts for Cable Rails	$ -	incl	incl	incl	incl
		Aluminum Guard Rails with SS cables	$ -	$ 244,020	$ 250,000	$ 244,020	$ 152,463
			$ -	$ -			
		Install	$ -	incl	incl	incl	$ 50,000
		Add for Calculations/shop drawings	$ -	incl	$ 5,500	incl	incl
			$ -	$ -			
		Total Base Bid (excl. Bond)	**$ -**	**$ 244,020**	**$ 254,520**	**$ 244,020**	**$ 202,463**

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AARON ARCHITECTURAL IRON

www.aaronornamental.com

SCHEDULE A-SC

CELINA GOVERNMENT CENTER PARKING GARAGE
08/08/2024

FABRICATION AND INSTALLATION OF THE FOLLOWING:

- A-461-HANDRAILS/GUARDRAILS@ STAIR 1-INCLUDING GUARDRAILS @ LANDING/OPENINGS/ REF: A-541 DETAILS/STAINLESS STEEL TOP RAIL/POST WITH 3/6" STAINLESS STEEL CABLES

- A-461-- HANDRAILS/GUARDRAILS@ STAIR 2-INCLUDING GUARDRAILS @ LANDING/OPENINGS/ REF: A-541 DETAILS/STAINLESS STEEL TOP RAIL/POST WITH 3/6" STAINLESS STEEL CABLES

- BRUSHED FINISH ON ALL GUARDRAILS/HANDRAILS
- GUARDRAIL WILL WELD TO STAIR STRINGER
- GUARDRAIL POSTS WILL CORE DRILL @ LANDINGS

- SHOP DRAWINGS/EQUIPMENT/ENGINEERING:

- TOTAL: $244,020.00

OPTION PRICING:

CARBON STEEL HANDRAILS IN LIEU OF SS- <$20,496.00>

RENEE JOLLEY
AARON ARCHITECTURAL IRON
renee@aaroniro.com
817-731-9281

Subcontractor Bid Analysis

Trade: **07.10 Waterproofing**
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Ariel**

	Selected Sub		x		
Subcontractor	Kemco	Chamberlin	Kemco	MEI	SCS
Phone	972-488-2999	214-529-4667	972-488-2999	682-217-3997	469-964-2435
Contact	Eli Madriz	Justin Pickering	Eli Madriz	Chandler Sinn	Kyle Kelley
email	stimator@kemco-sc.co	pickering@chamberlinltd.com	estimator@kemco-sc.com	csinn@mei.global	kkelley@sw-construction.com
Scope Complete	Yes	Yes	Yes	Yes	Yes
Rank	1	2	1	4	3
Delta To Low	0%	3.05%	0.00%	16.50%	9.85%
Enter SBE %	0%				
SBE $$$	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost									
				$ 245,327	$ 252,808	$ 245,327	$ 285,805	$ 269,500
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		No	Yes	No	Yes	Yes
		MSA Status		No	Yes	No	Yes	Yes
		Single Project Limit		N/A	$ 9,256,400	N/A	$ 250,000	$ 250,000
		Aggregate Limit		N/A	$ 20,826,899	N/A	$ 562,500	$ 562,500
		Exclude Sales Tax	-	excluded	excluded	excluded	excluded	excluded
		Textura	-	$ -				
		Prevailing Wages Included	-	included	included	included	included	included
		Responses to RFIs Included	-	included	included	included	included	included
		Scope sheet included	-	included	included	included	included	included
		Schedule included	-	included	included	included	included	included
Trade Specific Requirements								
Base Bid			$ -	$ 245,327	$ 252,808	$ 245,327	$ 285,805	$ 269,500
		Base Bid	$ -	$ -			$ 262,905	
		Sheet waterproofing	$ -	$ 7,365	$ 5,689	$ 7,365	included	$ 8,500
		Elevator pit waterproofing - walls and slabs	$ -	included	included	included	included	included
		Exclude at ramp walls	$ -	excluded	excluded	excluded	$ (10,000)	excluded
		Sealants	$ -	$ 32,548	$ 54,957	$ 32,548	included	$ 23,000
		Slab sealants	$ -	included	included	included	included	included
		Slab to vertical concrete sealants	$ -	included	included	included	included	included
		Masonry and dissimilar materials	$ -	included	included	included	included	included
		Site concrete sealants	$ -	included	$ 5,524	included	included	$ 7,500
		Air barrier	$ -	$ 28,597	$ 48,845	$ 28,597	included	$ 85,500
		Air barrier at exterior wall cavities behind brick and stucco	$ -	included	included	included	included	included
		Flashing	$ -	$ 61,941	$ 22,465	$ 61,941	included	$ 25,000
		Openings at masonry and stucco	$ -	included	included	included	included	included
		Base of wall and at lintels	$ -	included	included	included	included	included
		Traffic Coating	$ -	$ 77,540	$ 78,914	$ 77,540	included	$ 85,000
3/S-512		Closure strip at PT slab	$ -	included	included	included	included	included
2/S-512		Stressing blockout at PT slab	$ -	included	included	included	included	included
4,7/S-512		Construction joints at PT slab	$ -	included	included	included	included	included
		Water repellent	$ -	$ 34,836	$ 36,414	$ 34,836	$ 32,900	$ 35,000
S-102	PN 13	Penetrating silane sealer to floor slab exposed to the sky	$ -	included	included	included	included	included
		Exclude over rooms - not shown	$ -	excluded	excluded	excluded	excluded	excluded
		Mock up	$ -	$ 2,500	included	$ 2,500	included	included
		Total Base Bid (excl. Bond)	$ -	$ 245,327	$ 252,808	$ 245,327	$ 285,805	$ 269,500

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KEMCO SPECIALTY CONTRACTORS
7200 W. University Dr. Suite 204
McKinney, TX 75071

Celina Government Center Garage GMP

BID

Project Address: 100 North Colorado Street
Celina, TX 75009

Date: 8/20/2024

To: Ariel Miller - Swinerton Builders

Taxes Excluded

	Mockup	**$**	**2,500.00**
	Material Per Specifications		
07 13 00	**Sheet Waterproofing**	**$**	**7,364.65**
	Material Per Specifications		
	Scope		
	Elevator Put - A-551		
	Waterproofing @ Slab		
	Waterproofing @ Walls		
	Exclusions		
	Sheet Waterproofing @ Locations Not Listed		
	Significant Substrate Preparation		
07 18 00	**Traffic Coatings**	**$**	**77,540.30**
	Material Per Specifications		
	Scope		
	Vehicular Traffic Coating @ Closure Strip - Blockout - Construction Joitn at PT Slab		
	Exclusions		
	Traffic Coating @ Locations Not Listed		
	Significant Substrate Preparation		
07 19 00	**Water Repellents**	**$**	**34,836.03**
	Material Per Specifications		
	Scope		
	Water Repellent @ Brick Veneer		
	Water Repellent @ Conc.Cap		
	Water Repellent @ Stone Cap		
	Water Repellent @ Floor Slab Exposed to the Sky		
	Exclusions		

	Water Repellent @ Locations Not Listed		
	Significant Substrate Preparation		
07 27 00	**Air Barriers**	**$**	**28,597.43**
	Material Per Specifications		
	Scope		
	Air Barrier		
	Treatment @ Bottom Of Wall		
	Treatment @ Opening Perimeter		
	Exclusions		
	Air Barriers @ Locations Not Listed		
	Significant Substrate Preparation		
07 62 00	**Sheet Metal Flashing and Trim/Thru Wall Flashing**	**$**	**61,940.79**
	Material Per Specifications		
	Scope		
	Prefin. Metal Flashing @ Door Head at Stucco to CMU - A561/10		
	Prefin. Metal Flashing @ Door Head at Brick to CMU - A561/8		
	Prefin. Metal Flashing @ Elevator Head - A551/10		
	Prefi. Metal Flashing @ Louver head at Brick to CMU - A562/8		
	Prefin. Alum. Flashing @ Louver Sill at Brick to CMU - A562/8		
	ST. STL. Flashing @ Louver Sill at Brick to CMU - A562/8		
	Prefin. Metal Flashing @ Louver Head at Stucco to CMU - A562/3		
	Prefin. Metal Flashing @ Louver jamb at Stucco to CMU - A562/2		
	ST. STL. Flashing @ Base of Wall		
	ST. STL. Flashing @ Lintels		
	Flexible Flashing @ Metal		
	Sealant Treatment		
	Exclusions		
	Metal Flashing @ Locations Not Listed		
	Significant Substrate Preparation		
07 92 00	**Joint Sealants**	**$**	**32,547.67**
	Material Per Specifications		
	Scope		
	Sealant @ Hm Door (Exterior)		
	Sealant @ Hm Door (Interior)		
	Sealant @ Louver (Ext)		
	Sealant @ Louver (Int)		
	Sealant @ Masonry Cj (Ext)		
	Sealant @ Cmu Cj (Ext)		
	Sealant @ Cmu Cj (Int)		
	Sealant @ Scupper		
	Sealant @ Dissimilar Stucco To Conc.Wall		

	Sealant @ Dissimilar Veneer @ Brick To Concrete Cap	
	Sealant @ Dissimilar Veneer @ Stone To Brick	
	Slab on grade - S300	
	Sealant @ Column Isolation Joint	
	Sealant @ Slab To Wall Joint Ej	
	Slab On Grade @ Cj	
	Traffic Joints	
	Sealant @ Building Base	
	Sealant @ Sidewalk EJ (30' OC)	
	Exclusions	
	Sealants @ Locations Not Listed	
	Significant Substrate Preparation	
	BASE BID	**$ 245,326.86**

This proposal is valid for 30 days.

Submitted By: **Eli Madriz**

7200 W. University Dr. Suite 204, McKinney, Texas 75071

Phone: 972-488-2999

www.Kemcocontractors.com - Estimator@kemco-sc.com

ROOFING & SHEET METAL
- Modified Bitumen
- BUR
- EPDM
- TPO/PVC
- Metal

WATERPROOFING & CAULKING
- Joint Sealants
- Expansion Joints
- Membrane Waterproofing
- Elastomeric Coatings
- Water Repellents
- Waterblasting
- Concrete/Masonry Repair
- Damproofing
- Flashing
- Traffic Coatings

ROOF MAINTENANCE & LEAK REPAIR
- Building Surveys
- Leak Repair
- Roof Maintenance

DALLAS LOCATION
2170 Diplomat Dr
Farmers Branch, TX 75234
214.273.9110

OTHER LOCATIONS
- Houston
- Austin
- San Antonio
- Oklahoma City

Date: 8/15/2024
Contractor: Swinerton Builders
Attn: Bejamin Gair
Phone: 214-771-2039
Reference: Celina Government Center Garage
Date of Drawings: 7/1/2024

Chamberlin Dallas, LLC hereinafter referred to as Chamberlin proposes to furnish all labor, materials, equipment and insurance necessary to perform the work generally described as follows:

Scope of Work:

Below Grade Sheet Membrane **$5,689**

- **Chamberlin will furnish and install GPC Bituthene 3000 at the following locations:**
- **-elevator pit .**
- **-Price includes termination bar, mastics, drain mat and connector tees.**
- **-Price includes 300R at elevator pit underslab**
- ***Price excludes backfilling of subgrade conditions after installation of material**
- **ADD: Add GPC Bituthene 3000 and drain mat at ramp walls. (not shown in plans): $13,840.00**

Building Joint Sealants **$54,957**

- **Chamnerlin will furnish and install urethane sealants with joint filler, where needed, at the following locations:**
- **-slab-on-grade control, construction, and isolation joints**
- **-Column isolation and connection joint**
- **-Vertical CIP control joints**
- **-CMU control joints**
- **-Masonry control joints**
- **-Bolloards**
- **-HM Frame head and jamb joints**
- ***price excludes stucco control joints**

Site Sealants **$5,524**

- **Chamnerlin will furnish and install urethane sealants at the following locations:**
- **-pavement expansion joints**
- **-sidewalk expansion joints**
- ***Price excludes removal of redwood strips**

Fluid applied air barrier **$48,845**

- **Chamberlin will furnish and install ExoAir 230 at exterior wall cavities as indicated in plans.**
- **-Includes sheathing joints.**

Flashings **$22,465**

- **Chamberlin will furnish and install rigid and flexible flashings at the following locations:**
- **-Base of wall at air barrier**
- **-Lintel at air barrier**
- **-head of HM door frame**

Vehicular Traffic Coating **$78,914**

- **Chamberlin will furnish and install vehicular traffic coating at closure strips and construction points.**

Silane Sealer **$36,414**

- **Chamberlin will furnish and install silane sealer at level 4 deck and ramp.**
- **-Price includes light rinse of deck, coverage not to exceed 125 sf/gal.**

Voluntary Alternates:

* Any value engineering or cost savings suggestions/pricing by Chamberlin are to be accepted or rejected by the owner and/or the design team in writing. Chamberlin is not a design professional and as such Chamberlin's proposal does not include any design services for the project. It is expressly understood that Chamberlin is not responsible for and assumes no design responsibility for the project, including any value engineering items.

* We will perform the work described above, for the sum of break-out above excluding tax on materials; plus 1.5% for a P&P bond, if required.

* All break-out pricing is for reference only and shall not be considered stand alone pricing.

Additional Term & Conditions

* See **"Exclusions"** rider.

This proposal is based upon execution of a standard AIA construction contract, such as the AIA 101 contract or A 401

Provision for Contracts with a General Contractor:

The construction industry is currently experiencing shortages and delays in obtaining construction materials such that reliable assurance of material availability, timely delivery, and firm pricing of materials cannot be obtained. The parties acknowledge that some of the materials and products to be used and installed in the construction of the Project may become unavailable, delayed in shipment, and/or subject to price increases due to circumstances beyond the control of the Subcontractor. Notwithstanding anything to the contrary herein or in the Contract Documents, if a specified product is unavailable or delivery is delayed, Subcontractor shall provide written notice to Contractor and shall be afforded additional time and substitute products may be considered, and if there is an increase in price of materials, equipment, or products between the date of this Agreement and the time when the affected material is delivered to the Project, the subcontract amount shall be increased to reflect the additional cost to obtain the materials, provided that the Subcontractor provides written notice and documentation of the

* This offer is good for thirty (30) days.

* The parties agree that Chamberlin shall be entitled to time and cost adjustments for any delays or price increases arising out of or relating to the effects of the most recent Coronovirus outbreak.

* Prices above exclude P&P Bonds, fees, overtime, liquidated damages, and permits.

* All colors are to be selected from the manufacturer's **standard color chart**.

* All work to be performed during **normal business hours**.

* This proposal is based upon execution of a mutually agreed upon contract terms and conditions between Chamberlin and the Contractor/Owner.

* Contractor **agrees to furnish**: complete access to work areas free and clear of obstructions, dumpster, toilet facilities, potable water, and all electrical power, as required, at no additional cost to Chamberlin.

* **All surfaces** to receive waterproofing, dampproofing, coatings, sealers, expansion joint systems, or sealants are to be provided by others to Chamberlin in a smooth, broom clean condition, free of contaminants, form oils, release agents, voids,

* Unforeseen conditions or circumstances are not assumed nor anticipated in the scope of work proposed above and will be brought to the client's attention immediately upon discovery by Chamberlin personnel for a prompt resolution.

* Chamberlin is not responsible for recognizing, locating, or removing asbestos, PCB's, or other hazardous materials.

* Samples of products or systems presented for review are intended only to provide a general representation and not necessarily an exact replica of the products or systems to be furnished or installed. Any alternates proposed are subject and pending the owner and architect's approval.

* For CIP programs, not withstanding anything to the contrary, the CIP deduction (contract reduction) is limited to the amount of insurance premium that will be saved by Chamberlin due to the provision of insurance by General Contractor or Owner. The CIP deduction is based on our insurance rates as classified by Chamberlin and will reflect Chamberlin receiving the same insurance coverage that is provided under the current Chamberlin insurance policies. The CIP program shall have a minimum ten (10) year term for completed operations coverage. Concerning, but not specifically limited to Excess-Umbrella coverage, on which Chamberlin has a flat fixed premium, there will be no deduct provided as there is no savings to benefit Chamberlin.

*** This bid is contingent on Chamberlin's review and acceptance of the CIP Insurance coverages and limits.**

* Copy of the contract between the owner and the general contractor as well as a copy of the bond from the general contractor to the owner shall be provided within five (5) business days of the execution of the contract between Chamberlin and the general contractor.

* All pricing is predicated on a maximum deductible cost of $25,000 for the owner's builders risk insurance policy.

* All time and material work (T&M) will be completed at a rate of $55.00/hr with 20% mark-up on materials.

* Retainage shall be paid **60 days** after contracted work is complete & accepted in writing by owner & contractor.

* Chamberlin's **standard warranty excludes**: failures caused by failure of the substrate, moisture vapor transmission or hydrostatic pressure, abuse, conditions that exceed the limitations of the materials, sufficiency of the design; removal and replacement of overburden materials; incidental and consequential damages.

* This proposal is not for the sale of goods, but rather a service contract for the installation or application of products, systems or materials. Therefore, **THE IMPLIED WARRANTIES OF MERCHANTIBILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXCLUDED.**

* Contractor's repair obligations during the Warranty Period are limited to the original price of the waterproofing installation. In no event shall contractor's liability exceed the original installation price of the waterproofing system, even if it is claimed or determined that the warranty provided has failed of its essential purpose.

*** All contracts will be issued to Chamberlin Dallas, LLC.**

Sincerely,

CHAMBERLIN Dallas, LLC

Justin Pickering

Justin Pickering Estimator - Waterproofing & Caulking
Main (214) 273-9110 Cell (214) 529-4667
jpickering@chamberlinltd.com

Note: This proposal is subject to the attached **"Exclusions"** rider.

"EXCLUSIONS"

* Items not specifically mentioned above as being included are considered to be expressly excluded
* All sealants are based on a single color choice. Additional, custom and/or multiple color selections may be subject to additional pricing for both material as well as additional labor to install.
* Removal of zip strips, wood fillers, fiber boards, and concrete from site sealants
* Hot pour rubber sealant
* Caulk floor tile or paver joints
* Caulk granite, marble, or other stone joints
* Caulk in conjunction with painting, drywall or acoustical needs
* Caulk hand-set stone joints
* Caulk plaster joints or plaster soffit joints
* Caulk interior frames in drywall, or elevator door frames
* Caulk aluminum frames, windows, glass block, skylights, canopies, storefronts or metal panels
* Caulk penetrations, thresholds, sills, sanitary, millwork or other interior finishes
* Caulk in conjunction with roofing or sheet metal
* Firesafing at perimeter of building and MEP penetrations through CMU
* Fire resistant sealants
* Pre-molded compressible foam sealers, expandable foam sealants, secondary seals, preformed silicone sealants, compression seals or gaskets
* Compressible fillers and elastomeric tubing joint fillers
* Reglets, covers, keyways, waterstops or vapor barriers
* Blockouts
* Parge coat on masonry walls
* Abrasive blast cleaning; removing curing compounds and sealers
* Mechanical cleaning of concrete
* Preformed expansion joint fillers
* Spray polyurethane foam sealants
* Shower pans or cementitious coverings over waterproofing systems
* Drainage systems and components
* Cavity wall insulation unless otherwise noted within proposal
* Installation of sheet membrane or fluid applied air barrier on USG Corp. Securock/Durock (Green or Purple Board) or National Gypsum's XP (Purple Board) glass mat sheathing unless additional compensation is provided to Chamberlin to account for the additional labor and material required to account for the porosity of the substrate. (Chamberlin can provide additional
* Flashings, underlayment, and membranes under sheet metal, metal panels, and copings
* Patching of concrete - spawls, holes, fins, honeycombs, etc.
* Protective concrete topping slabs
* Sump pump
* Protection board where drainage board or insulation is used over waterproofing membrane
* Backfilling over waterproofing or monitoring of backfill operations
* Stone and tile pavers
* Waterproofing at wet interior floor area(s)
* Glass cleaning
* Traffic striping and traffic demarcation
* Any costs associated with commissioning
* Exterior finish must be in place prior to exterior envelope testing, testing shall not be done directly against air barrier system

Cc: Reading File
Bid File

August 8, 2024

Swinerton Builders
Attention: Christopher Dencklau
2200 Main Street, Suite 300
Dallas, TX 75201
Phone: 469.836.0908
Email: **Christopher.dencklau@swinerton.com**

RE: Celina Government Center Garage – Waterproofing Proposal

Dear: Christopher

We propose to furnish all labor, materials, tools, equipment, and insurance necessary to complete the following scope of work:

Section 071300 – Sheet Waterproofing

- Provide and install self-adhering sheet waterproofing membrane at the below grade garage ramp walls as indicated in the drawings
- Provide and install self-adhering sheet waterproofing membrane at the elevator pit walls
- Provide and install pre-applied underslab sheet waterproofing membrane at the elevator pit slabs

- **Excludes site walls and grade beams – not shown in the drawings**

Section 071800 – Vehicular Traffic Coating

- Provide and install two-component vehicular traffic coating at various locations as indicated in the drawings:
  - Closure strip at PT slab – 3/S-512
  - Stressing blockout at PT slab – 2/S-512
  - Construction joints at PT slabs – 4 & 7 on S-512

- **Excludes Level 2 vehicular traffic coating over level 1 rooms – not shown in the drawings – add $54,639.00 to base bid for us to pick this up (~8,350 sf)**

- **Excludes concrete slab 40% silane sealer at top level – add $32,900.00 for one coat if required**

Section 072700 – Air Barriers

- Provide and install Tremco Exoair 230 fluid-applied air barrier assembly at the exterior cavity walls as indicated in the drawings

- **Excludes third party testing – by owner per specs**
- **Excludes water repellents**
- **Excludes cavity wall insulation**

Section 076200 – Sheet Metal Flashing

- Provide and install metal flashing and flexible flashing at the following locations as indicated in the drawings:
  - Base of exterior walls and at lintels – this is not shown in the drawings, but likely can be implied to be required (Deduct $45,176.00)
  - Thru wall flashing at scupper heads – excludes scupper metal
  - Thru wall flashing at elevator tower-to-roof canopy
  - Exterior HM door heads
  - Louver heads, sills, and jambs
  - Overhead door heads

Section 079200 – Building Joint Sealants

- Provide and install sealant and backer rod at the following building joint locations:
    - Hollow metal door perimeters
    - Louver perimeters
    - OH door perimeters
    - Masonry control joints
    - Dissimilar material joint between exterior façade types
    - Non-rated CMU partitions
    - Slab-on-grade control joints

- **Excludes coping sealants – by roofer**
- **Excludes firestopping**
- **Excludes expansion joint assemblies – specified but not shown – this probably is not required**

Section 079210 – Traffic Joint Sealants

- Provide and install self-leveling urethane sealant and closed-cell backer rod at the following exterior site joint locations:
    - 15' OC paving control joints
    - 90' OC paving expansion joints
    - Sidewalk expansion joints
    - Curb-to-sidewalk joints
    - Concrete-to-building joints
    - Concrete-to-concrete butt joints

- **Excludes courtyard joints – not clear**
- **Excludes removal of redwood expansion joints**

We will perform the work as described above during normal/regular weekday hours, for the Lump Sum price of **$262,905.00**; excluding tax on materials. Excludes P&P Bonds (pre-paid at 1.5% of contract amount, if required).

Incorporated Notes & Clarifications:

- Established in 1973. Our current **EMR is 0.92.**
- This offer is valid for 60-days.
- Refer to the attached Certificate of Insurance for specific coverage, which includes automatic blanket additional insured and waiver of subrogation endorsements on all lines of business and shall not be exceeded or modified without an additional premium payment.
- We acknowledge Addendum – **none**.
- Price **does not** include: remodel tax, P&P Bonds, project specific endorsements, Builder's Risk, Pollution Liability, Professional Liability, ABBA membership/audits, fees, SSPC-QP1 certification, permits, right of offset, union labor agreements, risk of non-payment, damages for delays, overtime, off-hour/nights or weekend work, dumpster, toilet, water, electricity, or liquidated damages.
- Price **does not** include: traffic control, barricades, flagmen, fencing, any subsidiary work items outside scope of work, sewage containment, spill cleanup, off-site debris disposal from shotblasting/grinding/chipping/sandblasting/water blasting, collect and dispose rinse water, striping, water stops, water tests, pin hole or holiday testing, tensile testing, inspection/reinspection fees, test and treat for pH or MVT, landscape replacement, test for ADA compliance, core sampling, lighting, ventilation, odor control, temperature/humidity control, enclosures, tents, or partitions, and 3-phase electrical power.
- Samples of products or systems presented for review are intended only to provide a general representation and not an exact replica of the color, texture or finish of the products or systems to be furnished or installed.
- MEI will be granted full and complete access to all work areas, absent fixtures, equipment, hangars, conduit, wiring, machinery, and other immovable objects to be removed and replaced by others.
- All surfaces to be clean and dry, free of debris, stains, fins, projections, divots, sealers, densifiers, release agents, and curing compounds.
- Unforeseen conditions or circumstances are not assumed nor anticipated.
- MEI is not responsible for recognizing, locating, removing, collecting, or disposing any toxic or hazardous materials.
- Price based upon a mutually agreed upon contract. Items not specifically included are excluded.
- Mobile's standard **1-year Installer's Warranty** excludes defects, failures or liabilities caused by: failure of the substrate, moisture vapor transmission or hydrostatic pressure, abuse, damage by others; damage to facilities; conditions that exceed the limitations of the materials; sufficiency of the design; removal and replacement of overburden materials; and special, incidental, consequential, punitive or indirect damages or injuries.
- This proposal is not for the sale of goods, but rather a service contract for the installation of products, systems, or materials. Therefore, **THE IMPLIED WARRANTIES OF MERCHANTIBILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXCLUDED.** Venue shall be in Tarrant County, Texas.
- The COVID-19 Shut Down Period shall not be deemed Force Majeure and shall not be grounds for termination or suspension of the Contract. Any and all contractual deadlines shall be extended day-for-day during the COVID-19 Shut Down Period and all contractual obligations shall be deemed suspended during a COVID-19 Shut Down Period.

Respectfully submitted,

Mobile Enterprises, Inc.

Chandler Sinn
Project Estimator
682-217-3997
csinn@mei.global

Southwest Construction Services

DALLAS | FORT WORTH | HOUSTON | AUSTIN
Waterproofing, Sawing and Demo, Specialty Concrete Services

August 8, 2024
Proposal # W24-080111
Project Name: Celina Government Center Garage
Project Location: Celina, TX

Bidding Contractor
Attn: Estimating

Base Proposal

Southwest Construction Services proposes to furnish all material, equipment, and manpower to perform the following scopes of work.

Item #1
Furnish and install **Dow Corning 790 Silicone** building sealants @ the following locations:

- **A.** Double doors
- **B.** Single doors
- **C.** Masonry control joints
- **D.** TOW
- **E.** **Joints not to exceed ¾" unless otherwise noted**

Lump Sum $ 23,000.00

Item #2
Furnish and install **Xypex Concentrate** crystalline waterproofing @ the following locations:

- **A.** Elevator pit walls and slab
- **B.** **Notes:**
  - **a.** Applied to the negative side
  - **b.** Water-tight guarantees can only be provided for underslab waterproofing at locations that have permanent below grade de-watering systems or locations that will always have non-hydrostatic conditions

Lump Sum $ 8,500.00

Item #6
Furnish and apply **GCP Perm-A-Barrier VPL** fluid-applied air barrier @ the following locations:

- **A.** Behind brick and stucco over CMU
- **B.** Behind brick over CIP
- **C.** **Includes:** Joint treatment and system flashing
- **D.** **Excludes:** Terminating of any flashing installed by others

Lump Sum $ 85,500.00

Item #4

Furnish and install **GCP Bituthene 3000** sheet applied waterproofing @ the following locations:

- **A.** Ramp walls
- **B.** **Includes:** GCP bituthene 300 and hydroduct 220 drain mat

Lump Sum $10,000.00

Voluntary Options:

Item #1

SCS to provide certified payroll, FC Background Checks, Drug Testing, Badging, or orientations to any contract/invoice/PO work under $ 10,000.00

Lump Sum $ 900.00

Item #2

SCS Price and Performance Bond cost will be priced based on total contract amount.

Exclusions:

All scopes of work not specifically mentioned above. Any sealant not specifically mentioned above. Sealants at windows, storefronts or penetrations. All fire caulking. All floor cleaning. All removal of laitance, debris, glue, etc. prior to application of floor sealer. All flashing (sheet metal, flexible, through wall, copper, etc.). All pre-compressed or expansion joints assemblies. Protection of substrates prior to and after installation of material. Removal of full depth redwood or fiberboard. Weekend, night or holiday work. Removal of debris or cleaning of other trades materials, trash. Lighting, barricades, traffic control, permits. Any certified payroll, FC background checks, drug testing, badging. All A.B.A.A. QAC Certifications. All voluntary options above not taken in contract.

Qualifications:

Proposal valid for 15 calendar days (unless otherwise stated above)
Work to be done during standard work hours Monday - Friday 7:00 am – 4:00 pm
One mobilization per scope item
Itemized pricing contingent on all scopes of work being awarded to SCS
All scopes come with SCS 1-year warranty unless specifically noted above

Thank You,

Kyle Kelley

Waterproofing Sales Manager
Southwest Construction Services
CELL 469.964.2435
kkelley@sw-construction.com

Subcontractor Bid Analysis

Trade: **07.21 Insulation**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Ariel**

	Selected Sub			x
Subcontractor	Alpha	LCR	Rolling Plains	Alpha
Phone	469-290-7557	405-361-5763	469-899-5290	469-290-7557
Contact	Mack Herold	Andres Solis	Benny Perez	Mack Herold
email	herold@alphaiwp.com	asolis@lcrcontractors.com	benny.perez@rollingplains.com	mherold@alphaiwp.com
Scope Complete	Yes	Yes	Yes	Yes
Rank	1	2	3	1
Delta To Low	0%	34.81%	61.68%	0.00%
Enter SBE %	0%			
SBE $$$	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost							
				$	38,466	$	51,856	$	62,190	$	38,466
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	$	-	$	-	$	-	$	-
		Prequalification Status			Yes		No		Yes		Yes
		MSA Status			Yes		No		Yes		Yes
		Single Project Limit		$	35,180,649		NA	$	250,000	$	35,180,649
		Aggregate Limit		$	79,156,461		NA	$	562,500	$	79,156,461
		Exclude Sales Tax	-		excluded		excluded		excluded		excluded
		Textura	-	$	-						
		Prevailing Wages Included	-		included		included		included		included
		Responses to RFIs Included	-		n/a to this scope		n/a to this scope		n/a to this scope		n/a to this scope
		Scope sheet included	-		n/a		n/a		n/a		n/a
		Schedule included	-		included		included		included		included
Trade Specific Requirements											
Base Bid			**$ 68,280**	$	38,466	$	51,856	$	62,190	$	38,466
A-121 - A-123 8/A-501		6" R38 spray insulation under slab (over rooms 102 - 107, 202, 302)	$ 68,280	$	38,466	$	51,856	$	62,190	$	38,466
A-121 - A-123 8/A-501		Intumescent ignition barrier	$ -		included		included		included		included
072119 2.02.A		Closed cell spray foam	$ -		included		included		included		included
			$ -	$	-						
			$ -	$	-						
		Total Base Bid (excl. Bond)	**$ 68,280**	$	38,466	$	51,856	$	62,190	$	38,466

ALPHA
INSULATION & WATERPROOFING, INC.

301 Leora Lane, Suite 190 • Lewisville, Texas 75056 • Tel: (972) 446-2600

August 21, 2024

Ariel Miller
Swinerton

SUBJECT: Foamed-in-Place Insulation
PROJECT: Celina Government Center Garage

Dear Ms. Miller:

We are pleased to submit our proposal for the following scope of work on the above referenced project based on plans dated 07-11-24.

SECTION 072119 - FOAMED-IN-PLACE INSULATION

Inclusions: Apply closed cell foam to achieve an R-38 (nominal 5.33" thickness) at the underside of the concrete deck only, as called out on A-121, A-122, A-123, and A-501 detail 8. This includes the application of a thermal barrier to meet code, and per these same details. Our price includes one mobilization and is based on a standard spray textured finish.

Exclusions: Colors other than white, for the thermal barrier, per spec. Application of a transition membrane. Application of foam stop angles. Application of spray foam insulation within walls, such as at Wall Type 'F' on A-501 detail 4 (none found). Patching of damaged foam insulation by others, 250v/80a three-phase power, constant 40psi water source within 150ft of pump per pump, dumpster for trash, placement of ducts, pipes, ceiling grid or interior walls prior to insulation, testing, heating, ventilation, and all other work not listed above.

Note: Please see the add below if foam stop angles are to be required. This add includes only stop angles where it was abundantly clear there were no walls in place, and as such only includes the perimeter Storage area 103. If further stop angles will be required, an additional add will be required.

$38,466.00
Add for Foam Stop Angles: $5,410.00

Total **$38,466.00**

Notes and Clarifications

1. All materials are furnished and installed.
2. Sales tax is excluded.
3. OSHA 30 Certified.
4. Bond is not included. Contact Alpha Insulation & Waterproofing, Inc. for job-specific pricing if required.

"Contributing to YOUR success, one project at a time."

5. We acknowledge the wage scale.
6. The terms & conditions of this proposal and the scopes of work it contains are based on AIA-201A until contract negotiations have been finalized.
7. Proposal valid for 30 days unless otherwise noted.
8. All bids and proposals submitted by Alpha Insulation & Waterproofing, Inc. have been prepared based on supply chain operations and escalation rates per market conditions at the time of this proposal. Any contingencies, escalations or guaranties provided at this time would be highly speculative and therefore are not included. Any escalations will be the responsibility of the Owner/General Contractor thru project completion.
9. We acknowledge no addenda.

I would like to thank you for considering Alpha Insulation & Waterproofing. I will contact you shortly by phone to address any technical or scope questions you may have concerning the systems proposed above.

Sincerely

Alpha Insulation & Waterproofing, Inc.

Mack Herold

ALPHA
INSULATION & WATERPROOFING, INC.

Fireproofing Patching Time & Material Rates
2024

Daily Equipment Rate
Includes the following:

• Daily Rate – Spray Rig & Accessories	$695.00 / day
• Foam Truck	$150.00 / day
• Small Generator	$110.00 / day
• Large Generator (Tow-Behind)	$210.00 / day
• Scissor Lift (Up to 26')	$530.00/wk // $960.00/mo
• Boom Lift (Up to 80')	$2,750.00/wk // $6,235.00/mo

Materials **(Rates do vary depending upon material used.)**

▪ Fireproofing - Commercial Density (Std.)	$49.00 / bag
▪ Fireproofing - Medium Density	$52.00 / bag
▪ Fireproofing - High Density	$67.00 / bag
▪ Fireproofing Accelerator	$49.00 / bag
▪ Mineral Fiber Patch	$77.00 / bag
▪ Bond Seal	$292.00 / pail
▪ Firebond	$475.00 / pail
▪ Spray Applied Insulation (K13 or Fiberglass (std. colors except Black)	$59.00 / bag
▪ Spray Applied Insulation (K13 Black or FC)	$126.00 / bag
▪ Spray Insulation Adhesive (Cellulose)	$1580.00 / drum
▪ Spray Insulation Adhesive (Fiberglass)	$165.00 / pail
▪ Intumescent Fireproofing	$635.00 / pail
▪ Fire Safing	$75.00 / bundle
▪ Polyurethane Spray Foam	$4000.00 / drum/set
▪ Sheet Poly	$85.00 / roll
▪ Wind Screens (each)	$50.00 / day
▪ Duct Tape	$31.00 / roll
▪ Spray Glue Adhesive	$21.00 / can
▪ Lath	$21.00 / sheet
▪ Shots/Pins	$0.85 / ea
▪ Screws	$0.60 / ea
▪ Washers	$0.40 / ea

Labor **(There will be a 8-hour minimum per day for all labor used. Does not incl. night time premium)**

▪ Mobilization (Equip. loading from office with local delivery)	$1,510.00
▪ Demobilization (Equip. loading from jobsite & return to office)	$1,510.00
▪ Crew Travel Port to Port (Out of town each way)	$215.00 / hr.
▪ Equipment Mob / Demob. (Out of town each way)	$2.89 / mile
▪ Superintendent	$85.00 / hr.
▪ Foreman	$75.00 / hr.
▪ Applicator	$70.00 / hr.
▪ Machine Operator	$65.00 / hr.
▪ Lather	$60.00 / hr.
▪ Laborer	$55.00 / hr.
▪ Trucking (Port to Port)	$105.00 / hr.

1. Above unit rates for labor include burden. However, unit rates for labor DO NOT include OT.
2. Unit prices for materials are all inclusive.
3. All unit rates listed above DO NOT include OH & P.
4. If overnight stay is required, an additional charge of $250.00 / man per night will be assessed.
5. All labor rates are charged "Port to Port" plus $1.25 per mile each way.

Signature & Date of Acceptance_____

PROPOSAL

Project Name:	Celina Government Center Parking Garage
Proposal Date:	8/20/2024
Estimate No.:	240569

LCR Contractors
415 US Hwy 80 East
Mesquite, TX 75150
(214) 761-1940

Customer: **SWINERTON**
Ariel Miller
ariel.miller@swinerton.com
574.329.9664

We propose to furnish the necessary labor, materials, equipment, and insurance to perform the scope of work listed below for the price quoted. The following clarifications should explain our proposal:

Scope of Work: Specification Sections Spec 072129 Foamed-In-Place Insulation. Plans dated 07-11-2024.

Closed Cell Foam

1) Bid is based on 2 component, Closed Cell, 2 lb./cf, Spray Polyurethane Foam Insulation
2) Bid is based on application thickness to achieve an R38 thickness at the underside of the designated highlighted areas of the structure provided by Ariel Miller on 08-20-2024.
3) Bid does include an Ignition Barrier where over spray foam. The insulation location above encapsulated gypsum board does not require Ignition Barrier.

Base Bid:	**Closed Cell Spray Foam:**	**$43,432**
	Ignition Barrier:	**$ 8,424**
	TOTAL BASE BID:	**$51,856**

Value Engineering Options

1) In lieu of ignition barrier at areas that are protected by a gypsum board membrane, this cost is included.

Credit for Ignition barrier: **<$8,424.00>**

Respectfully,
Andres Solis

LCR Contractors | Project Manager
Mobile: 405-361-5763
E-mail: asolis@lcrcontractors.com

General Clarifications

General

- Bid is based on access to a clear area for uninterrupted scaffold or lift movement. No bulk materials (sheetrock, studs, ductwork, etc.) shall be stocked in the work area.
- Bid assumes that a staging area will be provided for our equipment and material, with access for material deliveries.
- Bid includes the removal of our debris from the building and into an on-site trash dumpster provided by the general contractor for our use.
- Bid excludes patching of our material due to damage by others, unless specified in our pricing breakdown.
- Bid excludes Inspections & Testing of completed work.
- Bid excludes payment and performance bond, unless specified in our pricing breakdown.
- Bid excludes sales tax.
- This bid proposal is valid for thirty (30) days from the date submitted.

Spray Fireproofing

- Bid is based on following the specified fireproofing installation sequence. Specifically: clips & other deck attachments must be installed prior to our work. Spray fireproofing must be applied prior to MEP overhead work that would prevent access to spray areas.
- Bid does not include cleaning of overspray on MEP materials, metal studs or metal stud tracks, or walls.
- Spray Fireproofing cannot begin until concrete floor has been placed.
- Spray Fireproofing cannot begin until a completed roofing system is installed, including rigid insulation. Roof traffic is prohibited during fireproofing application and curing.
- Bid is based on all steel that is required to receive spray fireproofing being non-primed and non-painted. Metal Roof Deck to be galvanized.

Intumescent

- Intumescent Fireproofing excludes any topcoat/finish paint. Topcoat/finish paint must be compatible with Intumescent Fireproofing.
- Bid is based on all steel that is required to receive intumescent fireproofing to be primed with approved manufacturer's primers.

Spray Foam Insulation

- Spray foam insulation is a 2 component, spray applied foam insulation. It is highly versatile and works as an air and thermal barrier system, which delivers the ideal R-value and air sealing properties, addressing the most significant source of energy loss.
- Spray foam insulation which is exposed to or in a conditioned air area is required to have a 15-minute thermal barrier material covering the spray foam per most building codes. All areas being encapsulated with a gyp board membrane or precast concrete panel are not required to have the additional 15-minute thermal barrier.
- It is the responsibility of the general contractor to confirm the R-Value quoted.

Firestopping

- We propose to meet the hourly fire resistive requirements of the plans and specifications only. The applicability of these documents to laws, statutes, building codes and regulations are not the responsibility of this contractor.
- Fire Blockers furnishes and installs firestop systems and EJ/EFRRA's in accordance with the Manufacturers' installation instructions, the listings and the EJ/EFRRA's submitted. Fire Blockers excludes non-mandatory Guides from Standards Development Organizations such as ASTM, UL, Intertek, or others.
- Price based on 0" to 1/2" annular space on all penetrations. Others are responsible to ensure penetrations and joints meet annular space requirements per submittal package.
- No firestopping shall be installed until building is dried in.
- Firestopping to be done prior to installation of ceiling grid and/or access flooring.
- Penetrations need to be firestopable (i.e. assembly built correctly, hole not too large, not overfilled, perpendicular to wall/floor, etc.)
- Firestop is NOT a finished product.
- The cost of additional training or certification has not been included.
- Proposal is based on acceptance of U.L. design numbers and/or engineering judgments submitted prior to application of job. If U.L. design numbers or judgments are not accepted, contract must be changed accordingly.
- Proposal is based on 40 hour / 5-day week (1st shift).
- Standard Exclusions:

Blank Openings	Reposition of riser clamps	Draft Stops
Trimming drywall track	Sheetrock repair	Installation of sleeves
Caulking Dampered Ducts	Control/Expansion Joints	T-Ratings
Waterproofing of any kind	Installation of reinforcement angle	Sealing of all thread, unitstrut, and similar support devices
Temporary Power Pens		

SHIPPY'S Rolling Plains INC. CONSTRUCTION

Celina Government Center Parking – Foamed In Place Insulation Proposal

August 21, 2024

Spec # 072119 Foamed In Place Insulation

Attention: Swinerton (Ariel Miller)

We are pleased to submit our proposal to provide the necessary equipment, materials, labor, and supervision to perform the foamed in place insulation required for this project. Please see details below.

Inclusive Clarifications (Scope of Work):

1. Foamed in place insulation is based on Keynotes on Sheets A-121, A-122, and A-123; Keynote 307 and Roof Assembly detail 8 on sheet A-501 indicating foamed in place insulation direction and applied as follows...
    a. Foamed in place insulation applied to underside of exposed ceilings at Storage Rooms.
    b. Ignition barrier applied over foamed in place insulation.
    c. Closed cell foam insulation as specified.
    d. We include an average thickness to achieve an R-38 insulation value.
2. Schedule approach as follows...
    a. **Per Schedule Dated 08/6/2024 has been reviewed. No foamed in place insulation is identified; please provide foamed in place insulation sequence and durations.**
    b. We have included one mobilization.

Exclusive Clarifications:

1. Prepping of steel, heat, ventilation, or temporary enclosures.
2. Standard, medium, high density and/or intumescent fireproofing materials.
3. Sales Tax.
4. Overtime, overnight, shift work, or weekends.
5. Generic UL designs listed in plans.

General Clarifications:

1. Per Architectural plans dated 7/11/2024; Structural plans dated 7/11/2024.
2. Surfaces to receive Foamed In Place Insulation shall be free of oil, grease, loose mill scale, dirt, paints / primers, or other foreign materials which would impair satisfactory bonding to the surface. Any cleaning of surfaces to receive foamed in place insulation is the responsibility of others, as outlined in the structural steel or steel deck specification.
3. Prior to application of foamed in place insulation, clips, hangers, support sleeves, and other attachments required to penetrate foamed in place insulation materials shall be installed prior to the application of foamed in place insulation.
4. Clutter, debris, and or stocked material on the floor must be located where they will not interfere with free movement of foamed in place insulation work, tools, and/or equipment. Protection of moving these items is not the responsibility of Rolling Plains.
5. We require free and clear access for movable scaffolds from the floor to the area to be insulated. No installation of pipes, ducts, conduit, partitions, uni-strut, all thread in excess of 6" lengths, plumbing tree or other material allowed.
6. Rolling Plains will leave floors in a broom clean condition.
7. Rolling Plains will be compensated for additional cost of any resulting out of work sequence.
8. Owner to provide a dumpster, adequate water, heat, ventilation, and power at the work site.
9. UL designs used are the most current and specific to material listed.
10. We have bid this project per Building Code and have not incorporated any fireproofing above and beyond.
11. Exclude capping, filling, or engineering judgments for treatments at Voids, Cavities, open ends of tube/pipe members and beam plates. We rely on project designers' input to treat conditions outside of the UL testing parameters of fireproofing assemblies for beams and columns. We do have resources to assist in decisions of this nature once all parties converge to understand possible solutions and scope intent.

12. Foamed in place insulation application shall be performed from an OSHA approved rolling scaffold. Scaffold will be moved to locations while applicator is on top.
13. Bid does not include fireproofing at rated head of wall assemblies where lath is bridged to rated beams (lath baskets). This assembly is to be addressed by the drywall contractor.
14. An allowance for patching of other trades damage shall be established prior to starting patching work; patching billing must be approved monthly prior to commencing next month of patching work.
15. This proposal includes current material pricing and is subject to escalation due to supply chain and raw material shortages.

Total Base Bid: $ 62,190

I would like to thank you for this opportunity to be of service and look forward to working with you in the future. If you have any questions, please contact Benny Perez below.

Sincerely,

Benny Perez
Estimator | **Rolling Plains Construction**
Cell: 469-899-5290 | email: benny.perez@rollingplains.com
Address: 305 US-80 E, Mesquite, TX 75150
www.rollingplains.com

Subcontractor Bid Analysis

07.50 Membrane Roofing

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Ariel**

	Selected Sub			x	
Subcontractor	**Sterling**	**Anchor**	**Chamberlin**	**Sterling**	**Foreman's**
Phone	972-740-2407	817-229-9855	214-273-9125	972-740-2407	(202) 279-0446
Contact	Caleb Verkler	Brad Oberg	Zach Ballew	Caleb Verkler	Juan Antonio Tapia
email	eb@sterlingrooftexas.	brad@anchor-roofs.com	zballew@chamberlinltd.com	caleb@sterlingrooftexas.com	jtapia@foremansroofing.com
Scope Complete	Yes	Yes	Yes	Yes	Yes
Rank	2	3	4	2	1
Delta To Low	0%	41.00%	44.49%	0.00%	-30.20%
Enter SBE %	0%				
SBE $$$	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost							
				$ 55,300	$ 77,975	$ 79,903	$ 55,300	$ 38,597
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		No	Yes	Yes	No	No
		MSA Status		No	No	Yes	No	No
		Single Project Limit		N/A	$ 250,000	$ 9,256,400	N/A	N/A
		Aggregate Limit		N/A	$ 562,500	$ 20,826,899	N/A	N/A
		Exclude Sales Tax	-	excluded	excl	excluded	excluded	incl
		Textura	-	$ -	incl	included		
		Prevailing Wages Included	-	included	incl	included	included	
		Responses to RFIs Included	-	included	n/a to scope	n/a to scope	included	
		Scope sheet included	-	n/a	n/a	n/a	n/a	
		Schedule included	-	included	included	included	included	
Trade Specific Requirements								
Base Bid			$ 2,000	$ 55,300	$ 77,975	$ 79,903	$ 55,300	$ 38,597
		Base Bid	$ -	$ 53,300	$ 75,975	$ 79,903	$ 53,300	$ 36,597
A-104, A-311 7/A-501, 5,9/A-511		RA-1 - 1/2" gypsum cover board, 5" tapered poly iso insulation (R-25), PVC roof, all roof components fully adhered (roof at elevator tower and storage)	$ -	included	included	included	included	incl- Mech fastened
5,9/A-511		Cant strips, prefinished aluminum reglet, counterflashing	$ -	uired for PVC system	Excl	included	excluded - cant strips not required for PVC system	excl
5/A-511		Wood blocking and plywood at scuppers	$ 2,000	$ 2,000	$ 2,000	included	$ 2,000	$ 2,000
A-104, A-311 9/A-501, 7/A-511		RA-3 - 1/2" gypsum cover board, tapered poly iso insulation (no R value, only sloped to drain), PVC roof, all roof components fully adhered (canopies over stairs)	$ -	included	R-30 here	included	included	incl
7/A-511		Prefinished aluminum reglet, counterflashing, coping cap	$ -	l wrap parapet wall	included	included	reglet and counterflashing not required at coping cap - will wrap parapet wall	incl
P-214		Flashing for 2" VTR	$ -	included	included	included	included	incl
A-104, A-551 5/A-511	206	Metal downspouts with conductor heads and through-wall scuppers	$ -	included	included	included	included	incl
075400	1.03.B	20 year NDL warranty	$ -	included	included	included	included	incl
075400	2.01	Duro-Last Duro-Fleece Plus Fleece Back PVC roofing membrane, Duro-Guard ISO II insulation, Duro-Guard Securock Glass-Mat 1/2" roof board	$ -	Carlisle	60 mil? need manufacturer	Carlisle	Carlisle	Dura Last
		clarify wind warranty (not specified)	$ -	$ -				
		Total Base Bid (excl. Bond)	**$ 2,000**	**$ 55,300**	**$ 77,975**	**$ 79,903**	**$ 55,300**	**$ 38,597**

printed: 8/28/2024, 3:09 PM

Date: 8/15/2024
Company: Swinerton Builders
Attn: Ariel Miller

Roof Allowance for Celina Parking Garage, Celina, TX
Based on Issue for Bid-Permit Plans and Specs Dated 7/11/2024
Thru RFI Log Dated 8/6/2024

We propose to provide all labor, skills and materials necessary to complete the following:

Section 075400-Thermoplastic Polyolefin Membrane Roofing (1,263 sq. ft.)

1. Over 1 ½" 22-gauge **SLOPED** metal roof deck by others, at the Elevator Shaft 1 & 2 (533 sq. ft.), common fasten two layers of 2.2" standard *Type 2, Class 1, Grade 2 polyiso insulation (20PSI)* and ½" DensDeck Prime coverboard. ***R-value at these areas will be a minimum of 25.***
2. Over 1 ½" 22-gauge **FLAT** metal roof deck by others, at Stair 1, Stair 2 and the Storage room (730 sq. ft.), Fasten ½" DensDeck Prime to span the flutes. Over substrate, adhere fully tapered insulation to promote drainage and adhere ½" DensDeck Prime coverboard. ***No R-Value required at these areas.***
3. At all areas mentioned above, adhere 115mil white PVC membrane roofing system equal to Duro-last to meet manufacturer warranty requirements.
4. Adhere 60mil white PVC membrane at perimeter walls and terminate under metal coping cap or at pre-finished edge metal. ***Plywood sheathing is required at all walls per the manufacturer for fastening purposes and adhering purposes. All parapet sheathing to be installed by others. Adhering PVC to Densglass gold or similar products will not meet manufacturer warranty Requirements.***
5. Install flashings at 2 thru wall roof scuppers and 2 "thru roof scuppers". Please note that the two "thru roof scuppers" need to be drains that connect to the downspouts mounted to columns.
6. Install flashings at 3 VTRs only. No mechanical units shown on the roofs.
7. Provide owner with 20-year NDL warranty from the manufacturer, with a standard 55 MPH wind warranty from the manufacturer.

Section 076200-Sheet Metal Flashing and Trim

1. Install roof related flashings and counter-flashings as required for roof system only.
2. Install .040 shop fabricated aluminum coping at the perimeter walls of the two stair tower roofs. All other copings are shown to be stone caps by others.
3. Install 4 ea. TPO coated scuppers. More details are needed for the thru-roof scuppers on the two stair tower roofs.
4. Install 2 24-gauge prefinished collector heads with 24-gauge prefinished metal downspouts to match.
5. Color to be selected from manufacturer standard color chart.
6. Provide owner with a 20-year finish warranty.

For the Sum: $53,300.00 (No Tax Included)

Crane Budget to Load Materials at 4 Roof Areas:
Budget: $14,925.00

Notes and Exclusions

1. **The Pricing shown above is based on material pricing thru September 2024 (this bid will expire after 30 days)**
2. **All final material pricing will be based on time of shipment dates.**
3. We exclude all through wall/sill flashings, any roof insulation under the deck, all painting, all detached structures, and all other work not directly related to installation of roof systems unless mentioned otherwise above.
4. **We exclude all wood blocking, and all sheathing at back of parapet walls.**
5. **Materials used will be equal to Duro-last. We exclude all Duro-last materials.**
6. **We exclude all cant strips.**
7. **We exclude all reglet and counterflashing at metal coping cap.**
8. We exclude all work associated with lightning protection system.
9. General contractor shall provide safe access to all roof levels
10. We exclude all Payment and Performance Bonds.
11. **Notwithstanding any other terms or conditions in this Agreement or in Subcontractor's bid documents, it is expressly agreed by the Parties the following language shall apply to any pricing amounts, including material pricing, and delivery scheduled or delays: In no event shall Subcontractor be liable for any claims, costs, or demands arising from increases in pricing for materials or delays in delivery arising from market conditions beyond Subcontractor's control. As such, the Parties agree that any amounts included within Subcontractor's pricing or time for performance shall be subject to a written change order upon Subcontractor's receipt and delivery to Client of any confirmed pricing and delivery schedules from suppliers and that such change orders shall be subject to the appropriate markup included within the Subcontract entered into between Subcontractor and Client.**

Sincerely,
Sterling Roof Systems
Caleb Verkler
Office: 214-352-4700
Cell: (972)740-2407
Email: Caleb@sterlingrooftexas.com

Anchor
ROOFING SYSTEMS

August 9, 2024

ATTN: Ariel Winter
Swinerton Builders

Project: Celina Government Center Garage GMP

Anchor Roofing Systems proposes to furnish labor, materials, equipment, supervision, and associated insurance for the proper completion of the described scope of work. Our scope of work is inclusive of the items specifically outlined below. All other work is excluded.

Proposal is based on specifications and plans dated 7/11/2024

SCOPE OF WORK: PVC Roof Areas- 1,300 sqft

- Adhere two(2) layers of 2.6" polyisocyanurate insulation(Total R-30)with low rise foam adhesive
- Adhere Tapered insulation with low rise foam adhesive
- Adhere ½" DensDeck Prime coverboard with low rise foam adhesive
- Adhere 60 mil white PVC with bonding adhesive
- Provide Manufacturer's twenty(20) year NDL warranty
- Fabricate and install .040" pre-finished aluminum coping, collector heads, counter-flashing downspouts
- Fabricate and install 24 ga stainless steel reglet below stone coping
- Provide two(2) year contractor's warranty

Bid Amount……$75,975.00

NOTE: Anchor Roofing LLC will hold bid pricing for 30 days. This was based upon pricing information of Subcontractors' supplier in effect as of 8/9/2022, per Supplier's pricing sheet dated 8/9/2022. After 30 days if the prices charged by supplier to the Subcontractor for this project increase from the prices reflected on bid day, as demonstrated, and corroborated by an updated pricing sheet, subcontractor shall be permitted to submit, and Contractor will approve the increase.

GENERAL CONDITIONS:

Proposal is based upon one(1) mobilization. Proposal is not protected due to the current instability of our material pricing. All work is to be performed during standard working hours. All work is to be performed in accordance with the manufacturer's details and guidelines. Roof protection is the responsibility of any trade staging on the roof. Site utilities are to be provided by the General

Anchor
ROOFING SYSTEMS

STANDARD EXCLUSIONS:

- All items not specifically noted within the previously detailed scope of work.
- Providing, constructing, or installing roof access and any type of fall protection for other trades.
- Providing, constructing, installing, and insulating mechanical curbs.
- Opening, closing, patching, altering, or temporary protection at roof openings.
- All other gypsum sheathing, wood sheathing, and non-roof related wood blockings
- All pipe supports, equipment supports and other specialties.
- All waterproofing, through wall metal, and membrane related flashings.
- All sealants related to air barrier working including sealants at coping edges.
- All design, engineering, and testing.
- Providing or installing CMU bolts for the attachment of wood blocking at parapets.
- Flashing any item not specifically noted on the architectural roof plan.
- All site utilities (electricity, water, restroom facilities, trash disposal, etc.).
- All temporary roofing.
- Plywood sheathing at framed parapet walls
- Insulation sheathing at framed parapet walls
- Any use of items to be considered custom or non-standard.
- Stone coping
- Durolast Roof System
- **Payment and Performance Bonds. Add 2%.**

We Note no addenda

Proposal is valid for thirty (30) days

Certified HUB and WBE Contractor

Should you have any questions, please contact me at your convenience.

Respectfully Submitted,

Brad Oberg
Estimator/Project Manager
Cell: 817-229-9855
Office: 817-625-4351

August 8, 2024

Swinerton Builders
Attn: Ariel Miller

Reference: Celina Government Parking Garage – PVC Fleeceback Roofing Proposal

We propose to furnish all labor, materials, equipment and insurance necessary to complete the following scope of work based on plans and specifications dated 07/11/2024.

075400 PVC Membrane Roofing

- Furnish and install a fully adhered 60 mil fleeceback PVC membrane at all roof plans as indicated on roof plans A-104 dated above.
- Furnish and install fully adhered ½" densdeck prime coverboard.
- Furnish and install two (2) layers 2.6" polyiso to achieve desired thermal R-value at occupied spaces. Unoccupied spacing will receive tapered insulation only. First layer to be mechanically attached to metal decking with subsequent layers fully adhered.
- Furnish and install tapered insulation to promoted positive drainage towards all roof drainage systems.
- Furnish and install PVC flashing at perimeters and penetrations to meet manufacturers specifications.
- 20-year manufacturer's NDL warranty.

076200 Sheet Metal Flashing

- Furnish and install 040 Alum. Coping Cap flashing at locations marked on drawings dated above.
- Furnish and install 040 Alum. 2 pc. Counterflashing at locations marked on drawings dated above.
- Furnish and install 040 Alum. Leader Head and Downspouts at locations marked on roof plans dated above.
- Chamberlin is an ANSI SPRI ES-1 fabrication shop. All sheet metal to be shop fabricated.

We will perform the work as described above **for the sum of $79,903.00; excluding tax.**

Please note price above includes Prevailing Wages and Textura per Front End Documents. We have priced up an alternate roofing membrane in lieu of the specified Durolast spec'd material. Please call with any questions or concerns.

Please add 1.5% for P & P Bonds if required.

Proposal excludes wind uplift testing and acknowledgement of any results thereof as well as daily site attendance of the manufacturer.

Incorporated Notes:

* Pricing contingent on mutually agreeable contract & conditions including;

* **Prices above exclude:** P&P Bonds, fees, overtime, liquidated damages, temporary roofing, electric field vector mapping (EFVM) (including associated testing), wood blocking at mechanical curbs, wood sheathing, gypsum sheathing, permits, framing, fire barrier, saw-cutting, reglets, through-wall flashing, below the roof level, ACM/AES panels, pre-fab canopies, roof accessories (sun screens, roof curbs, smoke hatches, equipment supports, pipe supports, anchors, ladders, roof hatches), pre-fab mechanical curbs, metal decking,

ROOFING & SHEET METAL
- Modified Bitumen
- BUR
- EPDM
- TPO/PVC
- Metal

WATERPROOFING & CAULKING
- Joint Sealants
- Expansion Joints
- Membrane Waterproofing
- Elastomeric Coatings
- Water Repellents
- Waterblasting
- Concrete/Masonry Repair
- Damproofing
- Flashing
- Traffic Coatings

ROOF MAINTENANCE & LEAK REPAIR
- Building Surveys
- Leak Repair
- Roof Maintenance

DALLAS LOCATION
2170 Diplomat Dr.
Farmers Branch, TX
214.273.9110

plywood decking, deck penetrations, expansion joints, lightning protection pads, soffits and penetrations not specifically shown on architectural drawings as dated above.

* Sheet Metal Flashing refers to only that sheet metal flashing and trim **that specifically** flashes, counter flashes or serves as a coping covering the roofing membrane unless otherwise specifically noted in the above scope of work.
* All colors are to be selected from the manufacturer's **standard colors**.
* All pricing is predicated on a maximum deductible cost of $25,000.00 for the owner's builders risk insurance policy.
* Chamberlin labor rate for all Time & Material work will be performed at $85.00 per hour.
* Samples of products or systems presented for review are intended only to provide a general representation and not necessarily an exact replica of the products or systems to be furnished or installed.
* This proposal is not for the sale of goods, but rather a service contract for the installation or application of products, systems, or materials. Therefore, **THE IMPLIED WARRANTIES OF MERCHANTIBILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXCLUDED.**
* All work to be performed during **normal business hours**.
* Our proposal is based on ____ mobilization. Additional mobilizations, whether directed, caused or created by any other party, will be at additional cost to the owner.
* Contractor **agrees to furnish**: complete access to work areas free and clear of obstructions, dumpster, toilet facilities, potable water, and all electrical power, as required, at no additional cost to Chamberlin.
* Surfaces to be given to Chamberlin in a smooth, clean condition, free of contaminants, voids, fins & projections.
* Chamberlin's **standard warranty excludes**: failures caused by failure of the substrate, moisture vapor transmission or hydrostatic pressure, abuse, conditions that exceed the limitations of the materials, sufficiency of the design; removal and replacement of overburden materials; incidental and consequential damages.
* At certain times both prior to and during the performance of Chamberlin's work on the Project, Chamberlin may be asked to provide value engineering and/or cost savings suggestions and/or pricing for suggestions. Any and all value engineering items are to be accepted and/or rejected by the owner and/or design team in writing. Chamberlin has not performed and will not perform any design services for the Project. It is also expressly understood that Chamberlin assumes no design responsibility for the Project, including any value engineering items.

Thank you for the opportunity to submit our proposal for this project. Chamberlin offers a broad range of self-performed specialty contracting capabilities, as such we would like to be your single source contractor for both the roofing and waterproofing portions of this project. In addition to having the experience, financial resources and operations team to complete the project, we know that good communication and a spirit of cooperation are essential components for a truly successful project. At your convenience, we would appreciate the time to meet and discuss our proposal. Again, thank you for this opportunity and we look forward to the possibility of working with you on this project.

Sincerely,

Zach Ballew
Estimator – Roofing and Sheet Metal

Chamberlin Roofing & Waterproofing
2170 Diplomat Dr. | Farmers Branch, TX | 75234
214-273-9110 (main) | 214-273-9125 (direct) | 405-406-2843 (mobile)
zballew@chamberlinltd.com | www.chamberlinltd.com

SAFETY: EVERY DAY, ALL THE TIME, NO EXCUSES.

FOREMAN'S ROOFING SYSTEMS LLC

Project Information

Project Name:	Celina Government Center Garage GMP
Address:	100 North Colorado Street
City, State, ZIP:	Celina, TX 75009
Bid Proposal Date:	August 27th, 2024

We appreciate the opportunity to present our roof proposal to **Swinerton Builders** for the project **Celina Government Center Garage GMP** located in **100 North Colorado Street, Celina, TX 75009**. This proposal includes all labor, material, and equipment needed for a proper roof-system installation.

Scope of Work

Mechanically attached Duro-Last 60 Mil PVC system based on 10.89 SQ (Approx 1,089 SF) plus 4.3 SQ (Approx 403 SF) Parapet Walls .

1) Mechanically attached Duro-Last 60 Mil PVC membrane - Approx 15 SQ.

- Stage and set up safety and installation equipment per OSHA safety regulations.
- Accommodate and secure area for material.
- Install -2- Layers of 2.6" total of 5.2" PolyIso insulation (R=30) with screws & plates.
- **Install 1/2" recovery board (DensDeck)over rigid insulation.**
- Install ¼"/ft. tapered insulation crickets with insulation adhesive to direct water flow to thru-wall scuppers.
- Install Mechanically attached Duro-Lat 60 Mil PVC White membrane on roof.
- Install 50 Mil Duro-Last Tan membrane (up & over) on parapet walls with counterflashing & Double Compression Metal Coping.

2) 24 GA Steel Kynar metal coping (Approx 139 Ln Ft).

- Install 24 GA Steel Kynar metal coping at top of parapet walls. Standard color.
- Install -2- thru-wall scuppers, -2- 24 GA metal conductor heads, -2- 24 GA metal downspouts & -2- through-roof flashing scuppers with -2- 24 GA metal downspouts .

3) Clean up jobsite/work area & place job-related trash in dumpsters (provided by GC)





1

Project Supervision, Expertise and Reporting

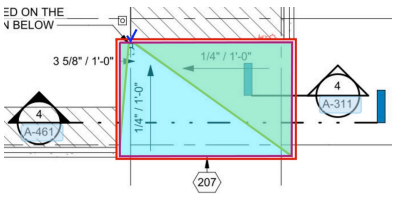
- Crew leader on project has over 25 years of experience in commercial roofing
- Elevate (formerly Firestone) Commercial Warranty Inspections.
- Final Project report with pictures to outline completed work
- Weekly meetings as needed to update client of status and any upcoming items
- Final walkthrough, manufacturer inspection and owner or city inspections

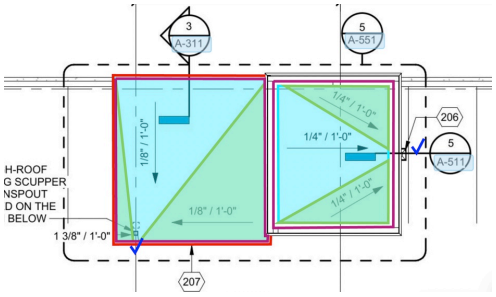
Exclusions

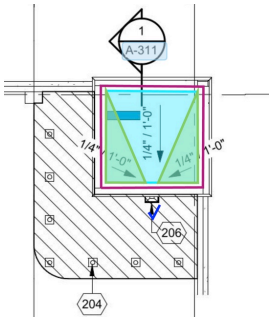
- Unforeseen conditions beyond the visual and field tests completed during inspection or on plans.
- Excludes any work on MEP (Mechanical HVAC, Electric & Plumbing) unknown conditions on existing units.
- No interior protection included. Company shall not be responsible for any damage incurred due to nail or screw penetration to the roof deck, anything secured or attached to the roof deck, joists or any other roofing structure membrane, which become loose, unsecured, or falls as a result of the roofing operations of company.
- Contractor is not an Engineer, Architect or other design professional, and makes no representation regarding the condition of the deck system or any other portion of the project not listed within the Scope of Work above. Accordingly, Contractor disclaims any warranties, both express and implied, as to any portion of the project not within the scope of work above.

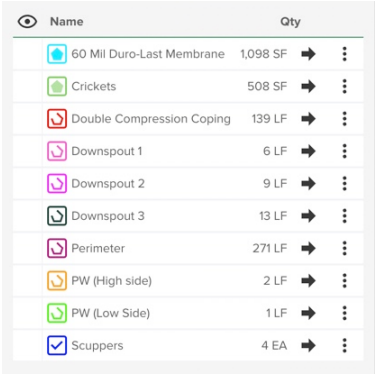
General Liability and Warranty

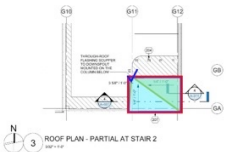
- General Liability, Auto insurance and Excess will be provided at the time of the contract with all details of coverage.
- For Duro-Last: FOREMAN'S ROOFING SYSTEMS LLC provides 2-year water-tight warranty for work performed.
- **Material Warranty: Duro-Last 20-yr. NDL System warranty. 20-yr warranty on all metal (on paint finish).**

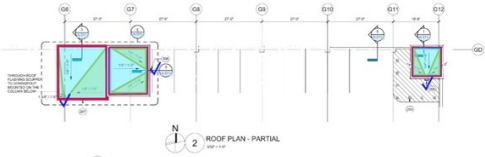


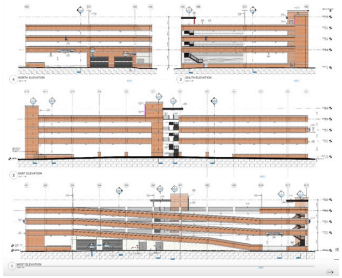












Pricing

We hereby propose to furnish all material, labor, equipment, and supervision in accordance with the above scope of work, for the amount listed below:

Proposal Amount: Thirty-Six Thousand Five Hundred Ninety-Seven Dollars

Total: $36,597.00 (sales tax added)

Payment Terms: To be discussed upon acceptance of proposal.

This proposal is good for 30 days for acceptance.

Respectfully presented by

Juan Antonio Tapia

Co-Owner

(202) 279-0446
jtapia@foremansroofing.com
4013 Brookline Ave. Fort Worth, TX 76119

Roberto Perez

Owner

(817) 205-6759
rperez@foremansrofing.com
4013 Brookline Ave. Fort Worth, TX 76119

Subcontractor Bid Analysis

Trade: **08.10 Doors, Frames and Hardv**
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Ariel**

				Selected Sub	x			
			Subcontractor	Dallas Door	Dallas Door	Swinerton	The Door Company	JDR
			Phone	214-303-7434	214-303-7434	(408) 569-7639	NO BID	NO BID
			Contact	Isabel Silva	Isabel Silva	Brandon Davidson		
			email	bel.silva@dallasdoor.c	isabel.silva@dallasdoor.com	andon.davidson@swinerton.cc		
			Scope Complete	Yes	Yes	Yes	No	No
			Rank	1	1	2		
			Delta To Low	0%	0.00%	4.96%		
			Enter SBE %	0%				
			SBE $$$	$ -	$ -	$ -		
Spec or Dwg #	Item	Description	Total Cost	$ 108,335	$ 108,335	$ 113,709	Incomplete scope	Incomplete scope
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ (5,883)	$ -	$ -
		Prequalification Status		No	No	Yes		
		MSA Status		No	No	Yes		
		Single Project Limit		N/A	N/A	$ 1,000,000,000		
		Aggregate Limit		N/A	N/A			
		Exclude Sales Tax	-	excluded	excluded	$ (5,883)		
		Textura	-	$ -				
		Prevailing Wages Included	-	included	included	included		
		Responses to RFIs Included	-	no, ok n/a to doors	no, ok n/a to doors	included		
		Scope sheet included	-	n/a	n/a	m/a		
		Schedule included	-	included	included	included		
Trade Specific Requirements								
Base Bid			$ -	$ 108,335	$ 108,335	$ 113,709	$ -	$ -
		Base Bid	$ -	$ 98,510	$ 98,510	$ 119,592		
A-601		Hollow metal frames (7 single, 8 pair) (one of the pair is 90 min)	$ -	included	included	included		
A-601		Hollow metal doors (two 90 min rated)	$ -	included	included	included		
A-601		Door hardware	$ -	included	included	included		
A-601		Install doors and hardware (check with drywall)	$ -	$ 9,825	$ 9,825	included		
081113	2.03.A	HM doors - level 3, extra heavy-duty	$ -	included	included	included		
		Total Base Bid (excl. Bond)	$ -	$ 108,335	$ 108,335	$ 113,709	$ -	$ -

printed: 8/23/2024, 2:57 PM

SWINERTON BUILDERS
5707 Southwest Parkway Suite 200
Austin Texas 78735
Tel: (512) 327-5599

Celina Govt Garage GMP Proposal

8/8/2024

Attention: Christopher Denclau
Project name: Celina Govt Garage GMP
Project address:

Scope of work quoted:

Metal Framing & Drywall	$42,142.00
DFH: Supply and Install:	$119,592.00
FEC Cabinets:	$7,215.00

Total Bid $168,949.00

Drywall Inclusions

1. Framing of walls and ceilings as shown
2. Wall stud sizes: 3-5/8" in 20ga
3. 5/8" drywall type MR at all newly framed walls and ceilings
4. ¾" FR Plywood at electrical and IDF rooms as shown
5. In wall insulation using 2" rigid
6. Drawings dated 7/11/2024
7. Architectural design phase: CD
8. Schedule to be mutually agreed
9. Acoustical caulking at top and bottom of non-rated partitions
10. Top of wall fire caulking at rated partitions
11. Scissor lifts to access this scope of work

DFH Inclusions

HOLLOW METAL DOORS AND FRAMES- SECTION 08 1100

QUANTITY STANDARD FRAMES	15
QUANTITY SIDELITE FRAMES:	0
QUANTITY BORROWED LITES:	0
QUANTITY METAL DOORS:	23

DOOR HARDWARE- SECTION 08 7100

HARDWARE FOR WOOD DOORS INCLUDED?	YES:	NO: X
HARDWARE FOR METAL DOORS INCLUDED?	YES: X	NO:
HARDWARE FOR ALUMINUM DOORS INCLUDED?	YES:	NO: X
CYLINDERS FOR ALUMINUM DOORS INCLUDED?	YES:	NO: X
AUTOMATIC DOOR OPERATORS INCLUDED?	YES:	NO: X

SWINERTON BUILDERS
5707 Southwest Parkway Suite 200
Austin Texas 78735
Tel: (512) 327-5599

Qualifications

1. Normal clean-up for our work is included, no composite crew figured.
2. Assumes all work to be done on normal working hours, no overtime figured.
3. Assumes the construction schedule to be mutually agreeable.
4. Assumes stocking through elevator/man-lift.

Exclusions

1. Any scope not listed above.
2. Tape and Float
3. Rigid/thermal/ceiling, exterior insulation.
4. Exterior and interior In-wall insulation
5. Trade damage allowance
6. Temporary barricades/partitions
7. Trash Chutes
8. Miscellaneous steel/iron/parapet steel/countertops/sinks/fixtures/equipment
9. Assumes stocking through elevator/man-lift
10. Fire caulking of MEP trades
11. Acoustical caulking at drywall penetrations
12. Site work
13. Shop drawings for interior and exterior
14. Access panels
15. Scaffolding
16. Slab edge framing/fireproofing/insulation
17. Impact/high abuse drywall
18. Permits/Building fees
19. Composite clean-up

If any questions regarding this proposal please contact,

Jeff Christensen
Self-Perform Senior Project Manager
SWINERTON
5707 Southwest Parkway
Building One, Suite 200, Austin, TX 78735
M 512.763-9247
E Jeffrey.Christensen@swinerton.com
swinerton.com

DALLAS DOOR & SUPPLY CO.

Bid Proposal

Dallas Door & Supply Co.
9101 Chancellor Row, Dallas, TX 75247
Tel: 214-630-9783 Fax: 214-630-2118

Project Name	Celina Government Center Garage
Location	100 NORTH COLORADO STREET Celina, TX

Swinerton Builders
2200 Main St.,
Suite 300,
Dallas, TX 75201
Tel: 817-988-1044
Email: Benjamin.gair@swinterton.com

Bid Date	Aug 7, 2024
Drawing Date	July 11, 2024
Addenda	

Quote Number: 241690

QUOTE IS GOOD FOR 60 DAYS ONLY

1-LOT FOR HOLLOW METAL FRAMES (CECO TQB THERMAL BREAK)
7-SINGLE WELDED FRAMES
7-DOUBLE WELDED FRAMES
1-DOUBLE WELDED FRAMES 90 min fire rated

1-LOT FOR HOLLOW METAL DOORS (CECO TRIO-E VERTICALLY STIFFENED ENERGY EFFICIENT)
7-SINGLE HM DOORS
7-PAIR HM DOORS
1-PAIR HM Fire rated Doors

1-LOT FOR HARDWAREAS PER SPEC (SCHLAGE ND SERIES CYLINDRICAL LOCKS AND VON DUPRIN EXIT DEVICES) BASED ON BLACK FINISHES.
HARDWARE FOR ABOVE DOORS ONLY

ALT FOR INSTALLATION OF DOORS AND HARDWARE ONLY $9,825.00

LEADTIME 8-10 WEEKS AFTER APPROVED SUBMITTALS

EXCLUSIONS:

- **All Hollow metal frame installation is excluded and provided by others.**
- **All access control is excluded and provided by others, this includes Card Readers, Wiring Diagrams, Power supply, etc.**
- **All Glazing and installation is excluded and provided by others.**

DALLAS DOOR & SUPPLY CO.

Bid Proposal

Dallas Door & Supply Co.
9101 Chancellor Row, Dallas, TX 75247
Tel: 214-630-9783 Fax: 214-630-2118

Project Name: Celina Government Center Garage
Location: 100 NORTH COLORADO STREET Celina, TX

Total Contract **Bid Price** **$98,510.00 (excluding tax)**

Submitted By: **Isabel Silva**

Accepted By:
Date:

All Prices are quoted subject to the following:

- Quoted prices DO NOT include applicable state and local taxes unless stated otherwise.
- Acceptance within 30 days and credit approval by Dallas Door& Supply CO. Credit Department.
- Terms of sale are Net 30 days from date of invoice.
- Material will be billed proportionately as shipped with payment due when rendered
- RETAINAGE is not acceptable.
- All prices quoted are FOB factory with full freight allowed to the job site unless stated otherwise.
- Common carrier shipments consigned to the customer become the property of the customer.
- All Claims for damage in transit must be filed by the customer.

Cost of job site handling, storage or protection is not included.

Subcontractor Bid Analysis

08.33 OH Coiling Doors

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Ariel**

	Selected Sub		x	
Subcontractor	**OGD**	**Johnson Equipment**	**OGD**	**Overhead Door**
Phone	817-984-3168	972-661-9822	817-984-3168	817-992-9906
Contact	Matt Sauls	Mike Guernica	Matt Sauls	Chuck Blume
email	matt.sauls@ogd.com	mguernica@jequip.com	matt.sauls@ogd.com	cblume@ohdfw.com
Scope Complete	Yes	Yes	Yes	Yes
Rank	1	3	1	2
Delta To Low	0%	28.38%	0.00%	14.88%
Enter SBE %	0%			
SBE $$$	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost				
				$ 26,094	**$ 33,500**	**$ 26,094**	**$ 29,978**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
		Prequalification Status		Yes	Yes	Yes	No
		MSA Status		Yes	Yes	Yes	No
		Single Project Limit		$ 250,000	$ 26,675,635	$ 250,000	N/A
		Aggregate Limit		$ 562,500	$ 60,020,179	$ 562,500	N/A
		Exclude Sales Tax	-	excluded	excluded	excluded	excluded
		Textura	-	$ -			
		Prevailing Wages Included	-	included	included	included	included
		Responses to RFIs Included	-	included	included	included	included
		Scope sheet included	-	n/a	n/a	n/a	n/a
		Schedule included	-	included	included	included	included
Trade Specific Requirements							
Base Bid			**$ -**	**$ 26,094**	**$ 33,500**	**$ 26,094**	**$ 29,978**
		Base Bid	$ -	$ 26,094	$ 27,000	$ 26,094	$ 29,978
A-601		18' wide x 10' high overhead door	$ -	included	included	included	included
A-601 083613	2.03.A.6	Non-insulated, clear, 1/8" ribbon single pane glazing	$ -	included	included	included	included
083613	2.03.A.1	Uninsulated 20 gauge ribbed profile exterior, flat profile interior	$ -	included	included	included	included
083613	2.03.A.4	100,000 cycle spring	$ -	included	included	included	included
083613	2.03.A.5	Polyester baked enamel finish from full color line (including custom colors)	$ -	-3 per finish schedule	$ 6,500	included PT-3 per finish schedule	powder coat
083613	2.04	Sill, jamb, head, and panel weatherstripping	$ -	included	included	included	included
083613	2.06	Motorized operation	$ -	included	included	included	included
083613	2.06.E	Bottom safety edge	$ -	included	included	included	included
		Total Base Bid (excl. Bond)	**$ -**	**$ 26,094**	**$ 33,500**	**$ 26,094**	**$ 29,978**

PROJECT: Celina Government Center Parking Garage
Celina, TX

DATE: 14 August 2024

PROPOSAL FOR:
NAME: Estimator
COMPANY: General Contractor

OGD REPRESENTATIVE:
NAME: Matt Sauls
TITLE: Project Estimator
EMAIL: Matt.sauls@ogd.com
PHONE: 817.984.3168

PROPOSAL

SIZE TYPE	DESCRIPTION	UNITS	UNIT COST	TOTAL
18' x 10' Sectional OHD	Raynor S20 Non-Insulated Sectional Door, Electric Operation	2	$ 13,047	$ 26,094
	Doors to Include the Following Options:			
	Electric Sensing Edge, NEMA 4 Photoeyes and Controls, Masterkeyable Lock Cylinder, Remote Controls,			
	100k Cycle Springs, Full Perimeter Weather Seals, Factory SW6258 Tricorn Black Finish			
	PREVAILING WAGES INSTALLATION	1	INCLUDED	INCLUDED
	ELECTRICAL INSTALLATION: CONDUIT, WIRING, LOW VOLTAGE AND HIGH	1	EXCLUDED	EXCLUDED
	SHIPPING, HANDLING & DOWNLOAD ON SITE	1	INCLUDED	INCLUDED
	TAX	1	EXCLUDED	EXCLUDED
			TOTAL	$ 26,094

PROJECT: Celina Government Center Parking Garage **DATE: 14 August 2024**
Celina, TX

Terms, Conditions & Scope

1. Terms
a. This offer is good for 90 days. A signed proposal (And deposit if required in terms above) or a certified contract must be returned to OGD LLC.
b. Offer may be revoked by OGD LLC at any time prior to acceptance. Hidden or unanticipated damages and services are not included in proposal. We reserve the right to correct this quote for errors or omissions.
c. Proposal does not include the costs of prevailing wages, if required, unless specifically stated.
d. Past due accounts will be charged 1-1/2% per month on unpaid balances (18% annual rate.)
2. Scope
a. OGD LLC proposes to furnish, deliver and install the material cited on the proposal.
b. All prices for installation are based on wire, wiring, conduit, electrical hook up and mounting of control panels by others.
c. All prices are based on all equipment being installed on the same trip with the driveway poured prior to delivery and installation. Additional charges will be added if additional trips are required due to site conditions.
d. Jambs and spring pads done by others. Additional charges will be added if jambs and spring pads are not ready prior to installation.
3. Electrical
a. All electrical work done by others. Electrical wiring of low voltage, high voltage, conduit, electrical controls and control panels by others.
b. All prices are based on all electrical being completed prior to installation. Additional charges will be added if additional trips are required due to electrical work not being completed or delays.

WE ACCEPT THE ABOVE PROPOSAL
AND IT'S CONDITIONS:

SIGNATURE: _____ DATE:_____

PRINTED NAME: _____ TITLE:_____

Mike Guernica
Architectural Sales
mguernica@jequip.com
+1 2144372262
www.jequip.com

Quote Description:
Celina Government Center Garage GMP

Celina Gov Center Garage 08/07/2024

PREPARED FOR:
Swinerton Builders

SEND PURCHASE ORDER TO:
Johnson Equipment Company

LINE	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED PRICE
1	083613 SECTIONAL DOORS	2	Included	Included
2	LIFT EQUIPMENT & UNLOADING	1	Included	Included

Freight and Handling	Included
Installation	Included
Tax	Tax Exempt
TOTAL	$ 27,000.00

Quote Summary:

083613 SECTIONAL DOORS

- Clopay model 520
- Door # 108B & 108C @ 18’ x 10’
- 20 gauge, standard White finish, Standard 20 psf winload
- Section 3, Double strength full vision glazing
- Motor operated w/Safety edge & standard photo eyes
- Standard pushbutton controls
- 2” track, Standard lift type configuration
- Inside slide locks
- Remote & receiver for each door assembly
- Add of $6,500 total for a powder cote finish

Quote is valid for 30 days. Thank you for your business!

Mike Guernica
Architectural Sales
mguernica@jequip.com
+1 2144372262
www.jequip.com
4674 Olin Road
Dallas, Texas 75244
United States

TERMS AND CONDITIONS

Standard Terms:

- Standard Remarks: Unless otherwise specified in writing:
- Proposal price predicated on current steel costs as of the date of this proposal. Variance in steel price could effect product pricing depending on timing of order placement. Verification of pricing required before order placement.
- PAYMENTS: Net invoices will be paid within 30 days after the date of invoice or 30 days after date of delivery of goods conforming to this order, whichever occurs last.
- Prices are based on installation of equipment during normal business hours and normal business week(M-F) and based on all equipment being installed on same trip with driveway approach poured prior to start of installation.
- All permits are excluded from scope of work and pricing. All permits or authorizations necessary are by others.
- All prices for installation are for mechanical installation only. All wire, wiring, conduit, electrical hookup, including control wiring, by other unless specified above.
- Unless specifically stated otherwise, all installation will be performed by factory-trained non-union personnel. If union labor is required additional charges will apply.
- Offloading of equipment at time of delivery is the responsibility of others.
- Pricing does not include Payment and/or Performance Bond unless otherwise stated.

NOTES AND EXCLUSIONS

- SPECIAL NOTES:
- MECHANICAL INSTALL ONLY
- One single shipment & mobilization figured; additional shipments & mobilizations quoted if required
- Drywall openings require wood/lumber structure at minimum, metal studs not sufficient
- Man lifts as required for installation; material lifts as required for installation included
- Area to offload or onsite storage TBD by general contractor
- Special badging, background/drug testing & safety requirements TBD
- Providing products & quantities as noted above if any revisions are required contact Mike Guernica
- Electrician to provide all conduit & wiring, JECO to terminate all connections (low-voltage)
- Motor operator specs & HP as determined by manufacturer
- Performance & Payment bond; 2.5% for first $100k, 1.5% $100-$500k and 1% for anything above

- EXCLUSIONS:
- ANY SPECIALITY HOISTING/CRANE NOT INCLUDED, ACCESS TO UPPER LEVELS COORDINATED BY OTHERS
- All mounting surfaces, countertops, openings & any required structural framing
- All electrical wiring (low & high voltage), control wiring, conduit, alarm connections & disconnects
- Any special demo, disposal or haul-away
- Access controls, access panels, loop detectors, storm shelter alarm, card readers, etc.
- Additional locking hardware, keying of cylinder locks

The Genuine. The Original.

WWW.OHDFW.COM

817-921-3641

Job:

Celina Gov't Center Parking garage

TX

Prepared For:

Chris Dencklau
General Contractor

By:

Overhead Door Company of Fort Worth
Fort Worth, TX

Contact:

Chuck Blume

Name: Chuck Blume
Phone: +1817-992-9906
Email: cblume@ohdfw.com

This proposal is valid until ***Sunday, September 8, 2024***

Overhead Door Company of Fort Worth
840 Southway Cir
Fort Worth, TX 76115-4008

The Genuine. The Original.

8/9/2024 6:16 AM

Chris Dencklau
General Contractor

Subject: Proposal for Celina Gov't Center Parking garage

Dear Chris Dencklau,

Good morning.
Attached please find our proposal for the Model 420 Commercial sectional doors and RSX Trolley operators for the Celina parking garage project.
Please review and advise if you have any questions.

*** IMPORTANT NOTE - LOCKS SHOULD NOT BE USED ON A DOOR WITH AN ELECTRIC OPERATOR UNLESS AN INTERLOCK SWITCH IS ALSO CONNECTED TO THE OPERATOR **

Best Regards,

Chuck Blume | Phone: +1817-992-9906

Reference: SQCL008048-1 was modified Friday, August 9, 2024 and is valid till Sunday, September 8, 2024.

Overhead Door Company of Fort Worth

840 Southway Cir
Fort Worth, TX 76115-4008
WWW.OHDFW.COM

Contact: Chuck Blume
Phone: +1817-992-9906
Email: cblume@ohdfw.com

This proposal is valid till Sunday, September 8, 2024 Quote: SQCL008048-1 | Created: 8/9/2024 5:55 AM

Job:
Celina Gov't Center Parking garage
TX

Prepared For:
Chris Dencklau
General Contractor

	Item	Qty
1	**420.CS 420, 18' 2" x 10' 1", To Be Determined**	2

OPERATOR:	RSX Trolley, D400-123, 3/4 HP, 208/230/460V 3Phase 60Hz, 10 Ft Rail, Wireless Monitored Edge, PhotoEyes-Protected (Monitored), Brake, Timer to Close, Receiver,Built-In,Std, Monitored Electric Edge, SensingEdgeChannel, Include Sensing Edge Hardware, Paddle Arm (Nema 1): 1
DOOR:	420, 18' 2" x 10' 1", Ribbed Panel, To Be Determined, 5 Sect, 5 Pnl, SES, Electric Sensing Edge Bottom Seal, Dual Flap
WEATHERSTRIP:	Sides Only, Side: Saverstrip, Black, Black
SENSING EDGE:	Monitored, Include Channel, Include Hardware
LITES:	Third Section Only, S3: AFV, 1/8",Annealed,Clear, Anodized, Clear Anodized
RAILS:	Top: 3.750", Bottom: 3.750"
STRUTS:	Standard, S1: HS1 x 1, S2: NONE, S3: HS1 x 1, S4: NONE, S5: HS1 x 1
LOCK:	ISL, 1
TRK/HDW:	2", 15"R, Angle In, Steel, 0.067 V.Trk, 0.075 H.Trk, 1.375" x 2.375" x .099" H.Ang, 132.125 FTSC
SPRING:	Torsion, Qty: 2, Front, 100K, Extra Spring Brackets, 1" Solid, Two-Piece Split Solid Shaft w/Coupler, 3-3/4" x 0.344 x 70.25, 10.7 Turns, D400-123, 1/8" x 140", Bal Wt: 470.97
OPERATION:	Trolley, Drawbar Prep
SPECIAL INSTRUCTIONS:	PC Door: TBD.
Last Changed:	8/9/2024 6:09 AM CST
Label:	Doors 108B and C

Price excluding sales tax = (USD): $29,978.00

*** IMPORTANT NOTE - LOCKS SHOULD NOT BE USED ON A DOOR WITH AN ELECTRIC OPERATOR UNLESS AN INTERLOCK SWITCH IS ALSO CONNECTED TO THE OPERATOR **

Overhead Door Company of Fort Worth

840 Southway Cir
Fort Worth, TX 76115-4008
WWW.OHDFW.COM

Contact: Chuck Blume
Phone: +1817-992-9906
Email: cblume@ohdfw.com

Overhead Door Company of Fort Worth

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Contact: Chuck Blume
Phone: +1817-992-9906
Email: cblume@ohdfw.com

Terms and Conditions

Tax is not included in pricing and will be added if applicable. Price includes material and installation labor only.

ELECTRICAL CONTRACTOR (OR OTHER THIRD PARTY) TO PROVIDE WIRING AND CONDUIT FROM CONTROL PANEL TO INDIVIDUAL DOUBLE-GANG JUNCTION BOX . DISCONNECT SWITCHES PLACED 24 TO 36 INCHES FROM EACH MOTOR OPERATOR. ONE DISCONNECT SWITCH MUST BE PROVIDED FOR EACH MOTOR OPERATOR PER CODE.
ELECTRICAL CONTRACTOR TO PROVIDE J-BOX(ES), CONDUIT, AND WIRING FROM THE CONTROLS TO THE OPERATOR CONTROL HOUSING (LOW VOLTAGE).
ELECTRICAL CONTRACTOR TO INSTALL CONTROL STATIONS PROVIDED BY OHD PER PROJECT PLANS UNLESS OTHERWISE DIRECTED BY THE OWNER/ARCHITECT. ALL WIRES ARE TO BE LEFT LONG AND UNSTRIPPED, AND ALL POWER TO THE CONTROL PANEL SHOULD BE OFF.

OHD WILL TERMINATE WIRES, PERFORM INITIAL POWER UP PROCEDURE, MAKE FINAL ADJUSTMENT AND PERFORM ALL TESTING. SURFACE MOUNTED STATIONS ARE PROVIDED AS ENCLOSED CONTROLS. SOME FLUSH MOUNTED CONTROL STATIONS MAY REQUIRE USE OF A BACK BOX OR MANUFACTURER-SUPPLIED JUNCTION BOX WITH PREINSTALLED COMPONENTS. CONTACT OVERHEAD DOOR OF FORT WORTH PRIOR TO ROUGH-IN FOR FURTHER INFORMATION OR CLARIFICATION

C.O.D. or net 30 Days on Approved Credit
BY OTHERS: Jambs, spring pads, all wiring to motors and control stations, unless otherwise stated above, are not included. Purchaser agrees that doors shall remain in seller's possession until paid in full. In the event Purchaser breaches or defaults under the terms and provisions of this Agreement, the Purchaser shall be responsible for the costs of collection, including reasonable attorney's fees. The Seller shall be entitled to full and final payment on the Purchase Order. There shall be a 1 1/2% service charge per month for all payments due and owing after 30 days. (Agreements are contingent upon strikes, accidents, or delays beyond our control.)

Acceptance:

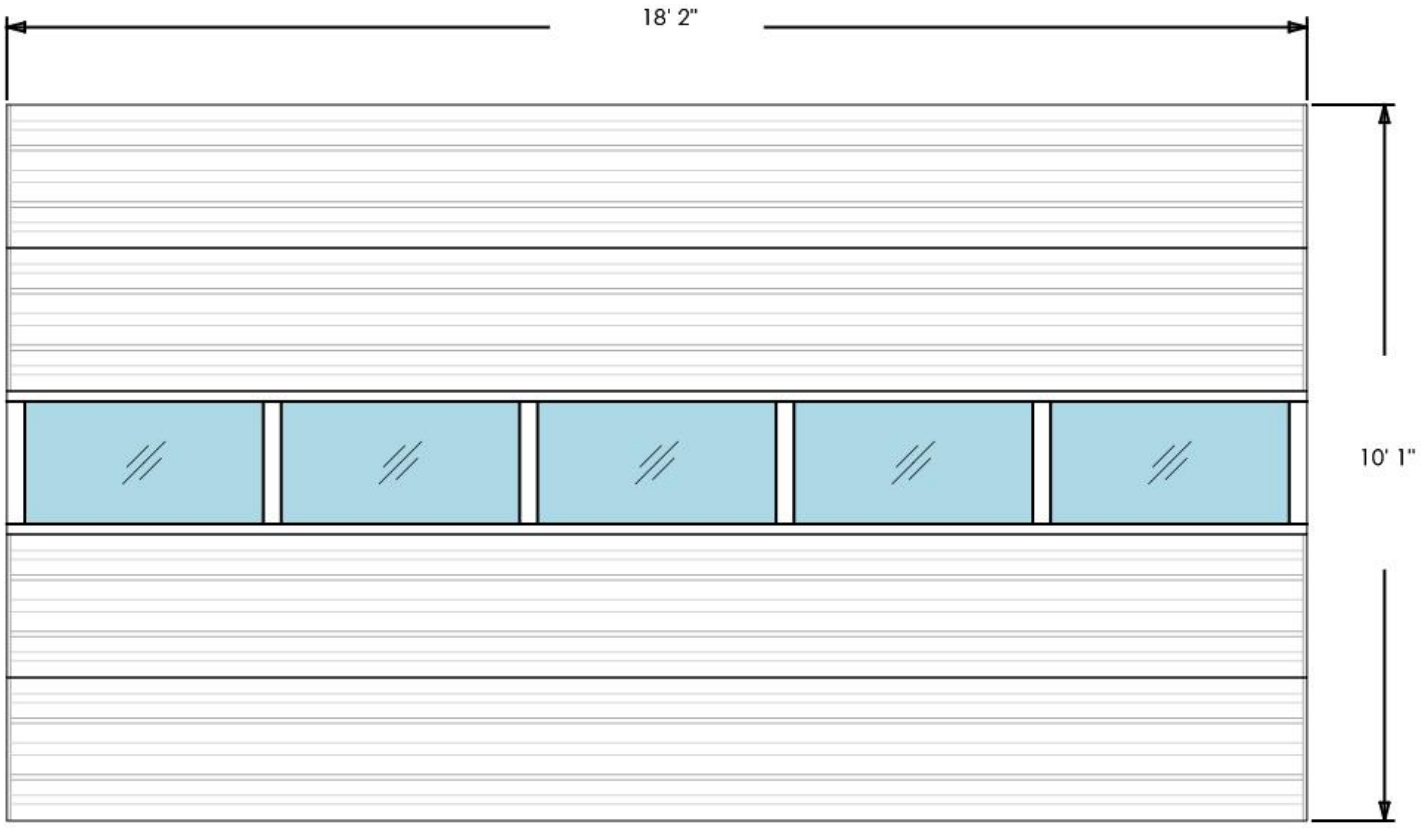
Terms, price, and specifications on all pages of this proposal are hereby accepted.

Authorized By (Buyer): _____ Date: _____

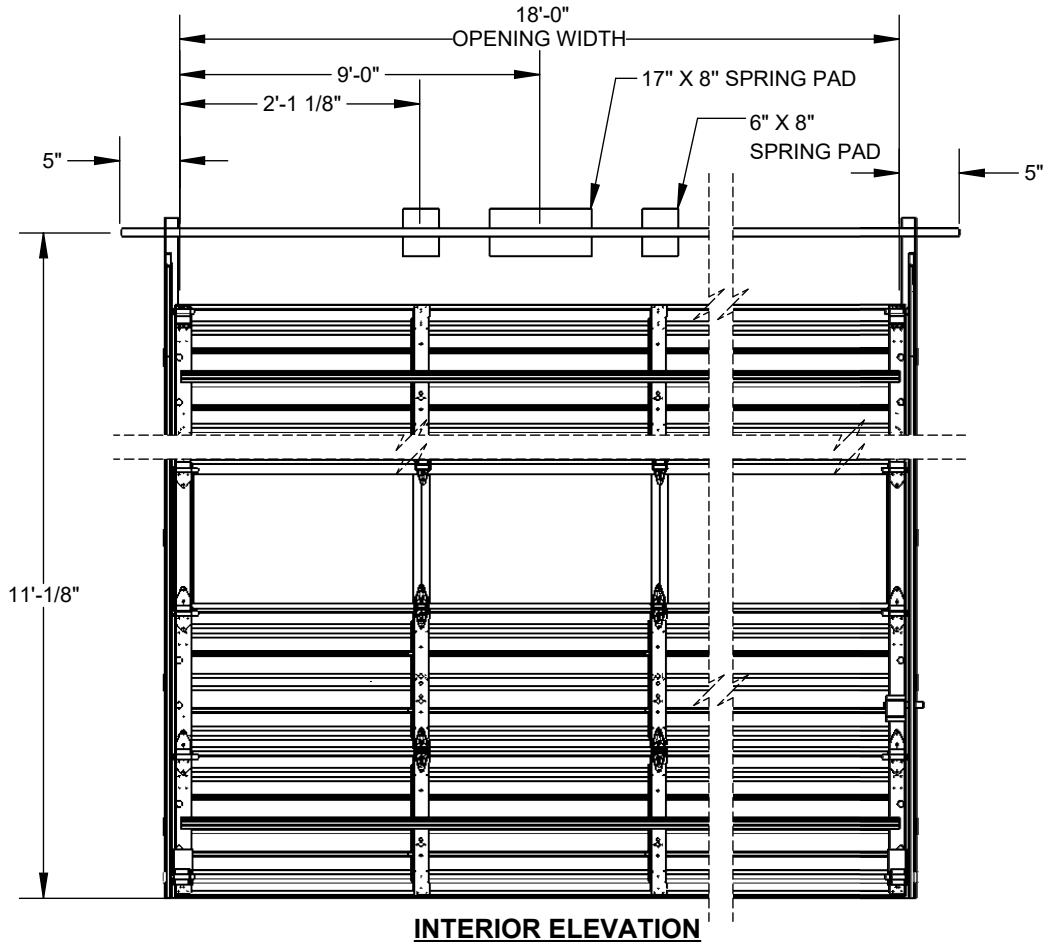
Print Name (Buyer): _____

Purchase Order: _____ Tax Exempt: Yes ☐ No ☐

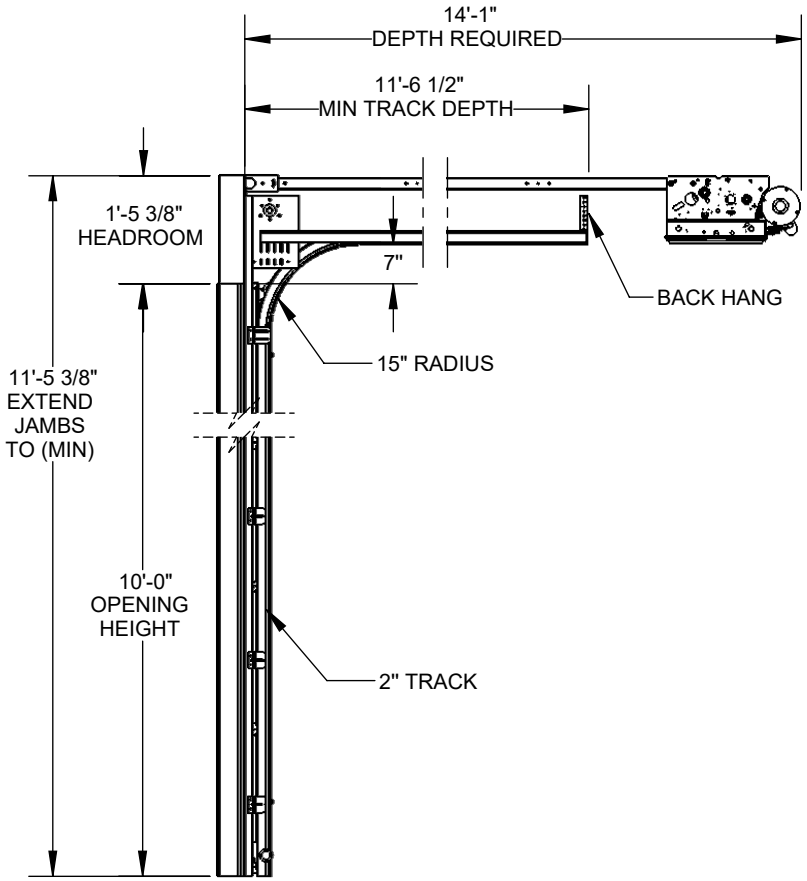
Exterior View



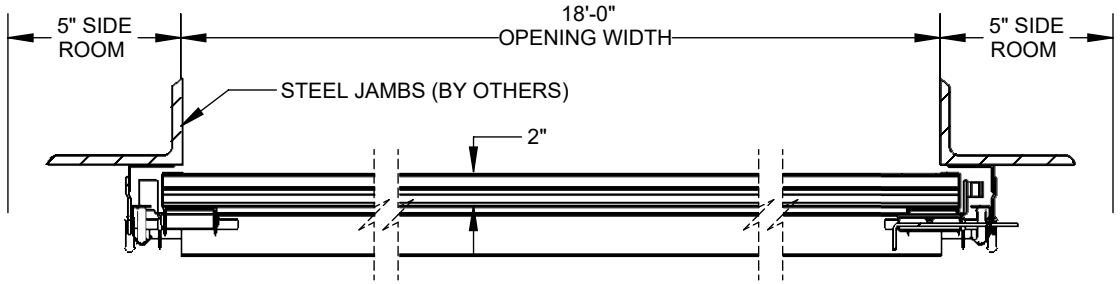
Model: 420 - 20 Gauge Ribbed Steel	Window Style: Aluminum Full View
Design: Ribbed Panel	Options:
Door Width & Height (Ft): 18'2'' x 10'1''	



INTERIOR ELEVATION



TRACK DETAIL



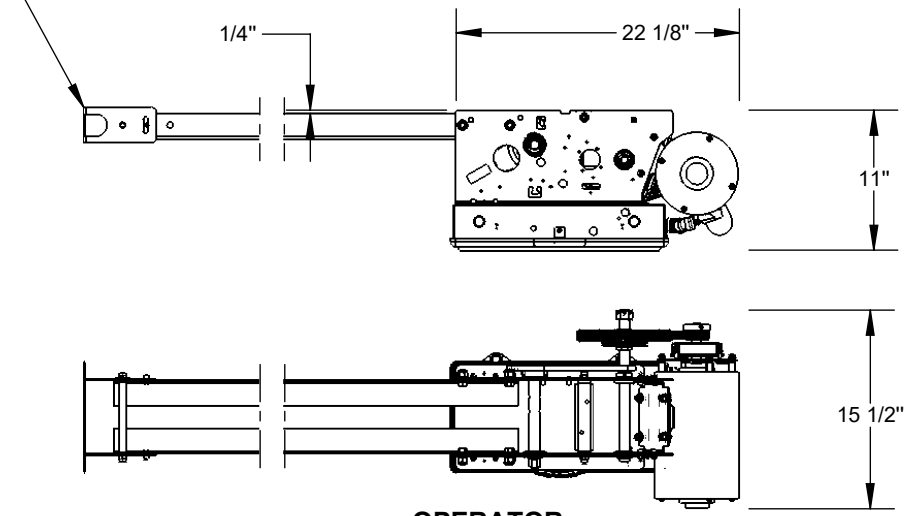
JAMB DETAIL

MODEL 420 SECTIONAL	**DOOR MARK:**	**DOOR WIDTH:** 18'-2"	**DOOR HEIGHT:** 10'-1"	**QUANTITY:** 1
The Genuine. The Original. OVERHEAD DOOR®	**JOB NAME:** CELINA GOV'T CENTER PARKING GARAGE	**NOTES:**		SHEET 1 OF 2
				DATE: 08/09/2024 06:09 AM CST
	ARCHITECT: HED			
	CONTRACTOR: Swinerton			**QUOTE/ORDER#:** SQCL008048-1
	DISTRIBUTOR: OVERHEAD DOOR COMPANY OF FORT WORTH			**LINE #:** 1

SPECIFICATIONS

SECTIONS	OUTSIDE MATERIAL IS 20 GAGE THICK HOT-DIPPED, ROLL-FORMED, GALVANIZED STEEL. U-FACTOR: N/A AIR INFILTRATION N/A DEFLECTION OF DOOR IN THE HORIZONTAL POSITION WILL NOT EXCEED 1/120 OF DOOR WIDTH. EXTERIOR COLOR: TO BE DETERMINED
NUMBER OF	SECTIONS: 5 PANELS: 5
WEATHERSEAL	BOTTOM: YES TOP: YES SIDES: YES
GLAZING	ALUMINUM FULL VIEW, 1/8",ANNEALED,CLEAR SECTION: 3 REFER TO EXTERIOR VIEW (DEPICTION) FOR WINDOW PLACEMENT
LOUVERS / PANELS	NONE
HARDWARE	HINGES AND FIXTURES GALVANIZED STEEL
OPTIONAL HARDWARE	INSIDE SIDE LOCK QTY1, METAL STEP PLATE, LIFT HANDLE
WINDLOAD RATING	NON-RATED
STRUTS	TOP SECTION: HS1 X1 SECTION 4: NONE SECTION 3: HS1 X1 SECTION 2: NONE BOTTOM SECTION: HS1 X1
TRACK	15" RADIUS 2" TRACK ANGLE MOUNT IN TO STEEL, WITH OVERLAP
SPRINGS / DRUMS	CYCLES: 100,000 CYCLES SPRING QUANTITY: 2 0.344 WIRE, 3-3/4" ID, 70.25 LONG TURNS: 10.7 DRUM: D400-123
TORSION SHAFT	SINGLE SHAFT, 1" SOLID
BALANCE WEIGHT	470.97 POUNDS
OPERATION	TROLLEY, DRAWBAR PREP
RELATED WORK	ALL PAD SURFACES MUST BE FLUSH WITH JAMBS. DOOR JAMBS, SPRING PADS, OPERATOR PAD, TRACK BACK HANGERS, AND CENTER HANGERS BY OTHERS.

OPERATOR PAD / MOUNTING SURFACE (BY OTHERS). CONSULT OPERATOR INSTALLATION INSTRUCTIONS FOR RECOMMENDED MATERIAL, SIZE, AND LOCATION.



OPERATOR

MOTOR UNIT

RSX TROLLEY BRAKE, 10 FT RAIL, WIRELESS MONITORED EDGE, WIRELESS MONITORED EDGE, 208/230/460V 3PHASE 60HZ, 3/4 HP
BRAKE, TIMER TO CLOSE

ACCESSORIES

MONITORED ELECTRIC EDGE, SENSINGEDGECHANNEL, INCLUDE SENSING EDGE HARDWARE, PADDLE ARM (NEMA 1): 1

MODEL 420 SECTIONAL	**DOOR MARK:**	**DOOR WIDTH:** 18'-2"	**DOOR HEIGHT:** 10'-1"	**QUANTITY:** 1
The Genuine. The Original. OVERHEAD DOOR®	**JOB NAME:** CELINA GOV'T CENTER PARKING GARAGE	**NOTES:**		SHEET 2 OF 2
	ARCHITECT: HED			**DATE:** 08/09/2024 06:09 AM CST
	CONTRACTOR: Swinerton			**QUOTE/ORDER#:** SQCL008048-1
	DISTRIBUTOR: OVERHEAD DOOR COMPANY OF FORT WORTH			**LINE #:** 1

Subcontractor Bid Analysis

Trade: **09.20 GWB & framing**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Ariel**

			Selected Sub	x		
		Subcontractor	Swinerton	Swinerton	GMI	Lasco	J&E
		Phone	(408) 569-7639	(408) 569-7639	NO BID	NO BID	NO BID
		Contact	Brandon Davidson	Brandon Davidson			
		email	on.davidson@swinerto	ndon.davidson@swinerton.cc			
		Scope Complete	Yes	Yes	No	No	No
		Rank	1	1			
		Delta To Low	0%	0.00%			
		Enter SBE %	0%				
		SBE $$$	$ -	$ -			
Spec or Dwg #	**Item**	**Description**	**Total Cost**	**$ 77,211**	**$ 77,211**	**Incomplete scope**	**Incomplete scope**	**Incomplete scope**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ (825)**	**$ (825)**	**$ -**	**$ -**	**$ -**
		Prequalification Status		Yes	Yes			
		MSA Status		Yes	Yes			
		Single Project Limit		$ 1,000,000,000	$ 1,000,000,000			
		Aggregate Limit		$ -				
		Exclude Sales Tax	-	$ (825)	$ (825)			
		Textura	-	included	included			
		Prevailing Wages Included	-	included	included			
		Responses to RFIs Included	-	included	included			
		Scope sheet included	-	n/a	n/a			
		Schedule included	-	included	included			
Trade Specific Requirements								
Base Bid			**$ 28,520**	**$ 77,211**	**$ 77,211**	**$ -**	**$ -**	**$ -**
		Base Bid	$ -	$ 42,142	$ 42,142			
A-101, 4/A-501		Metal studs and gypsum furr out for wall assembly F	$ -	included	included			
1/T-401		3/4" plywood in MDF 102 - all walls	$ -	included	included			
2/T-401		3/4" plywood in storage 202, 302, 402 - 3 walls	$ -	included	included			
7/A-511		Aluminum studs, sheathing, metal, at canopy fascias	$ 27,600	$ 27,849	$ 27,849			
A-571	0M8	12 GA Steel Plate - Continous	$ 920	$ 920	$ 920			
	209	Fire Extinguishers	$ -	$ 7,125	$ 7,125			
		exclude installing door frames; all doors in masonry walls (check with masonry)	$ -	excluded	excluded			
A-571		exclude wall type D, can't find	$ -	excluded	excluded			
A-121 - A-123		exclude gypsum ceilings, can't find	$ -	excluded	excluded			
A-121 - A-123		exclude acoustic panel ceilings, can't find	$ -	excluded	excluded			
		Total Base Bid (excl. Bond)	**$ 28,520**	**$ 77,211**	**$ 77,211**	**$ -**	**$ -**	**$ -**

printed: 8/23/2024, 2:02 PM

SWINERTON BUILDERS
5707 Southwest Parkway Suite 200
Austin Texas 78735
Tel: (512) 327-5599

Celina Govt Garage GMP Proposal

8/8/2024

Attention: Christopher Denclau
Project name: Celina Govt Garage GMP
Project address:

Scope of work quoted:

Metal Framing & Drywall	$42,142.00
DFH: Supply and Install:	$119,592.00
FEC Cabinets:	$7,215.00

Total Bid $168,949.00

Drywall Inclusions

1. Framing of walls and ceilings as shown
2. Wall stud sizes: 3-5/8" in 20ga
3. 5/8" drywall type MR at all newly framed walls and ceilings
4. ¾" FR Plywood at electrical and IDF rooms as shown
5. In wall insulation using 2" rigid
6. Drawings dated 7/11/2024
7. Architectural design phase: CD
8. Schedule to be mutually agreed
9. Acoustical caulking at top and bottom of non-rated partitions
10. Top of wall fire caulking at rated partitions
11. Scissor lifts to access this scope of work

DFH Inclusions

HOLLOW METAL DOORS AND FRAMES- SECTION 08 1100

QUANTITY STANDARD FRAMES	15
QUANTITY SIDELITE FRAMES:	0
QUANTITY BORROWED LITES:	0
QUANTITY METAL DOORS:	23

DOOR HARDWARE- SECTION 08 7100

HARDWARE FOR WOOD DOORS INCLUDED?	YES:	NO: X
HARDWARE FOR METAL DOORS INCLUDED?	YES: X	NO:
HARDWARE FOR ALUMINUM DOORS INCLUDED?	YES:	NO: X
CYLINDERS FOR ALUMINUM DOORS INCLUDED?	YES:	NO: X
AUTOMATIC DOOR OPERATORS INCLUDED?	YES:	NO: X

SWINERTON BUILDERS
5707 Southwest Parkway Suite 200
Austin Texas 78735
Tel: (512) 327-5599

Qualifications

1. Normal clean-up for our work is included, no composite crew figured.
2. Assumes all work to be done on normal working hours, no overtime figured.
3. Assumes the construction schedule to be mutually agreeable.
4. Assumes stocking through elevator/man-lift.

Exclusions

1. Any scope not listed above.
2. Tape and Float
3. Rigid/thermal/ceiling, exterior insulation.
4. Exterior and interior In-wall insulation
5. Trade damage allowance
6. Temporary barricades/partitions
7. Trash Chutes
8. Miscellaneous steel/iron/parapet steel/countertops/sinks/fixtures/equipment
9. Assumes stocking through elevator/man-lift
10. Fire caulking of MEP trades
11. Acoustical caulking at drywall penetrations
12. Site work
13. Shop drawings for interior and exterior
14. Access panels
15. Scaffolding
16. Slab edge framing/fireproofing/insulation
17. Impact/high abuse drywall
18. Permits/Building fees
19. Composite clean-up

If any questions regarding this proposal please contact,

Jeff Christensen
Self-Perform Senior Project Manager
SWINERTON
5707 Southwest Parkway
Building One, Suite 200, Austin, TX 78735
M 512.763-9247
E Jeffrey.Christensen@swinerton.com
swinerton.com

Subcontractor Bid Analysis

09.23 Plaster and Stucco

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Ariel**

			Selected Sub			x
		Subcontractor	Triangle	Carrco	GG&S	Triangle	Fenimore-Blythe
		Phone	214-217-3781	214-384-5687	972-332-2700	214-217-3781	817-834-6301
		Contact	William Miller	Mike Pittman	Josh Gray	William Miller	David Grzesiak
		email	iller@bakertriangle.c	npittman@carrcopainting.com	josh@ggsconstruction.com	wmiller@bakertriangle.com	davidg@fenimoreblythe.com
		Scope Complete	Yes	Yes	Yes	Yes	Yes
		Rank	1	4	3	1	2
		Delta To Low	0%	31.39%	30.54%	0.00%	25.86%
		Enter SBE %	0%				
		SBE $$$	$ -	$ -	$ -	$ -	$ -
Spec or Dwg #	**Item**	**Description**	**Total Cost**	**$ 49,793**	**$ 65,422**	**$ 65,000**	**$ 49,793**	**$ 62,667**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
		Prequalification Status		Yes	Yes	Yes	Yes	Yes
		MSA Status		Yes	Yes	Yes	Yes	Yes
		Single Project Limit		$ 250,000	$ 11,361,157	$ 250,000	$ 250,000	$ 695,317
		Aggregate Limit		$ 562,500	$ 25,562,604	$ 562,500	$ 562,500	$ 1,564,463
		Exclude Sales Tax	-	excluded	excluded	excluded	excluded	excluded
		Textura	-	$ -				
		Prevailing Wages Included	-	included	included	included	included	included
		Responses to RFIs Included	-	included	included	included	included	included
		Scope sheet included	-	n/a	n/a	n/a	n/a	n/a
		Schedule included	-	included	included	included	included	included
Trade Specific Requirements								
Base Bid			**$ 6,437**	**$ 49,793**	**$ 65,422**	**$ 65,000**	**$ 49,793**	**$ 62,667**
		Base Bid	$ -	$ 52,891	$ 58,985	$ 65,000	$ 52,891	$ 62,667
		7/8" 3 coat stucco with self-furring metal lath	$ -	included	included	included	included	included
A-561, A-562		Casing bead	$ -	included	included	included	included	included
A-561, A-562		Include rigid insulation behind stucco	$ 6,437	included	$ 6,437	included	included	included
A-561, A-562		16 ga 7/8" hat channel straps	$ -	included	included	included	included	included
		Control joints/reveals	$ -	included	included	included	included	included
092236.23	2.01.A.1	Structalath Twin Track lath or equal (no known equal)	$ -	included	included	included	included	3.4 expanded metal lath included
		Scaffolding	$ -	included	included	included	included	included
A-561, A-562		Exclude prefinished metal flashing and fluid applied air barrier	$ -	$ (3,098)	excluded	excluded	$ (3,098)	included
		Total Base Bid (excl. Bond)	**$ 6,437**	**$ 49,793**	**$ 65,422**	**$ 65,000**	**$ 49,793**	**$ 62,667**

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To:	**Swinerton Builders**	**Attn:**	Ariel Miller
Project:	**Celina Gov't Center Garage**	**Architect:**	HED
Date:	August 08, 2024	**Plan Date:**	July 11, 2024

Bid Sections: EIFS

We are pleased to submit our proposal which will be valid for the next thirty days on the above-mentioned project as detailed below for the sum of:

Bid Total: *One Million One Hundred Sixty Thousand Six Hundred Thirteen Dollars******
$1,160,613.00

Voluntary Alternates
V/A Add #1: Add $463,146.00 Installation of CMU in compliance with Swinerton Masonry scope sheet.
V/A Add #2: Add $49,762.00 Installation of Stucco at all areas shown on plans.

INCLUSIONS

1. Addenda realized: Issue For Bid-Permit dated 07.11.24.
2. StoCast Brick on a StoTherm CI system in lieu of traditional masonry.
3. EIFS bands and cornices in lieu of cast stone bands and cornices.
4. Installation of 3" Rigid Insulation behind all StoCast Brick.
5. Fluid applied waterproofing at all areas of StoCast Brick and EIFS bands/cornices.
6. EIFS per plans and specifications in conjunction with manufacturer details.
7. Metal flashing and sealants for StoCast Brick system.
8. Build and dismantle scaffold at areas of Triangle scope.
9. Daily clean up and trash removal for our trade to onsite dumpster provided by others.

EXCLUSIONS

1. Taxes are excluded at 8.25% on incorporated materials.
2. Metal stud framing, sheathing, painting, and/or wood members of any type.
3. Owner and/or Contractors Controlled Insurance Program (OCIP or CCIP).
4. Utilities, dumpster, and trash haul.
5. Engineering design and calculations.
6. Scaffold shoring at roof areas.

QUALIFICATIONS

1. **Not participating in E-Verify.**
2. General contractor to provide water, sufficient lighting, and power to OSHA minimum requirements at no cost to Triangle Plastering LTD.
3. All extra work performed at $47.50/hr.

William Miller

Preconstruction Manager

Main: (972) 354-1052
Email: wmiller@bakertriangle.com
Direct: (214) 217-3781
Web: www.bakertriangle.com

CARRCO PAINTING

PLASTER PROPOSAL

Project Name:	Celina Government Center Garage	Submit to:	Swinerton Builders
Location:	Celina, Texas	Address:	220 Main Street, Suite 300
Architect:	HED		Dalals, Texas 75201
Phone:		Attention:	Ariel Miller
Bid Date:	08/08/24	Email:	ariel.miller@swinerton.com
Document Date:	07/11/24	Phone:	(574) 329-9664
Addendum:			

Base Bid: $58,985.00

We submit for your consideration the following scope for the above referenced project:

Scope of Work:

Self Furring Metal Lath
Metal Accessories
Scratch, Brown, and Finish
Necessary Scaffolding

Exclusions:

1 Any gap larger than 1/4"
2 Backer Rod
3 Caulk and Sealants

Notes: Price is good for 60 days from proposal date
Hourly Rate is $45.00 per Hour for Extra Work

Sincerely,
Mike Pittman
Chief Estimator

FENIMORE-BLYTHE

Commercial Masonry

NCTRCA CERTIFIED SMALL BUSINESS ENTERPRISE (SBE) COMPANY

2300 Higgins Lane, Fort Worth TX 76111
Phone: 817-834-6301 Fax: 817-834-4640

PROPOSAL & SCOPE OF WORK FOR THE MASONRY

PROJ: **CELINA GOVERNMENT CENTER GARAGE GMP**
105 N ARIZONA DRIVE
CELINA, TX 75009
P: -
F: -

OWNER: **CITY OF CELINA**
142 NORTH OHIO STREET
CELINA, TX 75009
P:
F:

ARCH: **HED DESIGN**
15301 SPECTRUM DR., SUITE 450
ADDISON, TX 75001
P: (972) 934-8888
F: -

Arch Proj #: 064542434
Bid Date: 8/8/2024
Bid Time: 2:00 PM

NO OF ADDENDA SEEN: N/A
LATEST ADDENDUM DATE: N/A
DATE OF PLANS: 7/11/2024

We propose to complete the MASONRY WORK in accordance with the Contract Documents for the Sum of:

Stucco Base Bid	**$62,667**	**{SIXTY TWO THOUSAND SIX HUNDRED SIXTY SEVEN}**
Stucco Mat'l Sales Tax (Add If Applicable)	**$1,271**	**{ONE THOUSAND TWO HUNDRED SEVENTY ONE}**

Divisions: **Stucco**

This Proposal assumes that we will be able to complete the STUCCO portion of our work in no more than One (1) Mobilization, therefore the building must be in a state of readiness to accept STUCCO. If More than One (1) Mobilization is required to complete the STUCCO through no fault of Fenimore-Blythe, then each additional Mobilization will incur a Change Order to the Contract in the Amount of One Thousand Dollars ($1,000.00) for each additional Mobilization.

In order that you may have a complete understanding of our proposal, we have prepared the scope clarification sheet for your consideration and review. We request that any CONTRACT FOR STUCCO WORK should include this PROPOSAL in its entirety. The utilization of our bid hereby constitutes the acceptance of the terms and conditions listed and outlined below. This proposal is contingent on our right to review, modify and/or negotiate the subcontract agreement. All work is warranted against defects in Labor and/or Materials for a period of one (1) year. This warranty does not include repair work for materials improperly maintained, abused, neglected, damaged, or subject to normal wear and tear.

Our proposal INCLUDES all applicable taxes & insurance and the following masonry or masonry related items as per the contract documents: **All Sales Taxes Excluded**

SEE ATTACHED STUCCO INCLUSIONS

Our proposal DOES NOT INCLUDE the following items and/or activities and are therefore EXCLUDED:

SEE ATTACHED STUCCO EXCLUSIONS

Our proposal is based on OUR COMPANY being PROVIDED by others the following services and/or items at no cost to us, and are therefore EXCLUDED from this proposal:

SEE ATTACHED STUCCO QUALIFICATIONS

This proposal is **conditional** upon the use, of any and all equipment supplied by our company (including, but not limited to, scaffolding, tools, supplies, materials, power cords, electrical appliances and any other supplies or materials of any kind provided by us) (“Equipment”) solely by the personnel of this company and/or it’s designated agents or sub-subcontractors. In the event any other person or entity (including the Project Owner, Contractor, any other subcontractor, or any other party) desires to use any such "Equipment", such use shall be solely at our discretion and, prior to any use, and as a condition precedent to any such use, the party or parties which will be using such Equipment shall, at no cost to us, (1) execute an Agreement (in a form provided by us) governing the use of such Equipment, and (2) shall supply a Certificate of Insurance, naming Fenimore-Blythe Commercial Masonry, LLC and its officers, directors, agents and assigns as additional insured's and waiving subrogation as to any claims or damages related to the use of such "Equipment".

Our proposal is based on being provided reasonable access to all work areas, and sufficient areas to work in to allow masonry work to proceed at an optimum rate in accordance with the time schedule mutually agreed upon. We request that the General Contractor furnish us with one complete set of contract documents for contract review and one additional set for Construction.

Periodic Payments are to be made monthly, by the15th of each month, based on the value of Stored Materials & Work Completed the previous month. Funds past due, according to the "Prompt Pay Act", Texas Government Code Section, (2251.022 & 023), states that payment is due within 10 days from payment by owner to GC, then will become subject to the legal interest rate of 12% per annum prescribed by Law (Section 2251.025). Final payment is to be made within 45 days after satisfactory completion and acceptance of the work. Retainage percentage will only be allowed if the Bid Documents specify it, and/or it is Agreed on in the Contract, and then no more than five (5%) percent will be allowed.

Breakouts are for accounting purposes only, unless otherwise indicated. This proposal is void, if not accepted by issuance of a subcontract or letter of intent within 30 days of the bid date shown herein. Subsequent to the thirty day maturity of this proposal, we reserve the right to either WITHDRAW or INCREASE the amount of our bid. This proposal is based on doing the Masonry. No overtime has been calculated into this project and is therefore excluded

We are grateful for the opportunity to submit our quotation to you. Should you need further information, please, contact us.

Sincerely,

David Grzesiak

FENIMORE-BLYTHE

Commercial Masonry

CELINA GOVERNMENT PARKING GARAGE

Plaster & Stucco Scope Inclusions:

1. Lath and Plaster as indicated on plans and per most specifications
2. Water resistant barrier on CMU
3. Mineral wool rigid insulation on water resistant barrier
4. Hat Channel on insulation
5. Two layers of building paper behind lath at wall surface only
6. All expanded 3.4 lath and lath accessories are to be made from galvanized metals
7. Flashing at perimeter of doors and louvers at stucco only
8. Pre-blended fibered Portland cement base coat
9. Polymer modified base coat to with embedded reinforcing mesh
10. Portland cement base coat to receive a 1.5 mm acrylic finish texture
11. Fastener installation for lath is based on 16” o.c.
12. Daily clean up and trash removal for our trade to onsite dumpster provided by others
13. Material sales tax

Plaster & Stucco Scope Exclusions:

1. Waterproofing, any/all types of flashing materials, sealants, and caulking
2. Secondary Moisture Barrier at all openings
3. Door/Window head flashing with end dams
4. Framing, sheathing, painting, and/or wood members of any type
5. Soffit vents
6. Access door and panels
7. Specialty, smooth or fine finishes
8. Owner and/or Contractor Controlled Insurance Program
9. Utilities, dumpster, and trash haul
10. Scaffolding shoring at roof areas
11. Protection of roof membrane by others, except for our work at roof areas
12. Engineering design calculations
13. Shop drawings
14. Permits and Fees

Plaster & Stucco Scope Qualifications:

1. General Contractor to provide lighting and power to OSHA minimum requirements at no cost
2. All work to be performed during regular daytime hours (Monday – Friday, 7:00 am – 3:30 pm); overtime not included
3. Scaffold for our scope of work and for our workers only
4. Scaffold layout loads to be approved by Engineer of Records at roof areas
5. Bonds may be provided at an additional cost to this proposal
6. If we cannot meet or maintain schedule milestones or completion date as a result of shortage of material or accelerated schedule, we shall be discharged of any damages which result from such delay

GG&S Construction Co.

4320 N. Preston Road
Celina, TX 75009
Office: (972) 332-2700
Fax: (972) 294-3401

Proposal

Date: August 8, 2024

Contractor:
Swinerton Builders
Attn: Ariel Miller

Project:
Celina Government Center Garage
Celina, TX

Scope Inclusions/Exclusions & Description:
Proposal is Valid for 30 Days. Proposal is valid upon mutually agreed upon contract terms. Includes Labor, Materials, and Scaffolding for the following….

CMU Scope: 8" Regular Gray CMU, gray type S mortar, grout, ladder wire, rebar positioner, rebar package, and control joint.

Brick Veneer Scope: Blackson Modular brick, Type N colored mortar, wall tie anchors, fasteners, T2 Termination Bar, H&B 18" Mighty Flash, Quadrovent Weeps, Primer, 1" Mortar Trap, and masonry detergent.

Stucco Scope: Basis of design is Parex Armourwall Stucco. 2 Play Paper, 2.5 SF Metal Lathe, #66 Casing Bead, #15 Control Joint, #7 Weep, Quikrete Scratch & Brown, Primer, and Parex Standard Texture Acrylic Finish.

Exclusions: Permitting, Bonding, Lab Testing, and Engineered Letters. No caulking or sealants. No clear water repellent sealers. Water and trash dumpster provided by General Contractor for trash and masonry spoils. No damproofing or A&W barrier. No retaining walls, dumpster enclosure, or hardscape. Lintels furnished by others, loose lintels set by GG&S. No Sales Tax. Dowels in concrete by concrete subcontractor, GG&S to assist in layout only.

Assumptions: Bid is for 45 hour work week. Bid assumes glazing/waterproofing subcontractor to pick up jamb and sill flashing of windows.

Description	***Amount***
Furnish and install all 8" Regular Gray CMU on parking garage	$ 210,000.00
Furnish and install all Blackson Modular brick on parking garage	$ 718,000.00
Furnish and install all Cast Stone on parking garage	$ 35,000.00
Furnish and install all 3" Mineral Wool Cladstone 45 insulation in necessary masonry cavities.	$ 35,000.00
Furnish and install all Stucco on parking garage.	$ 65,000.00
Add Alternates: *1. Furnish and install cast stone wall coping in lieu of cast in place concrete: $270,000.00*	
Total	$ 1,063,000.00

GG & S CONSTRUCTION COMPANY

Subcontractor Bid Analysis

Trade:	**09.90 Painting**
Project:	**Celina Government Center Parking Garage**
Owner:	**City of Celina**
Lead Estimator:	**Ariel**

	Selected Sub				x
Subcontractor	**Shahan**	**Carrco**	**Cherry**	**PPI**	**Shahan**
Phone	214-366-7225	214-384-5687	972-242-4287	214-351-0315	214-366-7225
Contact	Rob Pickering	Mike Pittman	Jeremy Cohen	Alan Flores	Rob Pickering
email	obp@shahanpaint.com	mpittman@carrcopainting.com	remycohen@cherrycoatings.co	alan@ppidallas.com	robp@shahanpaint.com
Scope Complete	Yes	Yes	Yes	Yes	Yes
Rank	1	4	3	2	1
Delta To Low	0%	24.88%	20.60%	10.70%	0.00%
Enter SBE %	0%				
SBE $$$	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost									
				$ 59,749		**$ 74,615**		**$ 72,056**		**$ 66,145**		**$ 59,749**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**		**$ -**		**$ -**		**$ -**		**$ -**
		Prequalification Status		Yes		Yes		Yes		Yes		Yes
		MSA Status		Yes		Yes		Yes		Yes		Yes
		Single Project Limit		$ 253,879		$ 11,361,158		$ 37,693,013		$ 2,303,394		$ 253,879
		Aggregate Limit		$ 571,228		$ 25,562,604		$ 84,809,279		$ 5,182,638		$ 571,228
		Exclude Sales Tax	-	excluded		excluded		excluded		excluded		excluded
		Textura	-	$ -								
		Prevailing Wages Included	-	included		included		included		included		included
		Responses to RFIs Included	-	included		included		included		included		included
		Scope sheet included	-	$ -								
		Schedule included	-	included		included		included		included		included
Trade Specific Requirements												
Base Bid			**$ 1,380**	**$ 59,749**		**$ 74,615**		**$ 72,056**		**$ 66,145**		**$ 59,749**
		Base Bid	$ -	$ 58,369		$ 72,285		$ 74,032		$ 64,765		$ 58,369
7/A-541	Note 5	Paint bollards (PT-3)	$ -	included		included		included		included		included
RFI 8		Paint bollards (PT-3) at trash room (8) and overhead door jambs (8)	$ -	included		included		included		included		included
A-541		Paint stair stringers and structural steel (PT-3)	$ -	included		included		included		included		included
8/A-562		Paint exposed lintels (PT-3)	$ -	included		included		included		included		included
13,14/A-561 5/A-562, A-601		Paint steel channels at overhead door (PT-3)	$ -	included		included		included		included		included
A-601		Paint HM doors and frames (PT-3)	$ -	included		included		included		included		included
A-501, A-571 A-601, RFI 15		Block fill and paint the CMU for wall types A, C, S, and M	$ -	included		included		included		included		included
4/A-501 A-571, A-601		Tape, bed, paint wall types D and F	$ -	included		included		included		included		included
099000 3.03.O RFI 18		Stencil rated walls	$ -	included		included		included		included		included
A-601		Paint ceilings in rooms storage 402, mech 403, elev ctrl rm 404 (PT-1)	$ -	included		included		included		included		included
		Paint structural steel canopies on level 4 above stair 1 and stair 2	$ -	included		included		included		included		included
P-002, P-211	GN 36	Paint exposed gas piping with yellow zinc based aluminum paint	$ -	included		$ 950		$ 665		included		included
		Caulk at painted to painted surfaces	$ -	included		included		included		included		included
2-4/A-541		Exclude stair handrail/guardrail	$ -	excluded		excluded		$ (4,021)		excluded		excluded
		Exclude painting louvers (prefinished aluminum)	$ -	excluded		excluded		excluded		excluded		excluded
RFI 16		Exclude painting MEP	$ -	excluded		excluded		excluded		excluded		excluded
7/A-511		Paint at canopy fascias	$ 1,380	$ 1,380		$ 1,380		$ 1,380		$ 1,380		$ 1,380
		Total Base Bid (excl. Bond)	**$ 1,380**	**$ 59,749**		**$ 74,615**		**$ 72,056**		**$ 66,145**		**$ 59,749**

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SHAHAN & SON, LTD.
2828 Lombardy Lane Dallas, Texas 75220
(214) 366-7200

PROPOSAL

Date: August 14, 2024 | Project: CELINA GOVERNMENT CENTER GARAGE GMP (REVISED)

To: SWINERTON BUILDERS | Location: 100 NORTH COLORADO STREET, CELINA, TX 75009

Attn: ARIEL MILLER | Architect: HED

Phone: 214-771-2039 | Email: ariel.miller@swinerton.com

We hereby propose to furnish all labor, materials, equipment and incidentals necessary to perform all operations in connection with our line of work on said job according to plans and specifications.

Base Bid: $58,369.00

PROPOSAL ARE VALID FOR 60 DAYS FROM SUBMITTED BID DATE

SCOPE OF WORK:

Included:
Fire Tape
Tape & Bed
Paint Exposed Ceilings
Paint Gyp Walls
Paint CMU Walls
Paint Stair Flights
Paint Doors & Frames
Paint Roll Up Doors
Paint Trash Enclosure
Paint Trash Gates
Paint Lintels
Caulking at Paint to Painted Surfaces Only
Stenciling
Gas Lines

ALTERNATES:
DEDUCT FOR CMU HIDDEN FROM PUBLIC: **$10,126.00**

Excluded:
Casework / millwork finishes
Fabric wrapped panels / Fabric wall system
Floor finishes
Fire caulking
Rooftop mechanical / screenwall finishes
Stain finishes and caulking of stained items
Vertical Surfacing System
MEP Color coding
Exterior Building finishes
Taxes
Bonds
Overtime
Stucco / Plaster finishes
Wood door finishes
Any wall texture other than roller stipple
Water Replleant
Parking Garage Finishes

Shahan & Son, Ltd.
By: Shahan Enterprises, LLC, general partner

By:
Rob Pickering - Estimator / Project Mgr.

CARRCO PAINTING

PAINTING PROPOSAL

Project Name:	Celina Government Center Garage	Submit to:	Swinerton Builders
Location:	Celina, Texas	Address:	220 Main Street, Suite 300
Architect:	HED		Dalals, Texas 75201
Phone:		Attention:	Ariel Miller
Bid Date:	08/08/24	Email:	ariel.miller@swinerton.com
Document Date:	07/11/24	Phone:	(574) 329-9664
Addendum:			

Base Bid: $72,285.00

We submit for your consideration the following scope for the above referenced project:

Scope of Work:

Tape and Bed Gyp Bd Walls to a Level 4 Finish
Paint Gyp Walls
Exposed Structure
Paint Bollards
Paint CMU with Elastomeric Coating
Paint Holow Metal Doors and Frames
Paint Overhead Doors
Paint Steel Lintels
Paint Underside of Stairs and Risers
Miscellaneous Steel

Exclusions:

1. Any gap larger than 1/4"
2. Backer Rod
3. Floor Finishes
4. MEP Color Coding
5. Piping
6. MEP Color Coding
7. Pavement Markings
8. Pedestrian Coatings
9. Guardrail and Handrails at Stairs
10. Shop Primer on Metals.

Notes: Price is good for 60 days from proposal date
Hourly Rate is $45.00 per Hour for Extra Work

Sincerely,
Mike Pittman
Chief Estimator

HUB, MBE, SBE, DBE CERTIFIED
10379 Plano Road, Dallas, Texas 75238 - 214.624.7560 - Fax 214.624.7562
(Mailing) P.O Box 550697 Dallas, Texas 75355

DATE: **August 8, 2024**

FROM: **Jeremy Cohen**
JeremyCohen@cherrycoatings.com
806-676-0784

ATTENTION: **Swinerton Builders**
Ariel Miller
Ariel.Miller@swinerton.com
214-771-2039

BID AMOUNT: **$ 74,032.00**

PROJECT: Celina Government Center Garage
100 N. Colorado St. Celina, TX 75009

We hereby propose to finish and install all labor and materials for Painting scope in accordance with plans and specifications on the above project. Bid is good for 60 days from bid date.

Plans & Specifications Dated: 7/11/2024
Addenda Acknowledged: RFI Log 20240801; Wage Decision.

SCOPE OF WORK

INCLUSIONS:

1. Tape, bed, and paint gypsum board surfaces.
2. Paint CMU walls.
3. Paint HM doors and HM frames.
4. Paint stairs, stringers, risers, guardrails, and handrails throughout.
5. Paint exposed steel framing and columns at canopies.
6. Paint steel lintel and bollards.
7. Applying stenciling at fire rated walls only.

EXCLUSIONS:

1. Work to barrier cable guardrails, fire riser standpipes and MEPFP.
2. Applying intumescent coatings or fireproofing.
3. Millwork, casework, staining, color coding, stenciling, striping, and signage.
4. Concrete patch and repair.
5. Specialty and high-performance coatings.
6. Painting of exposed structure or any non-fire rated walls.
7. Painting ceiling in stairwells.
8. Work to spandrels, columns, ceilings, walls, concrete bulkheads/beams.
9. Painting of metal exhaust louver, or caulking brick expansion joints.

10. Floor coatings and sealers.
11. Badging, background checks, vaccine requirements, overtime, and afterhours.

    Clarification: Caulking from painted-to-painted surfaces only.

ALTERNATES

1.	Painting handrails/guardrails throughout.	Deduct	$ 4,021.25
2.	Painting Gas line.	Add	$ 665.00

PARRENT'S PPI PAINTING, INC.

More than just paint...Peace of Mind

August 14, 2024

Swinerton Builders

Project: **Celina Government Center Garage**
Attn: **Ariel Miller**
ariel.miller@swinerton.com

We are pleased to provide you with a proposal for the above-mentioned project, with scope of work as detailed below. Proposal is valid for 30 days past date mentioned above.

TOTAL: $64,765.00

Plans and Specifications Dated: 7/11/24

Addendums Acknowledged: N/A

INCLUSIONS:

1. Normal working hours
2. Tape, bed and paint new gypsum board walls
3. Bollards painted
4. CMU walls painted where indicated
5. HM doors and HM frames painted per door schedule
6. Exposed steel structure at Level 4 canopy painted
7. Exposed ceilings painted per room finish schedule
8. Overhead doors and frames painted per door schedule
9. Steel stringers at stairs painted
10. Gas piping at generators painted

EXCLUSIONS:

1. Afterhours and overtime work
2. Casework, millwork, staining and wood finishes UNO
3. Caulking at dissimilar surfaces
4. Concrete walls, columns and ceilings
5. Cable guardrails
6. CMU-01 (burnished)
7. Floor coatings and sealers
8. Stucco
9. Signage, graphics, striping and stenciling
10. Specialty and high performance coatings UNO
11. Sound taping (Level 1 finish at non-rated walls)
12. Textured acrylic and elastomeric coatings
13. Level 5 finish, texture and taping and bedding in between gypsum board layers UNO

14. Badging and background checks

CLARIFICATIONS:

1. Caulking of painted to painted surfaces only

ALTERNATES:

1. Remove painting CMU walls at interior side: **DEDUCT $8,293.00**

Thank you for the opportunity! Please contact me if you have any questions concerning the above proposal.

Thank you,

Alan Flores

Subcontractor Bid Analysis

Trade: **10.14 Signage**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Chris**

		Selected Sub				x
	Subcontractor	Dallas Digital Sign	Benchmark Signs	Red Elephant	Signarama	Dallas Digital Signs
	Phone	(1800) 238-6064	(817) 560-9965	(972) 267-3100	(469) 836-7442	(1800) 238-6064
	Contact	Alex Balic	Ricky Shaffer	Ketan Jain	Lynne Sheats-Freeman	Alex Balic
	email	x@dallasdigitalsigns.c	rshaffer@benchmarksigns.biz	ketan@redelephantway.com	ne@signarama-richardson.cc	alex@dallasdigitalsigns.com
	Scope Complete	Yes	Yes	Yes	Yes	Yes
	Rank	1	4	2	3	1
	Delta To Low	0%	72.97%	13.35%	23.82%	0.00%
	Enter SBE %	0%				
	SBE $$$	$ -	$ -	$ -	$ -	$ -
Spec or Dwg #	Item	Description	Total Cost									
				$ 146,908	$ 254,103	$ 166,525	$ 181,903	$ 146,908
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		No	Yes	No	No	No
		MSA Status		No	No	No	No	No
		Single Project Limit		N/A	$ 250,000	NA	NA	N/A
		Aggregate Limit		N/A	$ 562,500	NA	Na	N/A
		Exclude Sales Tax	-	excl	excl	excl	excl	excl
		Textura	-	incl	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl	incl
		Scope sheet included	-	$ -				
		Schedule included	-	$ -				
Trade Specific Requirements								
Base Bid			$ 57,722	$ 146,908	$ 254,103	$ 166,525	$ 181,903	$ 146,908
		Base Bid	$ -	$ 63,560	$ 112,108	$ 69,937	$ 88,315	$ 63,560
			$ -	$ -				
		Code Signage	$ -	$ -				
		PS-E1-E3	$ 488	$ 488	incl	$ 488	$ 488	$ 488
		PS-R1	$ -	incl	incl	incl	incl	incl
		PS-R2	$ -	incl	incl	incl	incl	incl
		PS-R3	$ -	incl	incl	incl	incl	incl
		PS-R4	$ -	incl	incl	incl	incl	incl
		PS-R5	$ 1,000	$ 1,000	incl	$ 1,000	$ 1,000	$ 1,000
	PS-A5	PS-R6 Oversized	$ 3,000	$ 3,000	$ 3,000	$ 3,000	incl	$ 3,000
		S1-NX	$ 4,000	$ 4,000	incl	$ 4,000	$ 4,000	$ 4,000
		Traffic Signage	$ -	$ -				
		PS-A1-A4 Handicap	$ -	incl	incl	incl	incl	incl

printed: 8/23/2024, 12:55 PM

		PS-L1 Columns	$	-		incl	incl	incl	incl	incl
		PS-L2 Columns	$	-		incl	incl	incl	incl	incl
		PS-L3 Columns	$	-		incl	incl	incl	incl	incl
		PS-L4 Columns	$	-		incl	incl	incl	incl	incl
		PS-1-12	$	-		incl	incl	incl	incl	incl
		PS-100 Stall Count	$	-		incl	incl	incl	incl	incl
		Headache Bars	$	-	$	-				
		HB-1-3	$	-		incl	incl	incl	incl	incl
			$	-	$	-				
		Dimensional Letter	$	-	$	-				
		Box Entrance signage	$	-	$	74,860	$ 108,755	$ 38,866	$ 38,866	$ 74,860
			$	-	$	-				
		Blade Style Standoff	$	49,234		Incl	incl	$ 49,234	$ 49,234	Incl
			$	-	$	-				
		Submittal Samples	$	-	$	-	$ 30,240			
		Install	$	-	$	-	incl	incl	incl	
			$	-	$	-				
			$	-	$	-				
		Total Base Bid (excl. Bond)	**$**	**57,722**	**$**	**146,908**	**$ 254,103**	**$ 166,525**	**$ 181,903**	**$ 146,908**

State of Texas HUB and NTCRCA Certified Minority and Women Owned Business
Licensed Texas Electrical Sign Contractor, OSHA Certified

QUOTATION FOR SIGNAGE

08-02-2024

Swinerton builders

Via E-mail: Christopher.dencklau@swinerton.com
Phone: 1-(469) 836-0908

Project: 100 North Colorado Street, Celina, TX, 75009, United States of America

We are pleased to submit a quote for the following scope of work based on Striping and Signage plan. dated August, 8th, 2024 by City of Celina

To manufacture and install the following signs:

Item No.	Name/Description	Source	Installation	Quantity
1.	PS7	TR-101	Mount with tap-con anchors into concrete	1 (ONE)
2.	PS-L	TR101 - TR-104	Neoprene pad & wall anchors	46 (forty six)
3.	PS-11	TR101 - TR-103	Mount with tap-con anchors into concrete	9 (NINE)
4.	PS-E1	TR-101 - TR-104	Neoprene pad & wall anchors	4(FOUR)
5.	PS-R4	TR-101 - Tr-104	Neoprene pad & wall anchors	4 (FOUR)
6.	PS-6	TR-101	Mount with tap-con anchors into concrete	2 (TWO)
7.	PS-10	TR-101	Mount with tap-con anchors into concrete	2 (TWO)
8.	PS-R3	TR-101 - Tr-104	Neoprene pad & wall anchors	4 (FOUR)
9.	PS-9	Tr-101	Mount with tap-con anchors into concrete	1 (ONE)
10.	PS-100	TR-101 - TR-104	Neoprene pad & wall anchors	4 (FOUR)
11.	PS-A2	TR-101 - TR-104	Neoprene pad & wall anchors	8 (EIGHT)
12.	HB-1	TR-101	Mount with tap-con anchors into concrete	2 (TWO)

13.	HB-3	TR-101	Mount with tap-con anchors into concrete	4 (FOUR)
14.	PS-E3	TR-101	Neoprene pad & wall anchors	2 (TWO)
15.	PS-E2	TR-101	Neoprene pad & wall anchors	2 (TWO)
16.	PS-A1	TR-104	Neoprene pad & wall anchors	5 (FIVE)
17.	PS-R1	TR-102 & TR-104	Neoprene pad & wall anchors	1 (ONE)

FOR THE PRICE OF $63,560.00
(SIXTY THREE THOUSAND FIVE HUNDRED SIXTY DOLLARS)

ALTERNATE 1
FOR THE PRICE OF $74,860.00
(SEVENTY FOUR THOUSAND EIGHT HUNDRED SIXTY DOLLARS)

1	OVERHEAD GARAGE ENTRANCE SIGN		Wall Anchors	2 (TWO)
2	FLAG MOUNTED PARKING SIGN		Wall Anchors	2 (TWO)
3	CELINA DOWN TOWN SIGN		Install with fasteners to existing canopy	1 (ONE)

Inclusions:

- All costs to manufacture and install signage as specified above
- All cost for Samples
- GL,WC, and Auto liability insurance
- Daily removal of our waste to on-site dumpster provided by others
- Price is FOB job-site

Exclusions:

- All costs for sales tax
- All costs for overtime & Bonds
- All costs for permitting & testing
- All costs for paper inserts for interior signage

This quote good for a period of 60 days.

Sincerely,

Andre GarHol
Estimator

1822 Barnett Dr.
Weatherford, TX 76087
P: 817-560-9965
WOB - Fed

Project

CELINA GOVERNMENT PARKING GARAGE
CELINA, TX

Date: 8/8/24
P15658-24
Ricky Shaffer
rshaffer@benchmarksigns.biz
Ext 110

Quantity	Unit	Size	Description	Unit Price	Subtotal	TOTAL
			GENERAL NOTE: BENCHMARK SIGNS HAS MADE EVERY EFFORT TO MAKE A REASONABLE INTERPRETATION OF THE PLANS AND SPECS AND RESERVES ITS RIGHT TO REPRICE ANY ITEM LISTED BELOW BASED ON THE ARCHITECT AND OWNER'S TRUE INTENT OF THE CONSTRUCTION DOCUMENTS WHICH MAY DIFFER FROM THE DESCRIPTIONS BELOW.			
			INCLUDES, MATERIALS, EQUIPMENT AND INSTALLATION			
			CELINA GOVERNMENT PARKING GARAGE CELINA, TX.			
			PRICING BASED ON IFP PLANS DATED 7/11/24			

BENCHMARK SIGNS
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		NOTE: **1) PRICING IS BASED ON COMPLETION BY 12/31/2026. PRICES WILL ESCALATE 10% BEGINNING 1/1/2027.** **2) PARKING GARAGE, SIGN QUANTITIES ARE BASED ON SHEETS A-101 THROUGH A-104 AND TR-101 THROUGH TR-104 DETAILS ARE SHOWN ON SHEETS A-641 & TR-502.** **3) ALL SIGNS ARE BY BENCHMARK SIGNS. WE EXCLUDE SIGNS BY ANY OTHER MANUFACTURER.** **4) EXTERIOR DIMENSIONAL LETTER SIGNAGE IS BASED ON SPEC 101419. OUR PRICING WILL BE ADJUSTED WHEN FINAL QUANTITIES ARE DETERMINED.** **5) WE EXCLUDE ANY SIGNAGE NOT SPECIALLY QUOTED BELOW. ANY ADDITIONAL SIGNAGE WILL BE PROVIDED AT AN ADDITIONAL COST VIA CHANGE ORDER.** **6) ALL EXTERIOR DIMENSIONAL LETTER SIGNAGE LISTED BELOW WILL REQUIRE CLEAR ACCESS TO THE MOUNTING SURFACE, BEFORE ANY OBSTRUCTIONS ARE PUT IN PLACE, SUCH AS CONCRETE, LANDSCAPING, ETC. IF THESE ARE ALREADY IN PLACE AND REQUIRES BENCHMARK SIGNS TO CHANGE METHODS/RENTAL EQUIPMENT AND CAUSES AN INCREASE TO OUR COST, THEN A CHANGE ORDER WILL BE REQUIRED BEFORE ANY WORK BEGINS.**			
			PARKING GARAGE PACKAGE			
			NOTE: WE EXCLUDE X-RAY LOCATING OF REBAR OR PT CABLES IN THE STRUCTURE. THIS WORK IS TO BE COMPLETED BY OTHERS. REFER TO INCLUDES NOTE #3 FOR WAIT TIME CHARGES.			
6	ea.	36" X 10" X .080"	TYPE PS-1 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,688.40	$ 10,130.40	$ 10,130.40

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4	ea.	36" X 10" X .080"	TYPE PS-4 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,688.40	$ 6,753.60	$ 6,753.60
1	ea.	60" X 10" X .080"	TYPE PS-7 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,806.00	$ 1,806.00	$ 1,806.00
1	ea.	60" X 10" X .080"	TYPE PS-9 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,806.00	$ 1,806.00	$ 1,806.00
1	ea.	60" X 10" X .080"	TYPE PS-10 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,806.00	$ 1,806.00	$ 1,806.00
9	ea.	96" X 10" X .080"	TYPE PS-11 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,990.80	$ 17,917.20	$ 17,917.20
45	ea.	20" X 20" X .080"	TYPE PS-L1 - PS-L4 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 576.35	$ 25,935.62	$ 25,935.62
4	ea.	5" X 8" X .080"	TYPE PS-E1 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 288.70	$ 1,154.78	$ 1,154.78
12	ea.	12" X 12" X .080"	TYPE PS-E2 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 319.44	$ 3,833.28	$ 3,833.28
14	ea.	12" X 12" X .080"	TYPE PS-E3 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 319.44	$ 4,472.16	$ 4,472.16
1	ea.	60" X 10" X .080"	TYPE PS-A1 - DOUBLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 2,049.60	$ 2,049.60	$ 2,049.60

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2	ea.	36" X 10" X .080"	TYPE PS-A2 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,688.40	$ 3,376.80	$ 3,376.80
7	ea.	12" X 27"	TYPE PS-A3 - RESERVED PARKING .080" ALUMINUM, SPANDREL POST MOUNTED PER 1/TR-503	$ 860.40	$ 6,022.80	$ 6,022.80
2	ea.	12" X 33"	TYPE PS-A4 - RESERVED PARKING VAN ACCESSIBLE, .080" ALUMINUM, SPANDREL POST MOUNTED PER 1/TR-503	$ 927.60	$ 1,855.20	$ 1,855.20
1	ea.	12" X 12" X .080"	TYPE PS-R1 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 319.44	$ 319.44	$ 319.44
1	ea.	12" X 12" X .080"	TYPE PS-R2 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 319.44	$ 319.44	$ 319.44
4	ea.	12" X 12" X .080"	TYPE PS-R3 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 319.44	$ 1,277.76	$ 1,277.76
4	ea.	10" X 4" X .080"	TYPE PS-R4 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 212.64	$ 850.56	$ 850.56
4	ea.	6" X 9" X .080"	TYPE PS-R5 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 200.04	$ 800.16	$ 800.16
1	ea.	30" X 42"	**TYPE PS-100 STALL COUNT SIGNAGE**	$ 9,406.08	$ 9,406.08	$ 9,406.08

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LINE	PRODUCT
A	 Product: **AVAILABLE PARKING LEVEL 1-2+ GOLF CART/MOTORCYCLE | 4 Digit Seven Segment w/ FULL** Product ID: 70006 Product Number: SA3549GR-03-T242/120-277VAC Estimated Lead Time: 2 Weeks** Dimensions: 35.000" H x 49.000" W x 5.500" D Faces: Single Face Face Material: Routed Panel with Sign in Sign Construction Graphic: Vinyl Color: Reflective White (7812) Display Type (SA): 718 G7-Seg RFULL Number of Displays: Number of Displays (3) Extrusion: 550H1 5.5" UL/cUL Listed: Wet Locations Finish: Duranodic Bronze SA Display Type Construction: SA Display Construction Voltage (SA): 120-277 VAC Warranty: 2 Year Warranty **Spec Sheet**: https://www.signal-tech.com/product/file/70006.pdf Description: A Space Available Sign with LED count sign(s) engineered to accept and display available space counts from a wide-variety of parking equipment systems. Each counter is capable of displaying up to four numeric values as well as OPEN, FULL, and CLSd (Closed). Guaranteed readable in direct sunlight. Blanks out when off. Cabinet finish Duranodic Bronze unless otherwise noted. UL/cUL Listed. Note: This is a custom unit and is not cancellable/returnable. Message: AVAILABLE PARKING LEVEL 1-2+ GOLF CART/MOTORCYCLE; 4-digit Seven Segment w/ FULL (3) Color: White Reflective Vinyl; Green, Red Wide Angle LED Size: 3.75", 3.0"; 4.5"
B	 Product: **Single 550 Style Frame Wall Mount Bracket** Product ID: 9680 Product Number: 550 Mount Estimated Lead Time: 1 Week** Dimensions: 0.000" H x 0.000" W x 0.000" D Warranty: 1 Year Warranty **Spec Sheet**: https://www.signal-tech.com/product/file/9680.pdf Description: Single 3/16" thick, C-shaped aluminum bracket. Bracket designed for mounting signs in a 550-style frame to a flat surface. Use two brackets for signs up to 65" wide and three brackets for signs over 65" wide. Bracket(s) is bolted to sign at the factory. Fasteners for wall mounting not included. Standard finish is semi-gloss Duranodic Bronze unless otherwise noted. Note: This is a custom unit and is not cancellable/returnable.

2	ea.	9' X 8"	TYPE HB1 - (PVC) CLEARANCE SIGN, SPL MOUNT PER 3/TR-503. DOUBLE SIDED WITH HB 3 TEXT ON ONE SIDE	$ 1,906.80	$ 3,813.60	$ 3,813.60
2	ea.	9' X 8"	TYPE HB2 - (PVC) CLEARANCE SIGN, SPL MOUNT PER 3/TR-503. SINGLE SIDED	$ 1,738.80	$ 3,477.60	$ 3,477.60
2	ea.	9' X 8"	TYPE HB3 - TEXT ONLY, PRICING INCLUDED WITH TYPE HB 1 SIGN		$ -	$ -
13	ea.	8" X 3" X 1/4"	TYPE S-RM1-8 ROOM NAME, 1/8" ACRYLIC DIRECT PRINT, RAISED TEXT AND GRADE II BRAILLE, SILICONE AND FOAM TAPE MOUNTED.	$ 80.88	$ 1,051.44	$ 1,051.44
1	ea.	6" X 6" X 1/4"	TYPE S7 - FD MALTESE CROSS, 1/8" ACRYLIC WITH DIRECT PRINT GRAPHICS	$ 111.12	$ 111.12	$ 111.12

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1	ea.	12" X 12" X 1/4"	TYPE S7- FSR - FIRE PUMP ROOM, 1/8" ACRYLIC WITH DIRECT PRINT GRAPHICS	$ 226.03	$ 226.03	$ 226.03
8	ea.	6" X 6" X 1/4"	TYPE S1-NX, 1/8" ACRYLIC WITH DIRECT PRINT GRAPHICS. NOTE: THESE ARE NOT SHOWN ON THE PLANS. PRICING IS FOR ALLOWANCE PURPOSES ONLY.	$ 111.12	$ 888.96	$ 888.96
8	ea.	6" X 4" X 1/4"	TYPE S1-NX, 1/8" ACRYLIC WITH DIRECT PRINT GRAPHICS. NOTE: THESE ARE NOT SHOWN ON THE PLANS. PRICING IS FOR ALLOWANCE PURPOSES ONLY.	$ 80.88	$ 647.04	$ 647.04
			SUBTOTAL: PARKING GARAGE SIGNAGE		**$ 112,108.67**	
			DIMENSIONAL LETTER SIGNAGE AS NOTED IN SPEC 101419			
80	ea.	12"	SPEC SECTION 2.03.A.3 - CAST ALUMINUM, ARIAL FONT, STANDARD DEPTH, REAR STUD MOUNTED, NON-LIT, PAINTED FINISH, TEXT: TBD	$193.32	**$ 15,465.60**	$ 15,465.60
			EXTERIOR ILLUMINATED SIGNAGE			
2	ea.	48" DIA	SPEC SECTION 2.04.A.3 - ILLUMINATED BLADE STYLE STANDOFF SIGNS.	$10,902.60	$ 21,805.20	$ 21,805.20

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2	ea.	35.5' x 4.67' x 6"	SPEC SECTION 2.04.A.4 - ILLUMINATED PANEL SIGN WITH PUCH THROUGH ACRYLIC LETTERS,	$22,483.20	$ 44,966.40	$ 44,966.40
1	ea.	30' X 2' X 3"	ALUMINUM CABINET WITH ILLUMINATED PUSH THROUGH ACCENT BARS	$18,301.20	$ 18,301.20	$ 18,301.20
14	ea.	14" x 3"	FABRICATED ALUMINUM, 3" DEEP, FACE-LIT, PAINTED FINISH, REAR MOUNTED TO CABINET, TEXT: **Downtown** (1 SET, UC & lc).	$831.60	$ 11,642.40	$ 11,642.40
1	ea.	18" x 3"	FABRICATED ALUMINUM, 3" DEEP, FACE-LIT, PAINTD FINSIH, BOTTOM CANOPY MOUNTED, TEXT: **C** (1 SET, UC).	$996.60	$ 996.60	$ 996.60
5	ea.	15" x 3"	FABRICATED ALUMINUM, 3" DEEP, FACE-LIT, PAINTED FINISH, BOTTOM CANOPY MOUNTED, TEXT: **ELINA** (1 SET, UC).	$962.28	$ 4,811.40	$ 4,811.40
1	ea.	3.25' X 2.33' X 3"	FACE-LIT LOGO, FABRICATED ALUMINUM, DIGITAL PRINT GRAPHICS, 3" DEEP, FACE-LIT	$6,232.56	$ 6,232.56	$ 6,232.56
			SUBTOTAL: EXTERIOR ILLUMINATED SIGNAGE		**$ 108,755.76**	
1	ls		**Submittals, Samples, S&H, Rental Equipment, Permit, Trip Charges to Install all Work Listed Above.**	$ 33,720.00	**$ 33,720.00**	$ 33,720.00
			TOTAL: BASE BID WORK FOR FY 2026 COMPLETION		**$ 270,050.03**	$ 270,050.03
			TAX (8.25%) IF REQUIRED		**$ 22,279.13**	$ 22,279.13

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			PARKING GARAGE TOTAL: BASE BID for FY 2026 COMPLETION		**$ 292,329.16**	$ 292,329.16
			PARKING GARAGE LABOR & EQUIPMENT		**$ 54,010.01**	
			PARKING GARAGE MATERIALS		**$ 216,040.03**	
			ADDENDUM ACKNOWLEDGED:	**RFI'S ONLY**		

INCLUDES:	
1)	PRICING INCLUDES MATERIALS ONLY WITH OPTIONAL LABOR, EQUIPMENT TO INSTALL ALL WORK LISTED ABOVE.
2)	THIS PROPOSAL INCLUDES UP TO 20 EA. MOVE INS FOR BASE BID WORK ONLY. ADDITIONAL MOVE INS WILL COST $300.00 PER TRIP.
3)	STAND BY TIME, WAITING FOR OTHERS, WILL BE BILLED AT $175.00 PER HOUR
4)	BENCHMARK SIGNS CURRENT INSURANCE COVERAGES: ($1M- EACH OCCURRENCE, $5M-GENERAL AGGREGATE, $2M PRODUCTS COMP/ OP AGG, $1M PERSONAL INJURY) APPLY. ADDITIONAL COVERAGES CAN BE PROVIDED FOR AN ADDITIONAL CHARGE.
5)	PAY APPLICATIONS SUBMITTED ON AIA 702, 703 FORMS.
6)	PRICING ABOVE INCLUDES THE COST FOR (1 EA.) ORIGINAL SUBMITTAL AND (1 EA.) REVISIONS THAT ARE NOT THE FAULT OF BENCHMARK SIGNS. EACH ADDITIONAL RE-SUBMITTAL, NOT THE FAULT OF BENCHMARK SIGNS WILL BE BILLED AT $75.00 PER HOUR.
7)	
EXCLUSIONS:	
1)	
2)	BOND (5%)
3)	ANY INTERIOR AND EXTERIOR SIGNS NOT LISTED ABOVE.
4)	DEMOLITION OF ANY SIGNS.
5)	HANDICAP SIGNS.
6)	ACCESSIBLE PARKING, WAYFINDING SIGNS, POST AND PANEL SIGNS.
7)	GLASS BACKERS (IF REQUIRED, ADD $35.00 EACH PER SIGN)
8)	WOOD BLOCKING
9)	SCREW MOUNTING OF INTERIOR SIGNS. (INSTALL WITH SILICONE AND TAPE)
10)	TEMPORARY PROJECT SIGNAGE, TEMPORARY FACILITIES SIGNAGE, MECHANICAL AND ELECTRICAL IDENTIFICATION SIGNAGE, ILLUMINATED EXIT SIGNS
11)	IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT.
12)	CAST STONE, CONCRETE, BRICK MASONRY AND ELECTRICAL WORK OF ANY KIND.

1822 Barnett Dr.
Weatherford, TX 76087
P: 817-560-9965
WOB - Fed

Project

CELINA GOVERNMENT PARKING GARAGE
CELINA, TX

Date: 8/8/24
P15658-24
Ricky Shaffer
rshaffer@benchmarksigns.biz
Ext 110

13)	WE EXCLUDE ANY FEES FOR PAY APPLICATION SERVICES, PLAN SERVICES AND PROJECT MANAGEMENT SOFTWARE OF ANY KIND (I.E. BLUEBEAM, PLANGRID, PROCORE, TEXTURA, GC PAY OR ANY OTHER PAID SERVICE). IF A PREFERRED SERVICE IS REQUIRED, ANY COST FOR THE SERVICES WILL BE ADDED TO THE SUBCONTRACT.
14)	
NOTES:	
1)	IF ACCEPTED, THIS PROPOSAL SHALL BECOME A PART OF THE CONTRACT OR PURCHASE ORDER.
2)	PRICES WILL ESCALATE 10% ON JANUARY 1, 2027, AND 10% EVERY JANUARY 1ST. THEREAFTER. IN ADDITION, BENCHMARK SIGNS RESERVES THE RIGHT TO ADJUST OUR PRICING DUE TO UNFORESEEN ECONOMIC CIRCUMSTANCES IN TODAYS MARKET.
3)	THIS PROPOSAL MUST BE ACCEPTED NO LATER THAN 60 DAYS AFTER BID DATE.
4)	

			ALL INFORMATION IN THE PROPOSAL IS CONFIDENTIAL AND FOR THE SOLE USE BETWEEN BENCHMARK SIGNS AND THE CUSTOMER AND MAY NOT BE SHARED OUTSIDE WITH ANY PARTY.			

Red Elephant
200 E Valley Ridge Blvd Lewisville, TX 75057
sales@redelephantway.com
(972) 267-3100

License #: 18751
Tax ID: 82-2899121
https://www.redelephantway.com

Quote 14237

Celina Government Center Garage GMP

SALES REP INFO
Ketan Jain
Business Development Executive
ketan@redelephantway.com

QUOTE DATE
07/18/2024

QUOTE DUE DATE
08/08/2024

QUOTE EXPIRY DATE
10/16/2024

TERMS
Due on receipt

REQUESTED BY
Swinerton Builders
2200 suite 300 Main Street
Dallas Downtown Historic District, Dallas, TX 75201

INSTALL ADDRESS
100 North Colorado Street
Celina, TX 75009

CONTACT INFO
Christopher Dencklau
christopher.dencklau@swinerton.com
(469) 836-0908

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	**Overhead Garage Entrance** Illuminated sign LEDs and power supplies Aluminum, .125" Acrylic, white, .5" Specialty Vinyl - Translucent Aluminum tube Aluminum angle Digital print --- Size: 35'6"x4'8"x6" Sign type(s): Cabinet sign (enclosed back) Illumination style: Lit - Push-thru acrylic Sides: Single-sided Install hardware required: Standard hardware Install Equipment required?: Bucket truck required (45' or less) Are demos or removals needed?: No Surveys required?: Yes Permitting required?: Yes Foundation requirements: No foundation required Engineering required?: Yes --- **Clearance Bar** Vinyl Digital print --- *Size:* 6" PVC *Sign type(s):* Other (custom) *Illumination style:* Non-lit *Sides:* Double-sided *Install hardware required:* Standoffs/Specialty hardware *Install Equipment required?:* Bucket truck required (45' or less) *Are demos or removals needed?:* No *Surveys required?:* Yes *Permitting required?:* No	2	Each	$38,866.30	$77,732.60	Y

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE

Foundation requirements: No foundation required
Engineering required?: Yes

Services, Permitting
Permitting required

Sign type: Illuminated or Exterior Wall sign - Standard build
Location: In-State

Services, Engineering
Engineering drawings required

2	**Entrance Sign**	1	Unit	$24,617.20	$24,617.20	Y

Cabinet

Aluminum, .090"
Aluminum, .090"
Aluminum, .090"
Aluminum tube
Aluminum angle

Size: 30"x22'
Sign type(s): Cabinet sign (enclosed back)
Illumination style: Non-lit
Sides: Single-sided
Install hardware required: Standard hardware
Install Equipment required?: Bucket truck required (45' or less)
Are demos or removals needed?: No
Surveys required?: Yes
Permitting required?: Yes
Foundation requirements: No foundation required
Engineering required?: Yes

Channel letters - Celina + Downtown Center

Illuminated sign
Acrylic, white, .5"
Aluminum, .125"
Aluminum, channel, 4" deep
Aluminum, .125"

Size: Approx. 24" tall letters
To read: Celina + Downtown Center
Illumination style: Front-lit (Trimless)
Install Equipment required?: Bucket truck required (45' or less)
Surveys required?: Yes
Permitting required?: Yes
Are demos or removals needed?: No
Engineering required?: Yes

Channel letters - Logo

Illuminated sign
Aluminum, .125"
Acrylic, white, .5"
Aluminum, .125"
Aluminum, channel, 4" deep
Specialty Vinyl - Translucent
Digital print

Size: Approx. 4'x5'
To read: Logo
Illumination style: Front-lit (Trimless)
Install Equipment required?: Bucket truck required (45' or less)
Surveys required?: Yes

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
	Permitting required?: Yes *Are demos or removals needed?:* No *Engineering required?:* Yes **Services, Permitting** Permitting required Sign type: Illuminated or Exterior Wall sign - Complex build Location: In-State **Services, Engineering** Engineering drawings required					
3	**Flag Mounted Parking Sign** Illuminated sign LEDs and power supplies Acrylic, white, .5" Aluminum, .080" Specialty Vinyl - Translucent Digital print Laminate Steel, 1/4" Size: 4'x4' Sign type(s): Cabinet sign (enclosed back) Illumination style: Lit - Front-lit acrylic Sides: Double-sided Install hardware required: Standard hardware Install Equipment required?: Bucket truck required (45' or less) Are demos or removals needed?: No Surveys required?: Yes Permitting required?: Yes Foundation requirements: No foundation required Engineering required?: Yes **Services, Permitting** Permitting required Sign type: Illuminated or Exterior Wall sign - Standard build Location: In-State **Services, Engineering** Engineering drawings required	1	Each	$7,612.37	$7,612.37	Y
4	**Type S-RM 1-8** Grade 2 Braille included # of paint colors required: 1 Tactile lettering required: 1 Acrylic, .25" Size: 8"x3"	14	Each	$58.28	$815.92	Y
5	**Type S7-FSR** # of paint colors required: 1 Acrylic, .25" Digital print Size: 20"X12"	1	Each	$77.28	$77.28	Y
6	**PS-4**	4	Each	$759.30	$3,037.20	Y

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
	# of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 36"X10"					
7	**PS-6** # of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 40"X10"	2	Each	$811.10	$1,622.20	Y
8	**PS-7** # of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 40"X10"	1	Each	$853.79	$853.79	Y
9	**PS-9** # of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 40"X10"	2	Each	$853.79	$1,707.58	Y
10	**PS-10** # of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 40"X10"	2	Each	$853.79	$1,707.58	Y
11	**PS-11** # of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 96"X10"	10	Each	$1,163.43	$11,634.30	Y
12	**PS-E1** # of paint colors required: 1 Aluminum, .090" Digital print Size: 5"X8"	4	Each	$46.92	$187.68	Y
13	**PS-A1** # of paint colors required: 1 Aluminum angle Digital print Aluminum tube Aluminum, .090" Size: 40"X10"	2	Each	$887.12	$1,774.24	Y

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
14	**PS-A1V Wall Mounted** # of paint colors required: 1 Digital print Aluminum, .090" Size: 40"X10"	1	Each	$165.68	$165.68	Y
15	**PS-A2** # of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 36"X10"	2	Each	$799.26	$1,598.52	Y
16	**PS-A3 (wall-mounted)** # of paint colors required: 1 Digital print Reflective vinyl Aluminum, .090" Size: 12"X27"	6	Each	$147.22	$883.32	Y
17	**PS-A4 (wall-mounted)** # of paint colors required: 1 Digital print Reflective vinyl Aluminum, .090" Size: 12"X33"	2	Each	$170.29	$340.58	Y
18	**PS-R1** # of paint colors required: 1 Digital print Acrylic, .25" Laminate Size: 12"X12"	1	Each	$53.56	$53.56	Y
19	**PS-R3** # of paint colors required: 1 Digital print Acrylic, .25" Laminate Size: 12"X12"	4	Each	$53.56	$214.24	Y
20	**PS-R4** Grade 2 Braille included # of paint colors required: 1 Tactile lettering required: 1 Acrylic, .25" Laminate Size: 10"X4"	4	Each	$65.42	$261.68	Y
21	**PS-100** Aluminum, .125" Aluminum tube Size: 30"X42" Sign type(s): Pan sign (open back) Illumination style: Non-lit Sides: Single-sided Install hardware required: Standard hardware Install Equipment required?: Ground level Are demos or removals needed?: No Surveys required?: No	1	Each	$8,779.87	$8,779.87	Y

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
	Permitting required?: No Foundation requirements: No foundation required Engineering required?: No					
	Stall Count Screen					
	Product(s) or Service(s): EMCs *Size:* Small *Was this priced as drawn?:* Yes - This was priced from drawings/specs					
22	**HB 1** # of paint colors required: 2 Digital print Aluminum tube Reflective vinyl Laminate Size: 108" Long	2	Each	$1,391.15	$2,782.30	Y
23	**HB 2** # of paint colors required: 2 Digital print Aluminum tube Reflective vinyl Laminate Size: 108" Long	2	Each	$1,391.15	$2,782.30	Y
24	**HB 4** # of paint colors required: 2 Digital print Aluminum tube Reflective vinyl Laminate Size: 108" Long	4	Each	$1,391.15	$5,564.60	Y
25	**PS - L1** # of paint colors required: 1 Aluminum, .090" Digital print Size: 20"X20"	11	Each	$152.44	$1,676.84	Y
26	**PS - L2** # of paint colors required: 1 Digital print Aluminum, .090" Size: 20"X20"	12	Each	$152.44	$1,829.28	Y
27	**PS - L3** # of paint colors required: 1 Aluminum, .090" Digital print Size: 20"X20"	11	Each	$152.44	$1,676.84	Y
28	**PS - L4** # of paint colors required: 1 Aluminum, .090" Digital print Size: 20"X20"	11	Each	$144.82	$1,593.02	Y

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
29	**Building Information Sign** # of paint colors required: 1 Aluminum, .090" Digital print Size: 6"x6"	1	Each	$62.00	$62.00	Y
30	**Installations, Removals and Equipment** Includes the following: Equipment, Bucket Truck (45-foot) Equipment, Trailer **Services, Standard** • Consulting &/or Project Management • Survey(s) (if required) • Graphic Design - Creative &/or art file setup • Packaging & Handling • Crating &/or Shipping (if required)	1	Each	$36,224.00	$36,224.00	Y

CUSTOMER NOTE:

Some quantities and specifications for this quote/estimate have been estimated based on drawings and specs available at the time of quoting. Any updates to quantity, material, etc. may require revisions. Please ensure all requested signs are included here prior to accepting this proposal. If a survey is required, additional charges may apply.

BY SIGNING THIS QUOTE, I APPROVE AND AUTHORIZE THIS QUOTE, THE GOODS AND/OR SERVICES OFFERED, AND ACKNOWLEDGE THAT I HAVE FULLY READ AND AGREE TO THE SUMMARY TERMS AND CONDITIONS BELOW AS WELL AS THE FULL TERMS AND CONDITIONS FOR RED ELEPHANT. Please print and retain these terms for future reference.

I UNDERSTAND THIS IS A GOOD FAITH MINIMUM ESTIMATE BASED ON THE INFORMATION PROVIDED AT (OR BEFORE) THE ISSUANCE OF THIS QUOTE AND IS VALID FOR 30 DAYS. ANY ADDITIONAL CHARGES INCURRED DUE TO ANY CHANGES INITIATED AND REQUESTED BY THE CLIENT THAT CANNOT BE FULLY OR ACCURATELY ESTIMATED IN ADVANCE WILL BE BILLED UPON FINAL INVOICE. UPON APPROVING THIS QUOTE, CUSTOMER AGREES THAT THIS ORDER SHALL BE PLACED INTO PRODUCTION, TO PAY 100% OF THE QUOTED PRICE, AND TO PAY ANY BALANCE UPON FINAL INVOICE WHICH IS DUE IMMEDIATELY UPON DELIVERY AND/OR INSTALLATION. CLIENT FURTHER UNDERSTANDS THAT THIS ORDER IS SUBJECT TO THE TERMS AND CONDITIONS ATTACHED HERETO.

NOTES:
Electrical hookups: If an electrical circuit has been pulled to within 6 feet of the final sign location prior to Red Elephant installation, we will perform the final electrical hookup. If no connection is available within 6 feet at the time of installation, we will install signage and prep electrical connections for a final hookup to be performed by the customer's/GC's electrician. Red Elephant does not have control of the electrical connection beyond 6 feet of the sign. If additional electrical services are required, additional charges will apply.
Installs, demos and removals: Estimates for installation, demolition and removals are based on information available to Red Elephant at the time of quoting. If unforeseen complications arise and additional equipment or manpower is needed, additional charges may apply. If exact charges are required in advance, an additional survey fee will apply and may be billed separately.
Inclement weather: In the event of inclement weather, Red Elephant may temporarily stop work until it is safe to continue. Weather delays may result in additional charges if additional trips, manpower, time, or equipment are required.
Engineering drawings: If the city requires engineering drawings for any reason, we may bill for those separately.
Dig testing: All ground installations require dig testing to be performed in advance. Red Elephant will request dig tests 48 business hours in advance of installation timelines. Utility line locations may require us to explore alternative installation options. In addition to dig testing, please let your account manager know if your business has an underground sprinkler system or any other known obstacles.

PERMITTING CONSIDERATIONS:
Property plats: Clients seeking site signage may be asked to provide property plats. If plats are obtained from the city, additional permitting charges may apply.
Refacing signage: Any existing signs not in compliance with city regulations may result in additional charges.
Additional charges may apply for unforeseen permitting or engineering requirements, encroachment agreements, and/or variances, etc., mandated by city ordinance.

Subtotal:	**$199,868.57**
Sales Tax (0%):	**$0**
Total:	**$199,868.57**

SIGNATURE: **DATE:**

Prepared For

Swinerton Builders

Proposal

CELINA GOVERNMENT CENTER GARAGE

Date: 08/9/24

Project Contact:

Christopher Dencklau – christopher.dencklau@swinerton.com

Signage BID: $88,315.00

Project Notes:

Proposal per Signage Plans and Specifications. Proposal Includes cost for Manufacture and Installation as indicated on the attached pages. Signarama will honor these Unit Cost estimates for thirty (30) days. After such time, an additional charge may be required due to supplier cost increases. Contact Signarama with any questions.

Bid Prepared By:

Charlos A. Middleton - Charlos@signarama-richardson.com
Sherry Perry - sherry@signarama-richardson.com
Lynne Sheats-Freeman - lynne@signarama-richardson.com

1343 Columbia, Suite 415 – Office 469-206-0825 Cell 469-621-8168

Richardson Signarama
The way to grow your business.

1343 Columbia, Suite #415 Richardson, Texas 75081
Phone: 469-206-0825 www.signarama-richardson.com

Due Date: 08-09-2024
Project Name: CELINA GOVERNMENT CENTER GARAGE
Location: 100 North Colorado Street – Celina, Tx 75009
Description: Request for Proposal – SIGNAGE

PLATE METAL SIGNAGE

Plate Metal Signage. Fabricated w/ minimum 0.08-inch aluminum, unless otherwise indicated. Corners rounded ½" radius for all signs. Colors for signs shall match surrounding building signage, coordinated prior to fabrication. All letters, numbers and symbols contrast color of background; FONT TBD by Architect. Mechanically mount. Final approval by owner/architect.

Description	Level 1	Level 2	Level 3	Level 4	Total
PLATE METAL SIGNAGE	Qty	Qty	Qty	Qty	Cost
PS-L1	12				
PS-L2		12			
PS-L3			12		
PS-L4				12	
PS-E1	1	1	1	1	
PS-A1		2	2	1	
PS-A3	2	3	3		
PS-A4	2				

PLASTIC LAMINATE SIGNAGE

Plastic Laminate Signage. Fabricated ½" laminate w/ tactile copy and braille. Grade 2 Braille, ADA compliant. Finished acrylic panel, 0.080-thick. Raised copy. Overall Panel size listed below; FONT and COLOR KEY, TBD; Upper Case Letters and Numbers. All letters, numbers and symbols contrast color of background; FONT TBD by Architect. Mechanically mount. Final approval by owner/architect.

Description	Level 1	Level 2	Level 3	Level 4	Total
PLASTIC LAMINATE SIGNAGE	Qty	Qty	Qty	Qty	Cost
PS-R1	2	1	4	1	
PS-R3	1	1	2	1	
PS-R4	1	1	1	1	
PS-R6	2				

PLATE METAL SIGNAGE

Plate Metal Signage. Fabricated w/ minimum 0.08-inch aluminum, unless otherwise indicated. Corners rounded ½" radius for all signs. Colors for signs shall match surrounding building signage, coordinated prior to fabrication. All letters, numbers and symbols contrast color of background; FONT TBD by Architect. Mechanically mount. Final approval by owner/architect.

Description	Level 1	Level 2	Level 3	Level 4	Total
PLATE METAL SIGNAGE	Qty	Qty	Qty	Qty	Cost
PS-4		2	3		
PS-6	1				
PS-7	1				
PS-9	1				
PS-10	2				
PS-11	2	4	7		

STALL COUNT SIGNAGE

Stall Count Signage. Fabricated aluminum cabinet, w/internal structure as required to include block-outs in the face panel to show stall count information. Front panel, 2'-6"W x 3'-6"H. Colors for signs shall match surrounding building signage, coordinated prior to fabrication. All letters, numbers and symbols contrast color of background; FONT TBD by Architect. Mechanically mount. Final approval by owner/architect.

Description	Level 1	Level 2	Level 3	Level 4	Total
PLATE METAL SIGNAGE	Qty	Qty	Qty	Qty	Cost
PS-100	1				

HEADACHE BAR SIGNAGE

Headache Bar Signage. Fabricated 1"-thick aluminum clearance sign. Size, 9'-0"W x 8"H with reflective vinyl graphics applied to panel surface. All letters, numbers and symbols contrast color of background; Character and Background color TBD by Architect. Mechanically mount. Bracket and chains for suspension TBD. Final approval by owner/architect.

Description		Level 1	Level 2	Level 3	Level 4	Total
	PLATE METAL SIGNAGE	Qty	Qty	Qty	Qty	Cost
	HB-1	2				
	HB-2	2				
	HB-3	4				

	Qty	Cost
Total Signage (count and cost)	118	$79,115.00
Labor		$5,600.00
Management / Administration		$3,600.00
Subtotal		$88,315.00
TAXES (0.0825)(no taxes)		$0.00
CELINA GARAGE CENTER		$88,315.00

*NOTES

Requesting Contractor to review and advise Signarama of any required changes.

Lead Time: Contract Start Date plus 8 weeks.

Manufacturer: Signarama / Gemini / Clark Systems

Warranty: Upon Request

Installation: Installation Cost included in this Bid.

1. Signarama requires electronic vector/graphic files prior to manufacture of LOGO signs.

2. LABOR: Signarama shall work on the construction site when directed by the General Contractor. It will be required for the Signage to be installed during weather conditions / temperatures that are suitable for installation. Meetings regarding Pre-Construction, alternative deadlines, changes to construction documents relative to Signage shall be provided to Signarama. Field Survey and Pre-installation setup and removal of onsite debris included in number of labor hours. Number of Labor Hours includes total for all workers required for installation.

3. Signarama will honor these Unit Cost estimates for thirty (30) days. After such time, an additional charge may be required due to supplier cost increases.

Subcontractor Bid Analysis

Trade: **11.12 Parking Guidance Systen**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Chris**

	Selected Sub	x	
Subcontractor	chell Time & Park	itchell Time & Parkin	arking Guidance Syster
Phone	(512) 371-7773	(512) 371-7773	(832) 588-6230
Contact	Ryan Monahan	Ryan Monahan	Dylan Prep
email	mitchelltimeandparkin	yan@mitchelltimeandparking.com	dylan@parkingguidancesystems.com
Scope Complete	Yes	Yes	Yes
Rank	1	1	2
Delta To Low	0%	0.00%	21.54%
Enter SBE %	0%		
SBE $$$	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost			
				$ 180,089	$ 180,089	$ 218,880
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -
		Prequalification Status		No	No	Yes
		MSA Status		No	No	Yes
		Single Project Limit		NA	NA	$ 250,000
		Aggregate Limit		NA	NA	$ 562,500
		Exclude Sales Tax	-	Excl	Excl	Excl
		Textura	-	Incl	Incl	Incl
		Prevailing Wages Included	-	Incl	Incl	Incl
		Responses to RFIs Included	-	Incl	Incl	Incl
		Scope sheet included	-	$ -		
		Schedule included	-	$ -		
Trade Specific Requirements						
Base Bid			$ -	$ 180,089	$ 180,089	$ 218,880
		Base Bid	$ -	$ 105,089	$ 105,089	$ 143,880
			$ -	$ -		
	PS-100	Parking Indicator tie In	$ -	incl	incl	incl
		Vision Processing Unit	$ -	incl	incl	incl
		POE Mangaged Switch	$ -	incl	incl	incl
		EnSight Eyes	$ -	incl	incl	incl
		Variable Message Sign	$ -	incl	incl	incl
			$ -	$ -		
		Electrical Rough In (FSG)	$ -	$ 75,000	$ 75,000	$ 75,000
			$ -	$ -		
			$ -	$ -		
		Total Base Bid (excl. Bond)	**$ -**	**$ 180,089**	**$ 180,089**	**$ 218,880**

printed: 8/23/2024, 12:56 PM



Celina Government Center Garage Proposal

Prepared By:

Nathan Hobbs
Mitchell Time and Parking | COO, PM
4806 North IH 35, Austin, TX 78751
nathan.hobbs@mitchelltimeandparking.com
512.371.7773

Ryan Monahan
Mitchell Time and Parking | Estimator
4806 North IH 35, Austin, TX 78751
ryan@mitchelltimeandparking.com
512.371.7773

1. Executive Summary

a. Company Qualifications

MITCHELL TIME AND PARKING

Mitchell Time and Parking is a private, family-owned business known for our commitment to deliver innovative solutions and unrivaled customer service. We have been a leading sales and service provider of Amano McGann parking solutions since the 1960's and currently maintain three service offices located in Austin, Fort Worth, and San Antonio, Texas. As well as offices in Oklahoma and New Mexico. Our goal is to be responsive and pay attention to the details for every client, to demonstrate that we are a company that cares about its customers. Experience, service after the sale, and our mission to provide the best parking solutions to our clients are the things that separate us from our competition. Customers can always count on us to provide dependable and efficient parking equipment and software. Whether you are the owner or the operator, we understand how important it is to manage a variety of customer types, applications, and demands expeditiously, while maximizing customer service, convenience, and revenue. We are dedicated to bringing you the best PARCS solutions available. Company highlights include:

- Over 75 years of experience in the parking industry
- Highly skilled, factory trained and certified installation and service technicians
- High level of creativity when developing Amano McGann PARCS solutions to meet customer needs and special requests
- Direct manufacturer support from sales, engineering, software development, and client support
- Typical service call response time between one and two hours
- Local warehouse stocked with replacement parts inventory

b. PARCS Experience

Founded in 1945, Mitchell Time and Parking's longstanding goal is to make your parking system work for you, and we take pride in providing innovative, superior service for the solutions we sell. Our team of professionals is constantly improving on every aspect of our service and the equipment we offer, and we are acutely aware of the evolving perspective of our customers and their parking patrons. We are committed to innovative features, unrivaled customer service, and providing our customers with the latest in technology innovation.

We have completed many large-scale parking system projects over the past 75 years and our clients find that our experience and knowledge are great assets in terms of delivering an efficient installation, having a correctly functioning system, and receiving proper training.

2. Prior Experience, References & Personnel

a. Prior Experience

The Mitchell Time and Parking team has completed many large-scale PARCS projects. Clients find that our experience and knowledge are great assets in terms of delivering an efficient installation of a correctly functioning system. Our team has the ability to complete installations in a professional, timely manner, within the proposed budget, and with little or no disruption to the traveling public. Furthermore, being supported by Amano McGann on a national level allows our project managers to share information and implement planning processes that have proven track records. The team shares best practices, installation strategies, troubleshooting techniques and training programs.

We have experience with facilities of all sizes and understand each facility may have unique needs and applications. We are skilled at effectively delivering a system that meets the unique needs of your operations and which can be expanded if your needs change over time.

b. References

The references provided in this RFP response highlight our experience with installations of various types, including those similar in size and scope to this project. These installations demonstrate our ability to provide systems that incorporate a variety of solutions for parking facilities including, but not limited to, access control systems, transient and contract cardholder solutions, automated payment systems, mobile payments, validation options, and third-party payment systems that are all managed through a cloud- based system.

UNIVERSITY OF TEXAS AT AUSTIN

Dennis Delaney | Assistant Director Parking and Transportation Services

ddelaney@austin.utexas.edu

CITY OF TEMPLE

Mark Jesse | Director of Parking and Transportation

mjesse@templetx.gov

(254) 654-8649

c. Personnel

Mitchell Time and Parking will utilize its dedicated installation and networking resources to ensure delivery of the proposed solution within the required project schedule and scope. Personnel bios for key members of the project team have been provided below. The project team will also be responsible for service and support throughout the lifetime of the parking control system.

KEY TEAM MEMBERS

Nathan Hobbs, COO | Mitchell Time & Parking

Nathan Hobbs has ten years of experience in the parking industry and is part of our Mitchell Time and Parking's family-owned third generation. He and his brother Kevin were brought up in and around the parking industry. They watched and learned from their father, Gary, and their grandfather. Nathan's top priority is to work hard to ensure customers receive cost-effective solutions that meet or exceed expectations for their PARCS. Nathan leads the proposal preparation, sales planning, and budget analysis for this project and will act as the primary contact for the City of Austin's Convention Center project.

Ben Selvik, Project and Proposal Manager | Mitchell Time and Parking

Ben Selvik joined Mitchell Time and Parking as a project manager in 2016. He has twelve years of experience with project management, proposals, and Auto CAD drafting. From the moment an RFP is received, Ben works on our response and, upon award, serves as the project manager. His knowledge, attention to detail, and willingness to help wherever he is needed make him the perfect team member for any size project.

Kevin Hobbs, Vice President | Mitchell Time and Parking

Kevin Hobbs grew up in the parking industry and has 22 years of experience as a third-generation member of Mitchell Time and Parking's family-owned business. Kevin oversees the installation process from beginning to end. Before starting any new installation, he oversees the staging and testing of all equipment in-house to ensure a smooth transition during installation. Kevin believes this crucial staging step eliminates most issues that can arise and is what separates Mitchell Time and

Parking from other PARCS providers. He envisions and plans each step of every installation to ensure each job is as safe and efficient as possible.

Shawn O'Neal, Lead Service Technician | Mitchell Time and Parking

Shawn O'Neal has over six years of parking industry experience with installation and service. He brings a background of networking, software, and computers to our team of technicians. With Shawn's troubleshooting capabilities, he is often able to help customers over the phone eliminating the need for a service call.

Mitchell Adding Machine Company Inc., DBA
Mitchell Time and Parking
4806 North IH-35
Austin, TX 78751
"Serving the Austin and Central Texas Area Since 1945"

Proposal Valid for 60 Days

Email: christopher.dencklau@swinerton.com
Attn: Christopher Dencklau
Project: Celina Government Center Garage

Submitted By: Ryan Monahan
Phone: 512-371-7773
Date: August 8, 2024

QTY	Model	Description	Unit Price	Total
1		**EnSightful Edge Vision Processing Unit** One Per Site (max 18 cameras per server)	$ 9,280.00	$ 9,280.00
1		**POE Managed Switch** 12 port POE managed switch	$ 2,176.00	$ 2,176.00
5		**EnSight Eyes** Vehicle Counting Camera & Software	$ 6,080.00	$ 30,400.00
3		**8" x 29" Edge to Edge Variable Message Sign** RGB 16x64 pixel high intensity RGB (11mm pitch) 8" x 29" x 6"	$ 5,376.00	$ 16,128.00
3		EnSight - Sign Controller	$ 760.00	$ 2,280.00
1		Project Management	$ 4,725.00	$ 4,725.00
1		System Engineering & Drawing	$ 1,800.00	$ 1,800.00
1		Software Configuration Service	$ 4,725.00	$ 4,725.00
1		System Commissioning	$ 3,150.00	$ 3,150.00
1		Go-live Support	$ 1,800.00	$ 1,800.00
1		Travel & Related Expenses	$ 5,250.00	$ 5,250.00
1		1st Year Software & Support Services Agreement	$ 7,725.00	$ 7,725.00
1	Installation	Installation of equipment listed in this proposal	$ 14,600.00	$ 14,600.00
			Freight:	$ 1,050.00
			Subtotal:	$ 105,089.00
			Tax:	Exempt
			Grand Total:	**$ 105,089.00**

	Annual Software & Support Services Agreement			
1		**EnSightful Parking EcoSystem Portal** Single-Garage License	$ 4,375.00	$ 4,375.00
5		**EnSight Eyes** 1 FLI Subscription Per Camera	$ 470.00	$ 2,350.00
1		**EnSight Signage** Smart Sign Module software for pushing count data to wayfinding signage	$ 1,000.00	$ 1,000.00
1		**EnSight Connect** Standard Open API for EnSight data integration to third party applications	Included	Included
1		Remote Monitoring	Included	Included
1		Help Desk Services	Included	Included
1		Software support, updates & schedule upgrades	Included	Included
1		Mobile, Tablet & Web Access for managing your EnSight System	Included	Included
			Annual Total:	$ 7,725.00

Deposit Payment Terms:

*Mitchell Time and Parking requires 50% payment at the time of signing to ensure timely delivery of project.

*Mitchell Time and Parking reserves the right to charge a cancellation fee of 20% of the total contract to be paid immediately at the time of cancellation.

Mitchell Time and Parking Invoicing Terms:

*Net 10 days, finance charges of 1.5% per month after the first month, and each month thereafter.

The Following are Excluded from this Proposal:

*Overtime Hours

*Electrical and data connection to equipment locations

*Internet / LTE

Additional Charges May Apply for After Business Hours (8am-4:30pm) Projects

Authorized Signature _____ Date _____

Warranty - One Year Parts and Labor Guaranteed

Gary J. Hobbs
President

EnSight Ecosystem Overview

The EnSight Ecosystem is designed with simplicity and flexibility at heart. By utilizing the power of deep learning and neural network technology, we've built a new parking occupancy management solution to bring your parking into the future. Based on a smaller hardware footprint, we've cut out complexity and replaced it with intelligent technology. The result? A better, simpler parking experience.

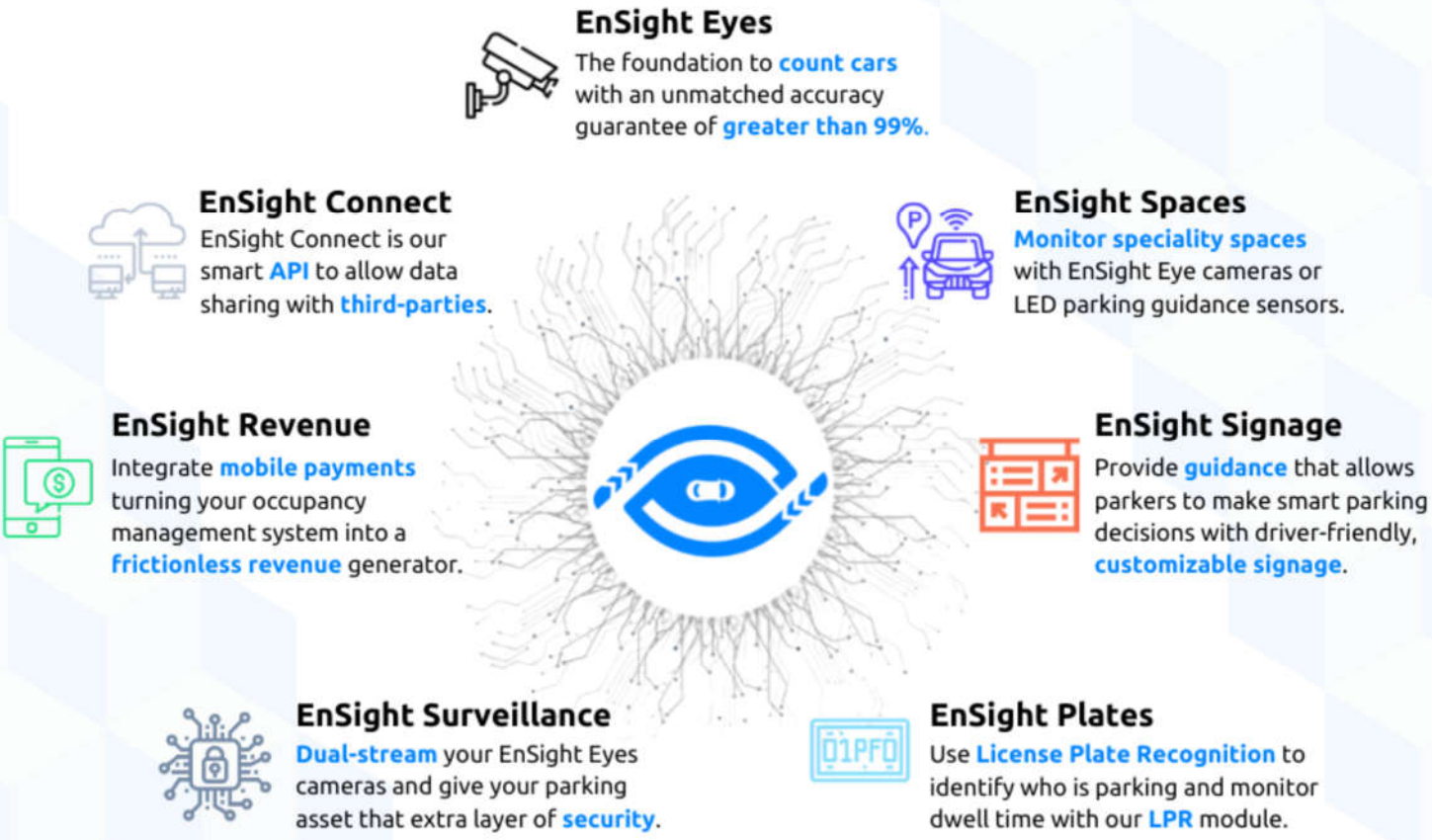


DIAGRAM OF THE ENSIGHT ECOSYSTEM

The EnSightful Portal

At the center of the ecosystem is our intelligent software that communicates to the local site to pull data from all of your hardware and API integrations. This data is compiled into a centralized, online cloud management portal called EnSightful.

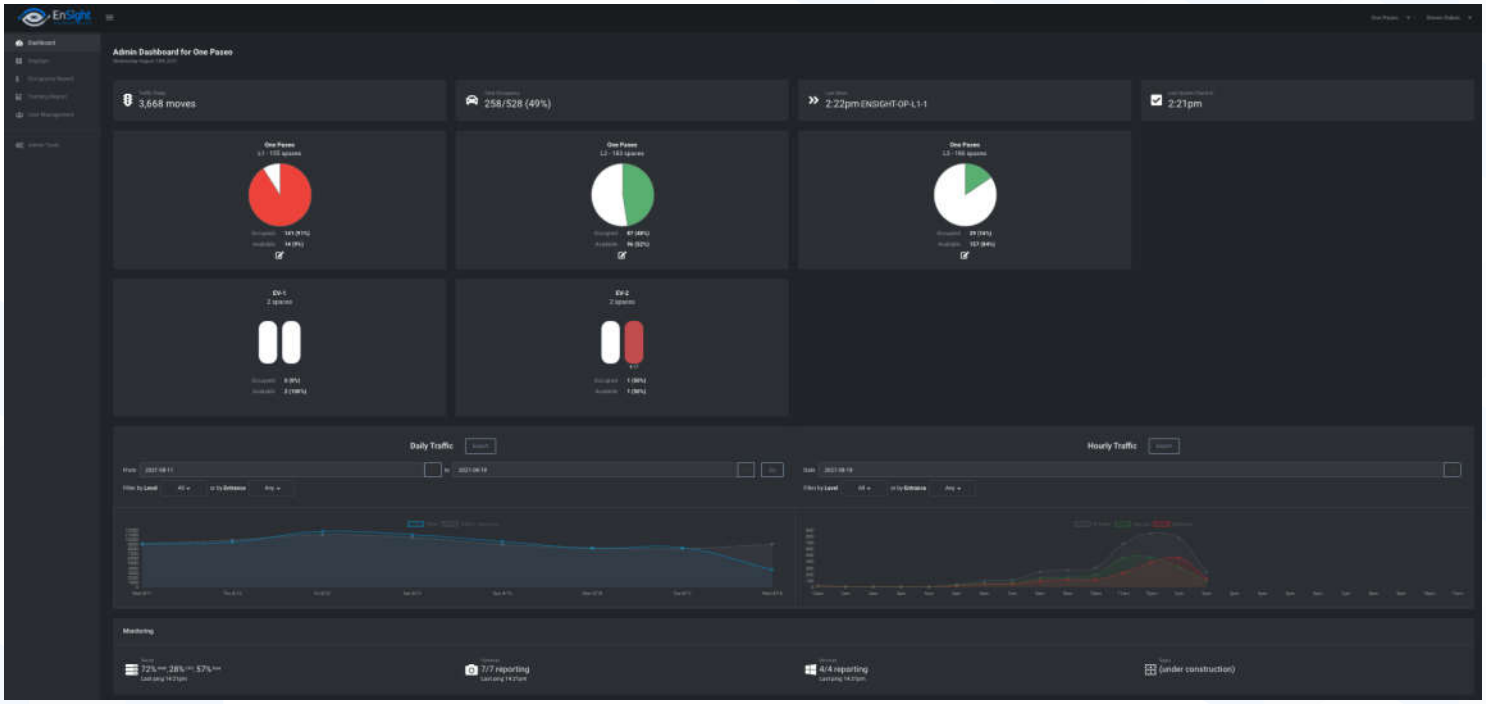
The EnSight Ecosystem starts with our headend servers that run the EnSight Parking Intelligence Controller ("EPIC") software to connect to all hardware devices on-site. The EPIC runs the video feed(s) for the configured cameras through EnSight's Fluid Learning Intelligence (FLI) engine. FLI will do all processing needed to detect and count cars and moving objects that enter or exit through the defined field of view. EPIC detects applicable counts from the cameras, logs the event and images, then adjusts the counts on all configured LED signs. The data is stored, and results are pushed to the EnSightful Portal ran on the AWS.

EnSightful will receive data from the server located on-site via a network connection with simple internet access. EnSightful utilizes user accounts and profiles so that access to the data that can be viewed or edited can be controlled for each location. Finally, the EnSightful Portal will also receive and display operational information, as well as alerts (if configured) via email if there is an issue with the hardware or software services. EnSight will monitor and receive alerts when hardware issues are detected as part of the Software and Support Services Agreement (SSSA).



EnSightful Portal Continued...

ENSIGHTFUL PORTAL MAIN DASHBOARD SHOWING OCCUPANCY, EV AVAILABILITY AND TRAFFIC (DARK MODE)



OCCUPANCY REPORT (LIGHT MODE) and TRUTHING REPORT (DARK MODE)





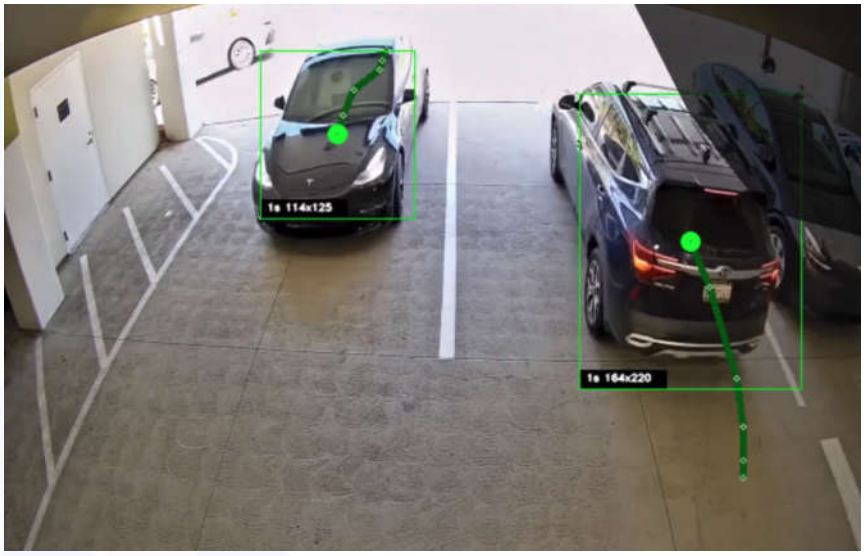
EnSight Eyes

High- Accuracy Camera-based Vehicle Counting

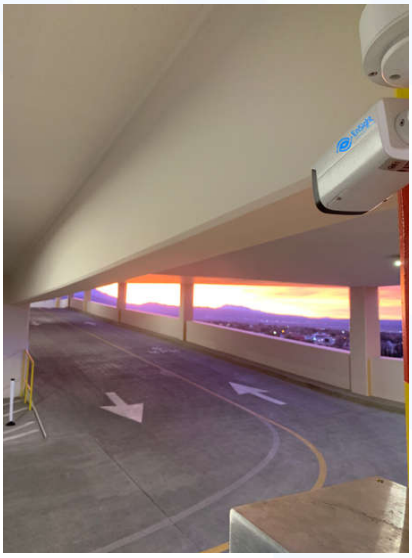


Rethinking the way you count parking occupancy.

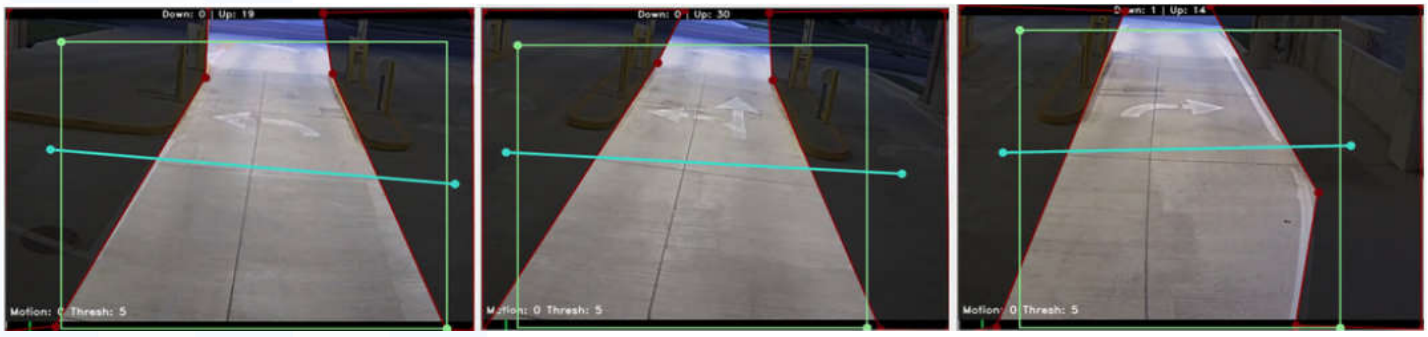
Occupancy Counting with Intelligent Cameras Powered by EnSight's Fluid Learning Intelligence (FLI). We use the power of our neural network-based engine FLI, which enables our cameras to accurately track, scan and count vehicles to provide the industry's most accurate parking occupancy counts.



FLI Counting Car Software Visualization



Ramp Camera



FLI Software View Showing virtual count lines and exclusionary zones

Accuracy

EnSight boasts the highest count accuracy in the market. EnSight will guarantee each camera node reads at least 99% or greater. The accuracy metrics of the system is not only monitored daily by EnSight, but is accessible and visible to the client from the EnSightful Portal's Truthing Report.

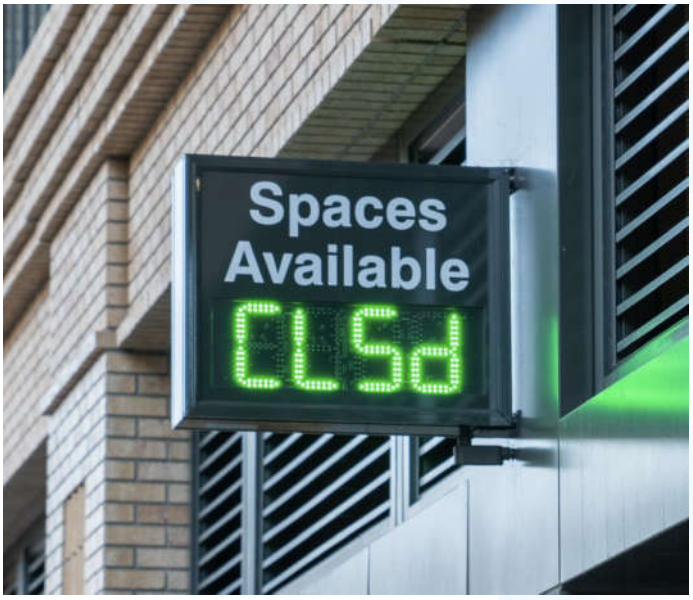
EnSight Signage

Dynamic digital wayfinding signage to guide parkers to their destination

Guide your drivers towards a better parking experience. Driver-friendly parking count displays show accurate occupancy in an instant. EnSight can provide basic digital count display signage (examples below) or completely customizable edge-to-edge LED Display boards.







Additional signage options:

In addition to the proposed signage above, edge to edge displays and there are various other sign options that integrate well with the EnSight system. Below are two alternative options and one example of the above proposed signage.





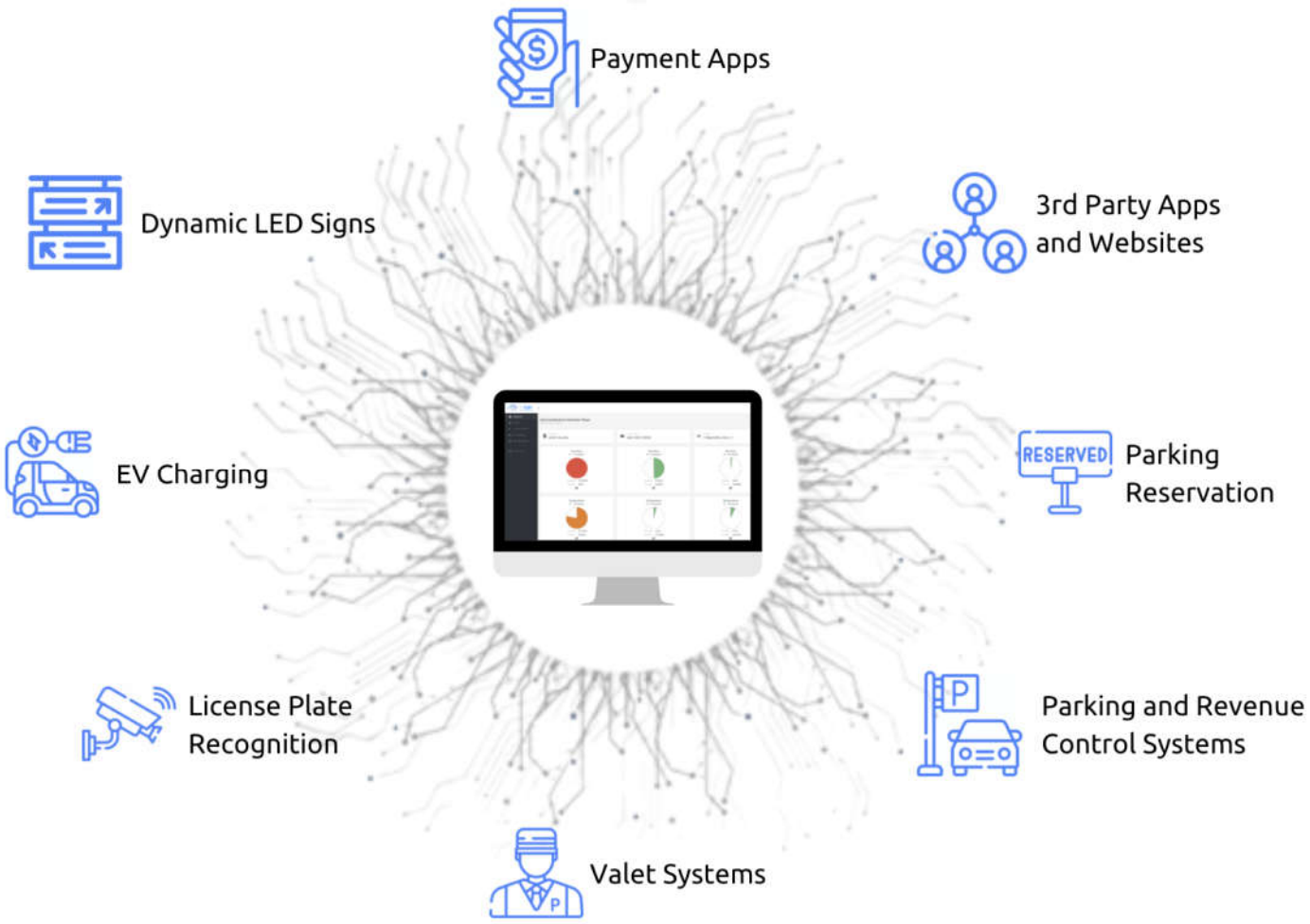




EnSight Connect

Integrate your parking systems with a seamless API

Connect the EnSightful Ecosystem with your existing parking management software and equipment seamlessly. From PARCS and License Plate Recognition (LPR), to valet services, to customized integrations, bring your systems together to optimize the accuracy of parking counts and occupancy and create a smooth and easy parking experience.



What sets us apart?



The key differentiators of the EnSight Parking Guidance EcoSystem include:

1. Experience
    - Our background is in **Machine Vision technology**. Our Principles have been developing installing and servicing Machine Vision systems globally for over 17 years.
2. Guaranteed Accuracy
    - The EnSight System guarantees the **count accuracy will be 99% or greater** at each counting node. Unlike loop-based systems, our solution guarantees accuracy and will get smarter and more accurate over time, with scheduled system enhancements and upgrades through our software and support services agreement.
    - Unlike loops, our camera-based system allows us to visualize the accuracy and performance of the system to enable troubleshooting or enhancements to be made for specific use cases.
3. Software-Driven, Not Mechanical
    - EnSight unlike its direct competitors uses **its own, proprietary counting software**. We do not rely on camera providers to build our counting algorithm, which allows us to constantly improve our system to ensure the highest possible accuracy levels and system support.
    - The EnSight system is driven by advanced software using neural networks and deep learning which eliminates the need for unsightly counting technology and allows for continuous system improvement.
    - EnSight has the ability to leverage existing cameras for counting.
4. Proactive Remote Support and Troubleshooting
    - Once commissioned, the system is easy to adjust/troubleshoot remotely. **EnSight monitors all hardware and software devices** through our EnSightful Cloud Portal. If there is a hardware or software device that goes offline or malfunctions, an automated alert is sent immediately to our support team.
5. Easily Scalable
    - If the client wants to **scale the system**, additional cameras or sensors can be added down the road.
6. Remotely Accessible From Anywhere, Anytime, Any Device.
    - The front-end portal is cloud-based and does not require clunky remote desktop applications.
    - The Cloud portal allows you to see **live and historical metrics** to allow you to make key parking management decisions.

Ceina Government Center Garage

System Layout Drawings

Parking Count/Guidance System

EnSight TECHNOLOGIES



SALES & DESIGN

PROJECT INSTALLATION

SERVICE & REPAIR

MAINTENANCE & SUPPORT

(619) 229 – 8319

info@ensight-technologies.com

San Diego, CA

Legend

Digital Sign

Camera

Note for Low Voltage / Network:

Camera: Each one will require a CAT6 cable connected to a POE switch.

Signs: Each one will require a CAT6 cable connected to a switch.
Exact Location TBD On-Site

Note For Power:
Sign : Require 120V power.
Exact Location TBD On-Site

(3) Digital Sign Inserts installed in static sign shown on drawing





EnSight TECHNOLOGIES

HQ: San Diego
1955 Cordell Court,
Suite 104
El Cajon, CA 92020
619.229.8319

LOCATION:
Celina Government Center Garage

PAGE NAME:
Level 1

Not to Scale Conceptual Drawings Only

*(Cables may very depending on additional devices) – Additional Conduit or cable may be needed for additional systems Example: EMV, LPR systems, AVI, Camera system, Interconnect between additional lanes

Legend

Drawn By
Mike Driscoll

Revised
Aug 8, 2024

Page
2 of 5

Legend

Digital Sign

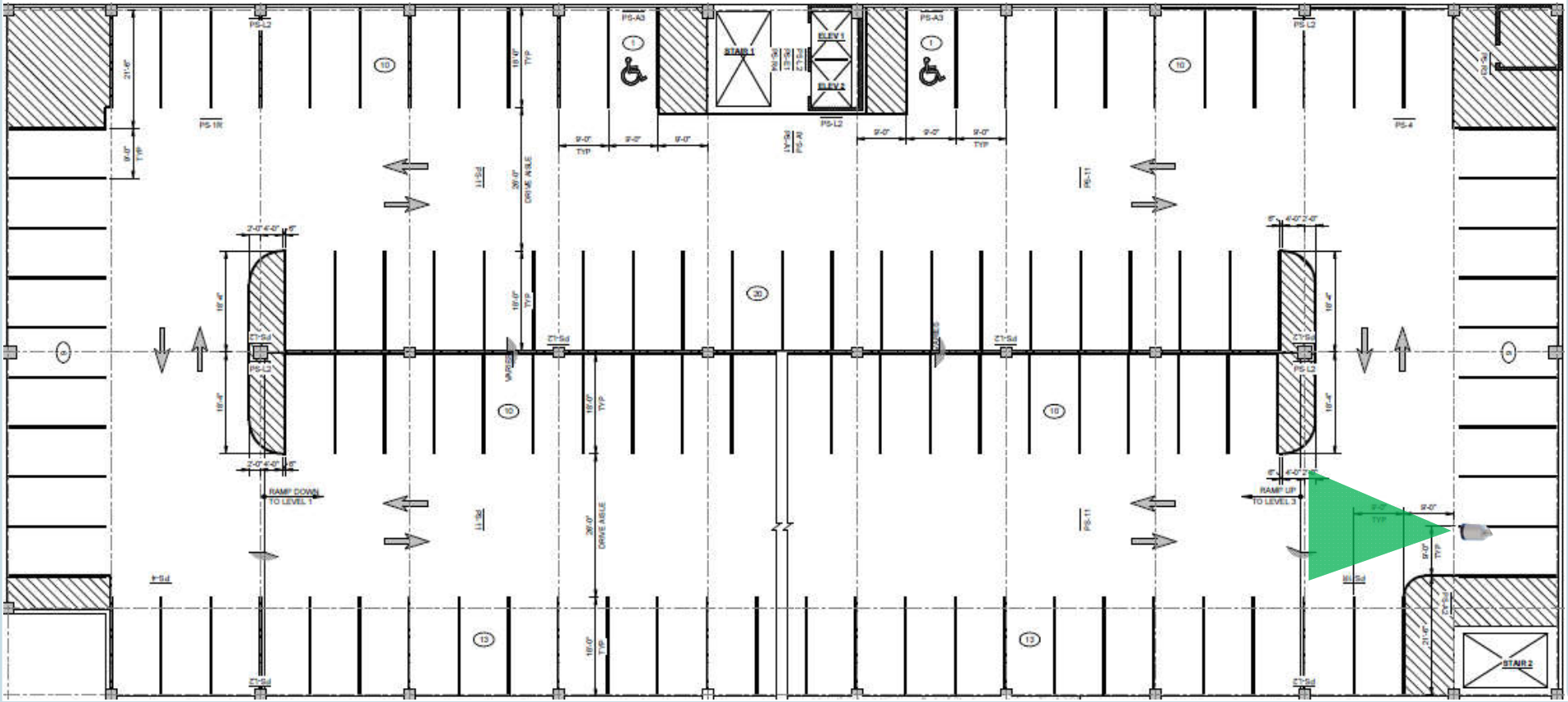
Camera

Note for Low Voltage / Network:

Camera: Each one will require a CAT6 cable connected to a POE switch.

Signs: Each one will require a CAT6 cable connected to a switch.
Exact Location TBD On-Site

Note For Power:
Sign : Require 120V power.
Exact Location TBD On-Site



EnSight TECHNOLOGIES

HQ: San Diego
1955 Cordell Court,
Suite 104
El Cajon, CA 92020
619.229.8319

LOCATION:
Celina Government Center Garage

PAGE NAME:
Level 2

Not to Scale Conceptual Drawings Only

*(Cables may very depending on additional devices) – Additional Conduit or cable may be needed for additional systems Example: EMV, LPR systems, AVI, Camera system, Interconnect between additional lanes

Legend

Drawn By
Mike Driscoll

Revised
Aug 8, 2024

Page
3 of 5

Legend

Digital Sign

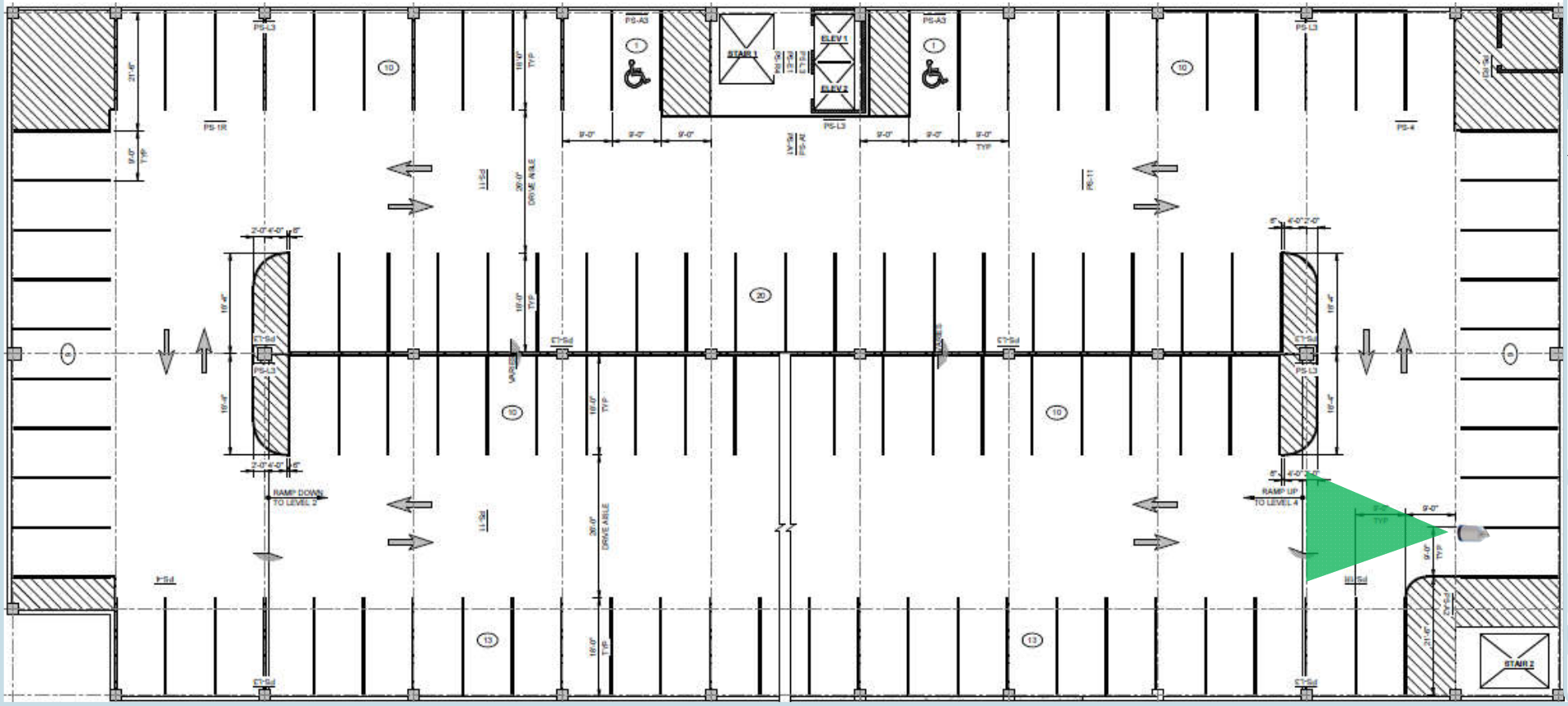
Camera

Note for Low Voltage / Network:

Camera: Each one will require a CAT6 cable connected to a POE switch.

Signs: Each one will require a CAT6 cable connected to a switch.
Exact Location TBD On-Site

Note For Power:
Sign : Require 120V power.
Exact Location TBD On-Site



EnSight TECHNOLOGIES
HQ: San Diego
1955 Cordell Court,
Suite 104
El Cajon, CA 92020
619.229.8319

LOCATION:
Celina Government Center Garage

PAGE NAME:
Level 3

Not to Scale Conceptual Drawings Only

*(Cables may very depending on additional devices) – Additional Conduit or cable may be needed for additional systems Example: EMV, LPR systems, AVI, Camera system, Interconnect between additional lanes

Legend

Drawn By
Mike Driscoll

Revised
Aug 8, 2024

Page
4 of 5

Legend

Digital Sign

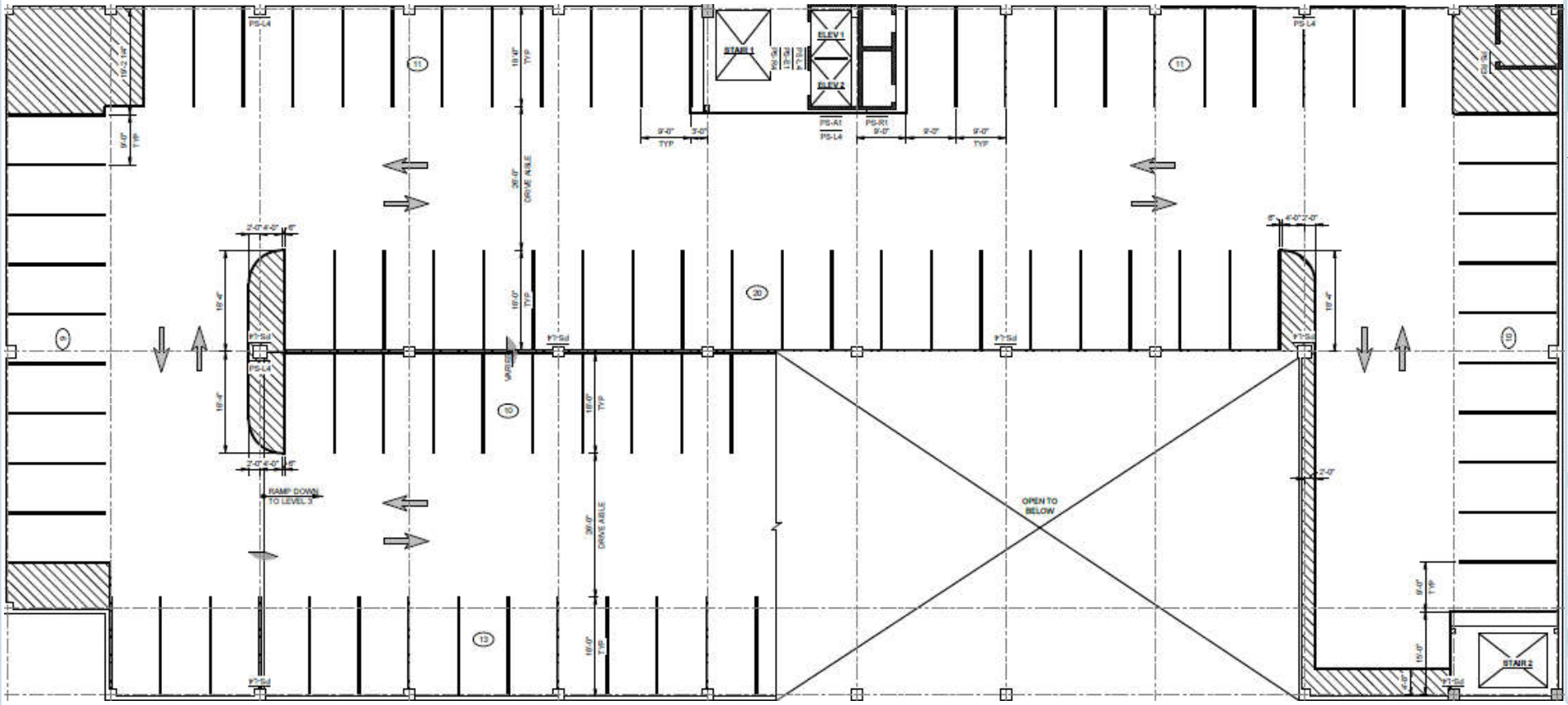
Camera

Note for Low Voltage / Network:

Camera: Each one will require a CAT6 cable connected to a POE switch.

Signs: Each one will require a CAT6 cable connected to a switch.
Exact Location TBD On-Site

Note For Power:
Sign : Require 120V power.
Exact Location TBD On-Site



EnSight TECHNOLOGIES
HQ: San Diego
1955 Cordell Court,
Suite 104
El Cajon, CA 92020
619.229.8319

LOCATION:
Celina Government Center Garage

PAGE NAME:
Level 4

Not to Scale Conceptual Drawings Only

*(Cables may very depending on additional devices) – Additional Conduit or cable may be needed for additional systems Example: EMV, LPR systems, AVI, Camera system, Interconnect between additional lanes

Legend

Drawn By
Mike Driscoll

Revised
Aug 8, 2024

Page
5 of 5

Celina Government Center

Parking Guidance System

August 12, 2024

POWERED BY INDECT performance counts

PRESENTED TO

Chris Dencklau

Swinerton

Lead Estimator

Christopher.dencklau@swinerton.com

469-836-0908

PRESENTED BY

Dylan Prep

Parking Guidance Systems, LLC

Vice President, Sales

dylan@parkingguidancesystems.com

(832) 588-6230

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EXECUTIVE SUMMARY

Parking Guidance Systems is proposing three different solutions for the Celina Government Center garage. In addition, these solutions will include the INDECT software platform and a signage allowance, which will give parking management the ability to monitor how the parking garages are being utilized. Parking Guidance Systems is confident that we will provide industry leading technology, that will be beneficial for both consumers and the parking management team.

BASE-BID: LEVEL (ZONE) COUNT SYSTEM

PGS proposes to install a level count system leveraging INDECT's Optic Microwave Sensor equipped with TRACO firmware. The sensors will be installed above the entrance/exit lanes, in addition to each ramp leading to the above grade levels. Each sensor will keep track of bypassing vehicles to determine the total number of available parking spaces within each level. The system will be in communication with exterior signage, which will display the number of available spaces on each level. Further, we have included internal profile signs within the garage entry to communicate and guide visitors to the closest available parking space.

ALTERNATE #1: (SINGLE-SPACE: ULTRASONIC APGS)

PGS proposes to install Ultrasonic Mini Sensors (UMS) with internal RGB LED indicators above each parking space for each covered level of the garage. The UMS is a single-space detection system that will display a green indicator to indicate an available parking space and a red indicator to show occupied parking spaces.

The system will be in communication with exterior signage, which will display the number of available spaces within the garage. We have provided a variety of signage types exterior to the parking structure. Further, we have included internal signage upon garage entry to communicate and guide visitors to the closest available parking space.

ALTERNATE #2: SINGLE-SPACE (CAMERA-BASED APGS)

PGS proposes to install Upsolut Multi-space Camera Sensors with internal RGB LED indicators for each covered level of the garage. The Upsolut Camera Sensors are a multi-space detection system which will be installed down the center of the drive aisle. Each camera will display an internal RGB LED indicators, which will be visible down the center drive aisle. This will give management the flexibility of assigning each parking space to a different user group. This solution will allow for added video surveillance of the parking structure, in addition to license plate recognition.

The system will be in communication with exterior signage, which will display the number of available spaces within the garage. We have provided a variety of signage types exterior to the parking structure. Further, we have included internal signage upon garage entry to communicate and guide visitors to the closest available parking space.

PRICING

BASE-BID: LEVEL COUNT SYSTEM

- Optic Microwave Sensors – Monitor parking availability by level
- Entry Signs – Displays total parking space availability upon entry
- ICOM & IVIS User Interface – Complete software platform included

Celina Government Center Garage: Level Count System		
349 Parking Spaces (242 Covered, 107 Open-Air)		
Classification	Description	Quantity
Sensors	Optic Microwave Sensors: Lanes Counted	10
Parts	Lane Delineation Sets	5
Hardware	Communication Module (COMO)	3
Hardware	Power Supply (POSU)	3
Hardware	Multi-Function Module (MUMO)	5
Hardware	ICOM Server	1
Software	ICOM Software	1
Software	IVIS Graphical User Interface with Report Features	1
	Subtotal	$114,100
	Signage Allowance	$29,780
	Total	**$143,880**

Signage Allowance				
Page	**Description**	**Unit Price**	**Quantity**	**Total Price**
32	Internal Signs at Key Decision Points	$3,602	ALT	-
30	Matrix Signs – 40" x 40"	$14,890	2	$29,780

Inclusions

- Training
- Installation
- Equipment
- Drawings - As Builds
- Cable
- Commissioning
- Project Management
- 1 Year Warranty

ALTERNATE #1: SINGLE-SPACE (ULTRASONIC)

Below is a breakdown of the pricing. The system will feature the following components:

- Ultrasonic Mini Sensors (Internal RGB LED Indicators) – Monitor all covered parking spaces within the garage
- Internal Profile Signs – Used to guide the correct user groups to the closest available parking space
- Optic Microwave Sensors – Monitor rooftop parking availability
- ICOM & IVIS User Interface – Complete software platform included

Celina Government Center Garage: Alternate #1 - Single-Space (Ultrasonic)		
349 Parking Spaces (242 Covered, 107 Open-Air)		
Classification	**Description**	**Quantity**
Sensors	Ultrasonic Mini Sensors (Internal RGB LED Indicators)	242
Sensors	Optic Microwave Sensors: Lanes Counted (Rooftop)	2
Hardware	Communication Module (COMO)	2
Hardware	Power Supply (POSU)	2
Hardware	Multi-Function Module (MUMO)	1
Hardware	ICOM Server	1
Software	ICOM Software	1
Software	IVIS Graphical User Interface with Report Features	1
	Subtotal	$143,080
	Signage Allowance	$29,780
	Total	**$172,860**

Signage Allowance				
Page	**Description**	**Unit Price**	**Quantity**	**Total Price**
32	Internal Signs at Key Decision Points	$3,602	ALT	-
30	Matrix Signs – 40" x 40"	$14,890	2	$29,780

Inclusions

- Training
- Installation
- Equipment
- Drawings - As Builds
- Cable
- Commissioning
- Project Management
- 2 Year Warranty

ALTERNATE #2: SINGLE-SPACE (CAMERA-BASED)

- Upsolut Multi-Space Sensors (Internal RGB LED Indicators) – Monitor all covered parking spaces within the garage
- Internal Profile Signs – Used to guide the correct user groups to the closest available parking space
- Optic Microwave Sensors – Monitor rooftop parking availability
- ICOM & IVIS User Interface – Complete software platform included

Celina Government Center Garage: Alternate #2 - Single-Space (Camera-Based)		
349 Parking Spaces (242 Covered, 107 Open-Air)		
Classification	**Description**	**Quantity**
Sensors	Upsolut Multi-Space Sensors (Internal RGB LED Indicators)	58
Sensors	Optic Microwave Sensors: Lanes Counted (Rooftop)	4
Hardware	U-Communication Module (COMO)	4
Hardware	Power Supply (POSU)	4
Hardware	ICOM Server	1
Software	ICOM Software	1
Software	IVIS Graphical User Interface with Report Features	1
Software	License Plate Recognition	1
	Subtotal	$161,445
	Signage Allowance	$29,780
	Total	**$191,225**

Signage Allowance				
Page	**Description**	**Unit Price**	**Quantity**	**Total Price**
32	Internal Signs at Key Decision Points	$3,602	ALT	-
30	Matrix Signs – 40" x 40"	$14,890	2	$29,780

Inclusions

- Training
- Installation
- Equipment
- Drawings - As Builds
- Cable
- Commissioning
- Project Management
- 2 Year Warranty

BILLING

Billing Terms	
Down Payment Due Upon Order	50%
Progressive Billing (% of Completion)	% Completion
Retainage	5%

CLARIFICATIONS

A. This quote is valid for 60 days.
B. Our proposed solution is based on site plans provided by the client. Any variations in site plans, may require revised proposal.
C. Bonding requirements have not been included. Any subsequent bonding requirement shall result in a revised proposal.
D. PGS, LLC is covered by a standard insurance policy. Any specific insurance requirements shall result in a revised proposal.
E. Client to provide power and data per PGS, LLC specification and demarcation points.
F. Client to provide a climate-controlled location and internet connectivity for the INDECT server.
    A. If internet connectivity is not available, a surcharge will be applied for on-site commissioning and configuration.
G. PGS, LLC shall provide an installation project schedule. Such schedule is contingent upon the client providing final striping, power and data delivered per PGS, LLC demarcation points and networking setup.
    A. If power and data is not provided prior to PGS, LLC mobilization, the project schedule will be impacted and result in additional mobilization fees.
    B. Any proposed alternates accepted by the client shall result in a revised project schedule.
    C. Project schedule is contingent upon receiving initial deposit, unless otherwise noted.
H. PGS, LLC shall leverage provided/existing block outs and chase ways for the parking guidance infrastructure
    A. All conduit provided by PGS will be EMT.
    B. All strut provided by PGS will be galvanized C-Channel.
I. Allowable installations heights need to be provided in writing prior to installation
J. All labor is to be done during regular business hours, unless specifically communicated.
K. Onsite storage area, equivalent to two parking spaces for lay down and materials.
L. Vehicular access is needed during installation phase.
M. Client to provide a detailed mapping of parking space allocations by user groups (ADA, Electric Vehicle, Retail, Office, Reserved, Etc.)

EXCLUSIONS

N. Core drilling, civil work, GPR scanning, or any type of x-ray work.
O. Power and data per PGS, LLC specifications and demarcation points.
    A. All power provided to PGS, LLC specifications and demarcation points shall be 20amp dedicated circuits
P. Power and data to external signage (Monument Signs, Entry Signs, Matrix Signs, Pillar Signs)
Q. Any network infrastructure, switches, connectivity for all garages to communicate back to server
R. Any local permits, or associated costs
S. Any costs incurred, or schedule impacts, in result of restriping of parking spaces
T. Proposal does not include Engineering or Permitting of system or signs
U. No taxes have been included for this project
V. Connectivity to server
W. CAD Drawings

SIGNAGE CLARIFICATIONS

X. Unless otherwise noted, signage is being offered as an estimated allowance and is included in the base system pricing.
Y. The initial signage allowance is based upon client requests, and/or engineered estimates by Parking Guidance Systems, LLC based upon decision points down a drive aisle or at a ramp level. The estimates are based upon the current drawings of record provided by the client.
Z. A signage plan will be submitted once a thorough technical review has been performed at the site. This technical review normally occurs in the late stages of the sales cycle and is in accordance with the specific needs of the client.
    A. Client is to provide the signage zones for counting of bay groups. This will allow the client to fully understand the count information of each sign.
    B. Custom signage will take 6-8 weeks from client approval.
AA. PGS understands that the signage plan is dynamic until the final signoff. PGS' proposal will be adjusted throughout this process and only until the final signoff, will the signage package be included in the base system.
BB. Any changes to the signage plan, after contract will be subject to a change order (whether positive or negative based upon the scope of the change(s)).
CC. Engineering costs for mounting to side of structure, building or garage are not included in proposal.

QUALIFICATIONS

PARKING GUIDANCE SYSTEMS, LLC

Parking Guidance Systems, LLC was founded in 2012 by our President and CEO, Chandrea Frantz (Shawn for short). The company was born out of the quest to represent and install the most state–of–the–art parking solutions provided by INDECT Electronics & Distribution GmbH.

certified WBENC WOMEN'S BUSINESS ENTERPRISE

The INDECT parking guidance technology has taken parking management, guidance, and administration to the next level. With more than 30 years of parking systems "problem solving" experience, the management team at PGS have a deep knowledge and commitment to designing, installing, and maintaining the best system to enhance the customer's parking experience.

PGS, LLC is proud to be a woman-owned business and a certified member of the **Women's Business Enterprise National Council**, that helps entrepreneurial women grow their business.

Company Name:	Parking Guidance Systems, LLC
Year Founded:	2012
Number of Employees:	44

Corporate HQ
1811 First Oaks Street
Suite #100
Richmond, TX 77406

Virginia Office
21620 Ridgetop Circle
Sterling, Virginia, 20166

Florida Office
5268 Giron Circle
Kissimmee, FL 34758

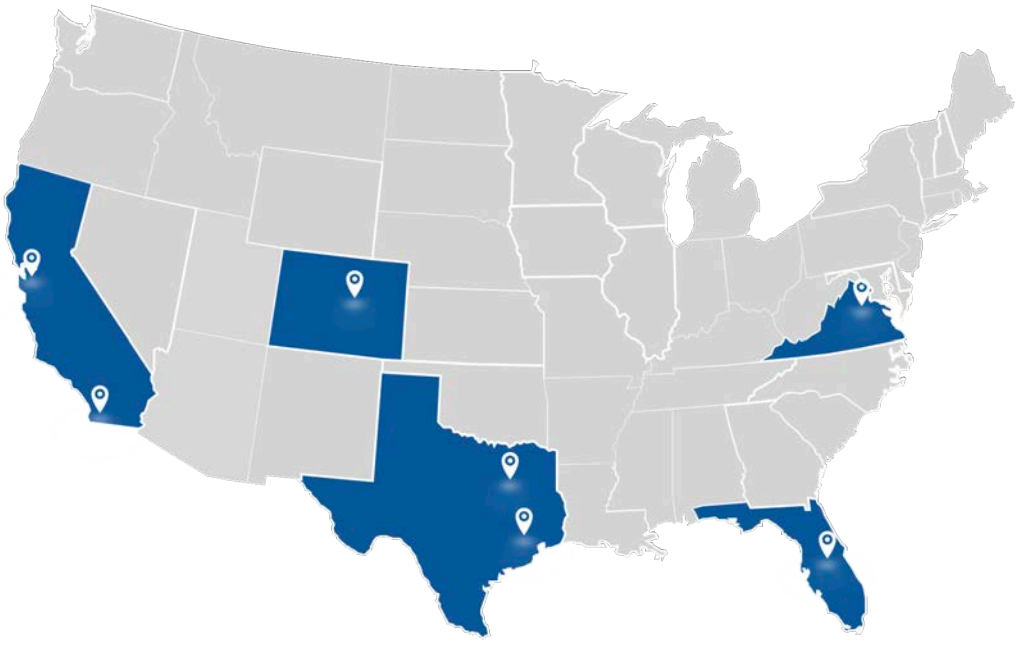
NorCal Office
79 Gilman Ave
Suite D
Campbell CA 95008

Dallas Office
1510 Randolph Street
Suite #501
Carrollton, TX 75006

Colorado Office
14 Inverness Dr. East
Suite H-140
Englewood, CO 80112

Miami Office
40 NW 3rd Street
Miami, FL 33128

SoCal Office
8575 Commerce Avenue
San Diego, CA 92121



WHY PGS?

Parking Guidance Systems (PGS) is not a manufacturer. We represent, install and service INDECT parking guidance technology. Why? Because we stand behind its claim as the world's most advanced software and systems for the parking industry.

PGS has played a pivotal role in the success of the INDECT product expanding across the United States, specifically by delivering and installing one of the very first INDECT parking guidance solutions in the USA at Dallas-Fort Worth Airport in 2012. Powered by INDECT, PGS has proceeded to successfully deliver a tailored parking guidance solution to over 175 clients, monitoring parking spaces across parking structures and surface lots. Communication is key to our relationship with INDECT, as every day we engage in effective dialogue, with both INDECT USA and INDECT GmbH, regarding equipment innovations and strategy.

Our core has been built on delivering a turnkey parking guidance solution that reaches unprecedented accuracy and reliability, which is exactly why we hand-selected the INDECT product to represent. At PGS, our entire team is dedicated to delivering and installing advanced parking guidance systems. As a result, this approach has established our company as an industry-leader in the parking guidance system market.

Of PGS' existing clients that operate more than one parking asset, 88% have expanded upon the system, or committed to expanding, with the intention of monitoring multiple parking assets under one software platform – primarily because of our commitment to our high service standards and post-installation support.



WHY PGS?

Description	PGS
Delivers, installs and maintains all projects	✓
175+ United States Installations	✓
Currently monitoring over 350,000 parking spaces in the United States	✓
Widest range of flexibility in industry, with six different technologies integrated under one platform	✓
Scalable to add additional systems up to 75,000 parking spaces	✓
All technology IP65/NEMA 4X Outdoor Rated or higher	✓
Only company in industry to offer minimum 2-year warranty	✓
Average service response time less than an hour	✓
Open API document for seamless integration with other technologies	✓

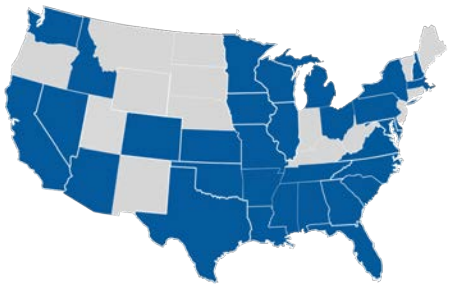
INDECT VS. THE MARKET

Description	INDECT	Market
Offer multiple technologies for single-space detection	✓	X
Technology is fully automated, does not require human intervention to maintain accuracy	✓	X
All technology IP65/NEMA 4X Outdoor Rated or higher	✓	X
Technology still functional in below-grade garage after being submerged in water for three days (Hurricane Harvey – City of Houston Parking Garage)	✓	X
All sensors and signage manufactured by the same manufacturer, no outsourcing	✓	X

INDECT
performance counts

EXPERIENCE

PGS, LLC is very proud of the diverse client base who trusts the Indect solution. The PGS team has supported many of the highest profile and most demanding global organizations across a variety of challenging market sectors ranging from airports, municipalities, cities, casinos, and shopping malls covering over 150 locations and monitoring over 350,000 parking spaces. It is clear through our installations, our clients are more than satisfied with the product and service that we offer, as we frequently install in multiple parking lots and garages for the same clients.



KEY ACCOUNTS: PGS		
Disney World	Univ. of Oklahoma	Howard Hughes
Honeywell	Texas A&M Univ.	Medistar Corporation
American Airlines	Univ. of Houston	Berkshire Hathaway
Shell Oil	Univ. of Alabama at Birmingham	Radom Capital
Microsoft	Univ. of Central Florida	Midway Properties
JP Morgan Chase	UC San Diego	Macerich
AmerisourceBergen	City of Houston	Granite Properties
Texas Medical Center	Town of Chapel Hill	North American Properties
MD Anderson Cancer Center	City of Coral Gables	Trammel Crow Company
New Hanover Regional Medical	City of Palo Alto	Hines Development

MARKETS SERVED

RETAIL

HEALTHCARE

UNIVERSITIES

AIRPORTS

SMART CITIES

CORPORATE CAMPUSES

HOTELS & CASINOS

MIXED USE DEVELOPMENTS

TEXAS PROJECTS

Texas Clients			
Partner	**Market**	**Parking Spaces**	**Parking Garages**
American Airlines Corporate Campus	Corporate Campus	20,900	4
Baylor Scott & White (All Saints) - *Installing*	Healthcare	765	1
Block 98	Residential	485	1
Bush Intercontinental Airport	Airport	12,412	5
Charles Schwab	Corporate Campus	840	1
City Centre Houston	Mixed-Use	2,266	3
City of Houston	Municipality	1,804	3
City of Round Rock	Municipality	1,650	3
Cook Children's Medical Center - *Installing*	Healthcare	790	1
Dallas Love Field Airport	Airport	9,114	3
Dallas-Ft. Worth Airport	Airport	23,500	5
Epic Central	Mixed-Use	390	2
Google HQ (Block 185) - *Installing*	Corporate Campus	1,400	1
Grandscape	Mixed-Use	4,570	2
HEB Texas Grocery	Retail	2,543	6
Horizon Tower	Healthcare	2,100	1
Jones Hall Theatre	Entertainment	120	1
JP Morgan Chase Corporate Campus	Corporate Campus	8,257	4
Lakes Edge II	Mixed-Use	41	1
Lyric Market	Mixed-Use	813	1
MD Anderson Cancer Center	Healthcare	963	1
Metro National	Mixed-Use	60	1
Montrose Collective	Mixed-Use Development	185	1
Nebraska Furniture Mart	Retail	1,845	1
Omni Hotels	Hotel/Casino	350	1
River Oaks District	Mixed-Use Development	965	1
Sam Houston State University	University	500	1
Shell Oil Headquarters	Corporate Campus	2,400	3
St. Luke's Medical Campus - *Installing*	Healthcare	2,896	3
Texas A&M University	University	3,245	2
Texas Children's Hospital	Healthcare	710	1
Texas Medical Center	Healthcare	1,605	2
TMC3 - *Installing*	Healthcare	2,600	3
The Interpose	Mixed-Use	101	1
University of Houston	University	11,349	6
West Village	Mixed-Use Development	400	1
	Totals	**124,934**	**78**

REFERENCES

UNIVERSITY OF HOUSTON (HOUSTON, TX)

University of Houston	
Contact Information	Scope of Work
Neil Hart Director – Facilities NFHart@central.uh.edu (281) 748-5775	PGS, LLC teamed up with University of Houston to implement a parking guidance system in five different garages and are currently installing in our sixth. PGS has installed over 8,000 ultrasonic mini sensors installed and paired with external LED lighting at the end of the parking space. Surface mounted sensors were installed to detect rooftop parking occupancy. The installation also included matrix signs, internal signs, and pillar signs in order to guide visitors to the nearest available parking space.

Project Information		Sensors	Quantity	Type of Signs	Quantity
Spaces (Garages)	8,040 (6)	Ultrasonic Sensors	6,680	Internal Signs	121
Value	$6.4M	Rooftop Sensors	1,360	Matrix Signs	7







HEB TEXAS GROCERY

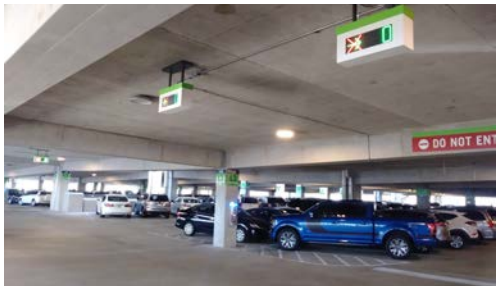
Camperdown	
Contact Information	Scope of Work
Annette Saldivar F&E Acquisition Manager Saldivar.Annette@HEB.com 210 938-9266	HEB Texas Grocery, the leading grocery store in all of Texas, has recently entered the urban market. Given the lack of space, HEB moved forward with build parking structures within their urban market grocery stores. In an effort to expedite the parking experience for their retail shoppers, HEB elected to install a parking guidance system. PGS installed the ultrasonic mini sensors paired with external LED indicators to guide shoppers to the closest available parking space. The system is also being used to monitor the length of stay for each vehicle. The system has been such a great success, that PGS has installed in five HEB parking structures.

Project Information		Sensors	Quantity	Type of Signs	Quantity
Spaces (Garages)	2,543 (6)	Ultrasonic Sensors	1,895	Internal Signs	14
Value	$1.6M			Entry Signs	2

DISNEY WORLD (KISSIMMEE, FL)

Disney World					
Contact Information	**Scope of Work**				
Steve Mendygral Property Management smendygral@rcid.org (407) 934-1132	The installation at Disney World consists of three garages and 14,000 parking spaces. Our installation at Disney World will leverage the Ultrasonic Mini Sensors (UMS) connected with external LED indicators above each parking space. PGS was approached for this job after management was unsatisfied with a parking guidance system that had been chosen several years ago. After viewing our oldest installation at DFW airport, management was confident that PGS provided the highest performing solution.				
Project Information		Sensors	Quantity	Type of Signs	Quantity
Spaces (Garages)	14,000 (3)	Ultrasonic Sensors	12,000	Internal Signs	185
Value	$6.2M			Monument Signs	6







TEXAS A&M UNIVERSITY (COLLEGE STATION, TX)

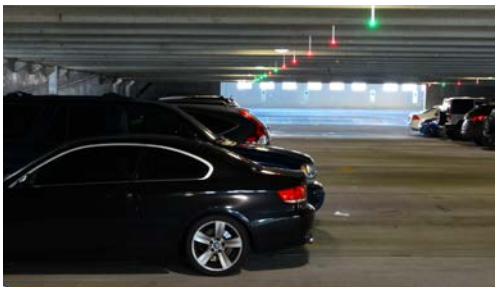
Texas A&M University					
Contact Information	Scope of Work				
Peter Lange Vice President, Transportation plange@tamu.edu (979) 845-9700	PGS teamed up with Texas A&M University in the development of Cain Hall Garage. Upon the garage opening to students, faculty, and game-day visitors, Cain Hall Garage had 1,285 ultrasonic mini sensors installed and paired with external LED lighting at the end of each parking space. In addition, IP Sens wireless sensors were installed to detect rooftop parking occupancy. We recently wrapped up an additional installation at the Polo Garage, with Walker Consultants overseeing PGS to ensure the system met the University's specifications.				
Project Information		Sensors	Quantity	Type of Signs	Sign Quantity
Spaces (Garages)	3,245 (2)	Ultrasonic Sensors	2,900	Internal Signs	41
Value	$1.9M	Rooftop Sensors	345	Monument Signs	1

NEW HANOVER REGIONAL MEDICAL CENTER (WILMINGTON, NC)

New Hanover Regional Medical Center					
Contact Information		Scope of Work			
Ken Williamson Project Manager Kenneth.williamson@nhrmc.org Office: (910) 667-5412 Cell: (910) 632-3769		At New Hanover Regional Medical Center, 580 ultrasonic mini sensors were installed in the new multi-level garage on-site serving employees, in addition to 140 SENSIT Rooftop Sensors. The installation also included three (3) large format matrix signs at the garage entry to replace the standard monument sign. NHRMC has been leveraging the technology since 2017 and have yet to have to submit a service call, ultimately demonstrating how robust the APGS has served them and their employees.			
Project Information		Sensors	Quantity	Type of Signs	Sign Quantity
Spaces (Garages)	720 (1)	Ultrasonic Sensors	580	Internal Signs	10
Value	$440K	SENSIT (Rooftop Sensors)	140	Matrix/Monument Signs	3







JP MORGAN CHASE CORPORATE CAMPUS

JPMorgan Chase Corporate Campus					
Contact Information		Scope of Work			
Travis Parker (KDC) Senior PM, Construction travis.parker@kdc.com (214) 696-2821		JPMorgan Chase, KDC, and Balfour Beatty elected to install the INDECT parking guidance system in all four parking structures at their corporate campus in Plano, TX. With a total of 8,412 parking spaces, JPMC employees will be presented with parking availability information from the moment they enter the campus. Each covered parking space is monitored by the Upsolut Multi-Space Sensor, paired with an internal LED indicator. Due to each parking structure have an open-air rooftop, all uncovered parking spaces are monitored with INDECT Views outdoor detection camera. In total, the site has a total of 116 profile signs and eight monument signs, which display parking availability per garage.			
Project Information		Sensors	Quantity	Type of Signs	Sign Quantity
Spaces (Garages)	3,314 (4)	Upsolut	1,560	Internal Signs	116
Value	$4.1M			Monument Signs	8

Comparison Analysis			
Description	Facility Count System	Multi-Space (Camera-Based)	Single-Space (Ultrasonic)
Page	18	19	23
System Warranty	1 Year	2 Years	2 Years
Monitor Parking Availability: Full Garage	✓	✓	✓
Monitor Parking Availability: Each Level	X	✓	✓
Monitor Parking Availability: Each Space	X	✓	✓
System Accuracy	92-94%	99.5+%	99.9+%
Lifespan	5-6 Years	12+ Years	15+ Years
User Group Identification (ADA, EV Stations)	X	✓	✓
Manual Labor Required by Management	None	None	None
Entry Sign: Total Parking Availability	✓	✓	✓
Internal Sign: Level by Level	X	✓	✓
Internal Sign: At Key Decision Points	X	✓	✓
User Group Availability Signage	X	✓	✓
Software: Web-Based Browser & Interface	✓	✓	✓
Software: Automatic Reports	✓	✓	✓
Software: Playback Analysis, Heat Maps	X	✓	✓
Software: Overstay Alerts	X	✓	✓
Software: License Plate Recognition	X	✓	X
Software: Added-Surveillance	X	✓	X
Enforcement: By Time Restriction	X	✓	✓
Enforcement: By License Plate	X	✓	X

BASE-BID: LEVEL COUNT

PGS proposes to install a level (zone) count system leveraging Indect's Optic Microwave Sensor equipped with TRACO (Traffic Counting) firmware to monitor parking space availability by level.

The sensors shall be installed on the ceiling within the garage's entry and exit lanes, and ramps, in order to detect available parking. The sensors are equipped with traffic or transit counting firmware, which detecting bypassing traffic entering or exiting the garage.

The sensors equipped with TRACO firmware shall be hardwired to a MUMO TRACO (Multifunction Module). The MUMO TRACO permanently polls the sensors and conveys counts to a standard MUMO (in the INDECT bus) counting (+) or (-) for the selected zones(s) in the parking garage.

It is important to clarify that a count system upholds an 88-92% accuracy detection if the system is monitored daily. The inaccuracies stem from inappropriate driving methods by visitors, such as driving too close behind a vehicle upon entrance. Due to the inherent nature of count systems needed to be maintained, delineation shall be installed at each counting location to ensure the highest accuracy rate possible.





ALTERNATE #1: SINGLE-SPACE (ULTRASONIC)

PGS proposes to install Ultrasonic Mini Sensors (UMS) with RGB LED Indicators above each parking space for each covered parking space within the garage.

ULTRASONIC MINI SENSOR

INDECT's UMS is a ceiling-mounted ultrasonic sensor used for precise vehicle detection in indoor car parks. The UMS is part of INDECT's Space Administration System (ISA). The technology is CE and EMC certified, in addition to being developed and produced in compliance with ISO 9001.

This captivating system will catch the eyes of your employees and draw them to the nearest available space to maximize company revenue, minimize traffic and maximize employee and visitor satisfaction.

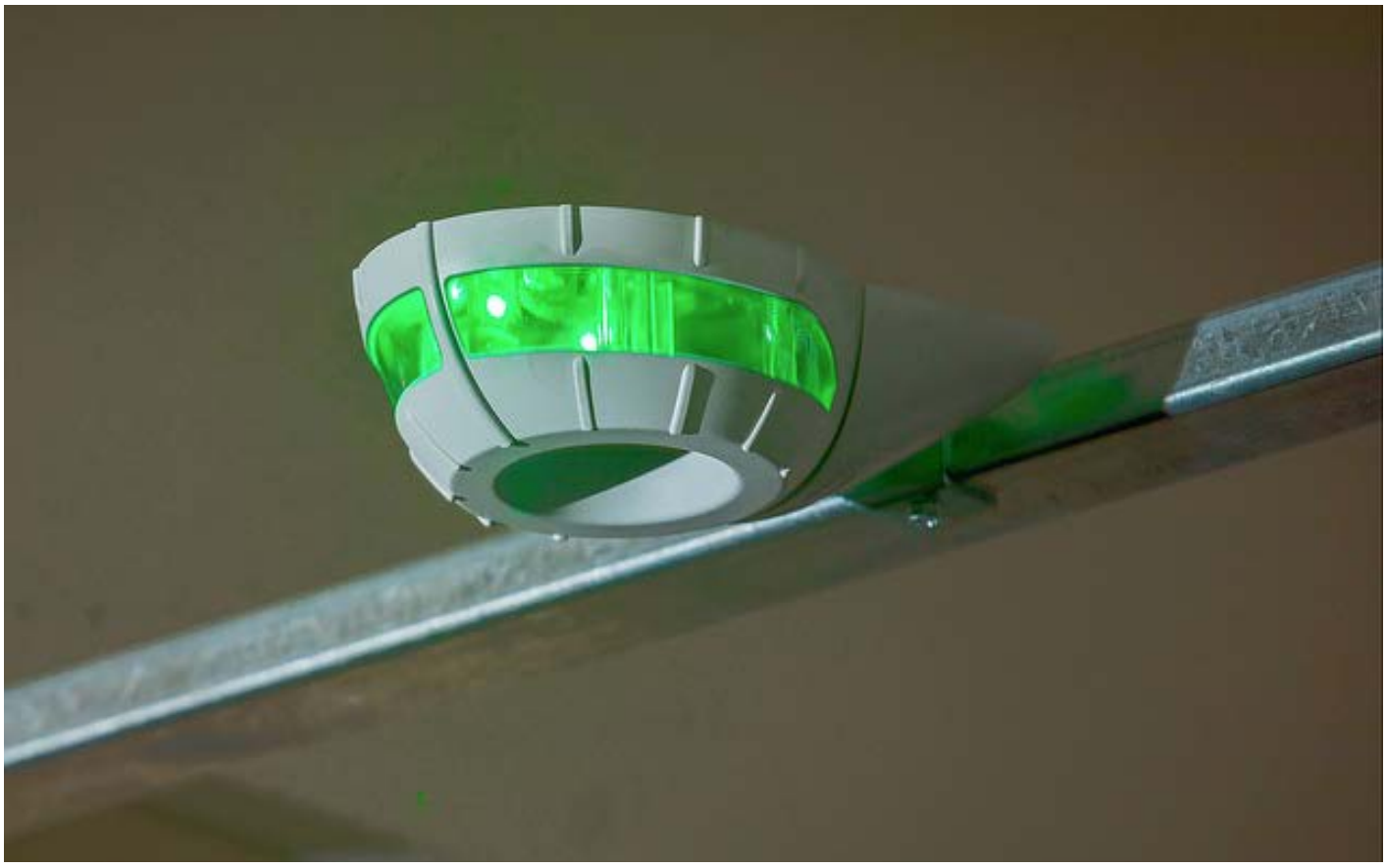
TOP OF THE LINE ACCURACY

MAXIMIZE OPERATIONAL EFFICIENCY

LOW MAINTENANCE TECHNOLOGY

ACCURACY

The UMS is the only single space detection system that has a 99.98+% accurate detection. It contains a high-powered ultrasonic transducer, allowing for the sensor to be able to detect a vehicle if it can see part of it. The sensor firmware also allows for the detection of vehicles parked between sensors.



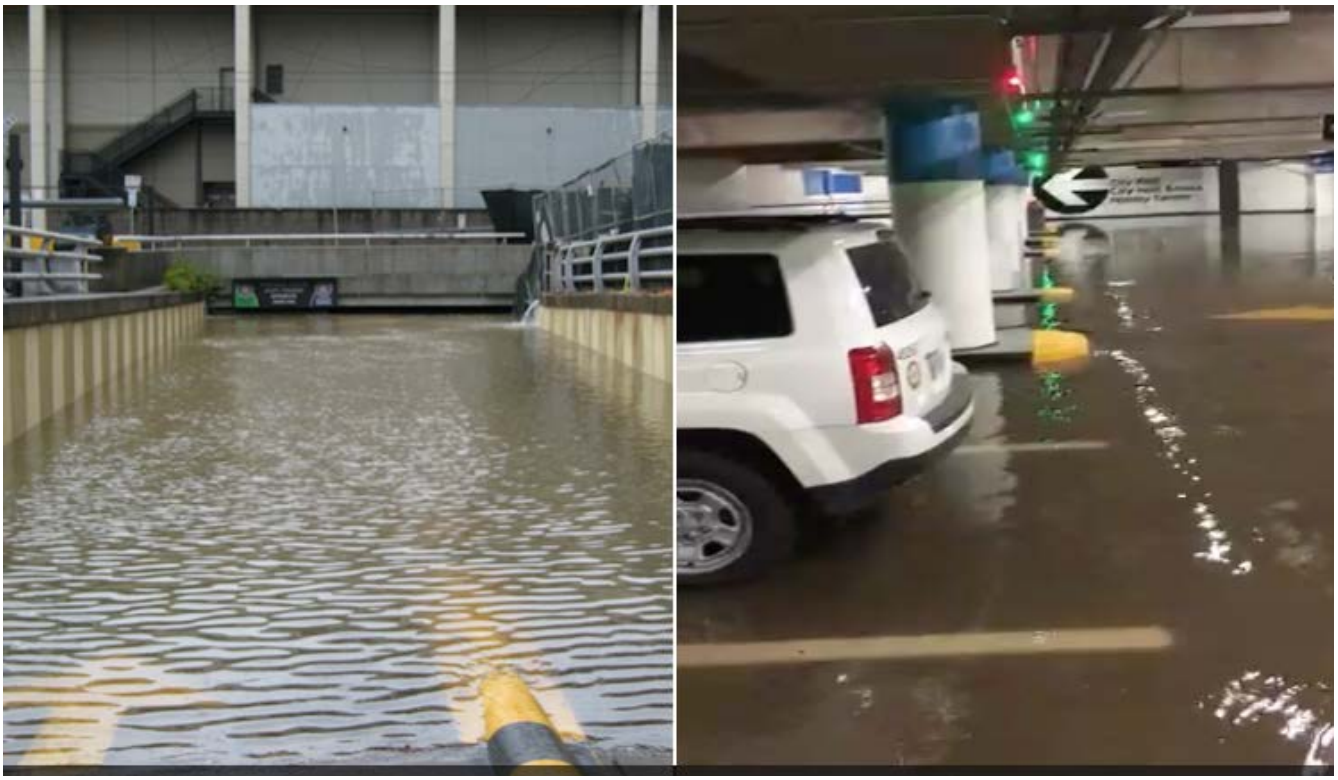
PROTECTION RATINGS

The sensors use an automotive grade ultrasonic ceramic transducer to provide extremely accurate detection and are protected by an IP65 rated/NEMA 4X housing. Since the inception of INDECT we have developed every new generation sensor to evolve for more accurate detection, but purposely improve the way in which we protect our product.

The IP65 rated protection is imperative for parking guidance systems as humidity is often a constraint of effective solution methods. With such rating, the UMS will remain waterproof and resistant to any humidity your parking garage may experience.

To bolster the protection of our product, we included NEMA 4X enclosures, as parking garages experience a variety of outdoor implications. From dust, to varying temperatures, the NEMA 4X enclosure will protect the UMS to ensure it is operating at its highest capabilities.





SURVIVED HURRICANE HARVEY

THREE DAYS OF BEING SUBMERGED IN WATER AND STILL FULLY FUNCTIONAL

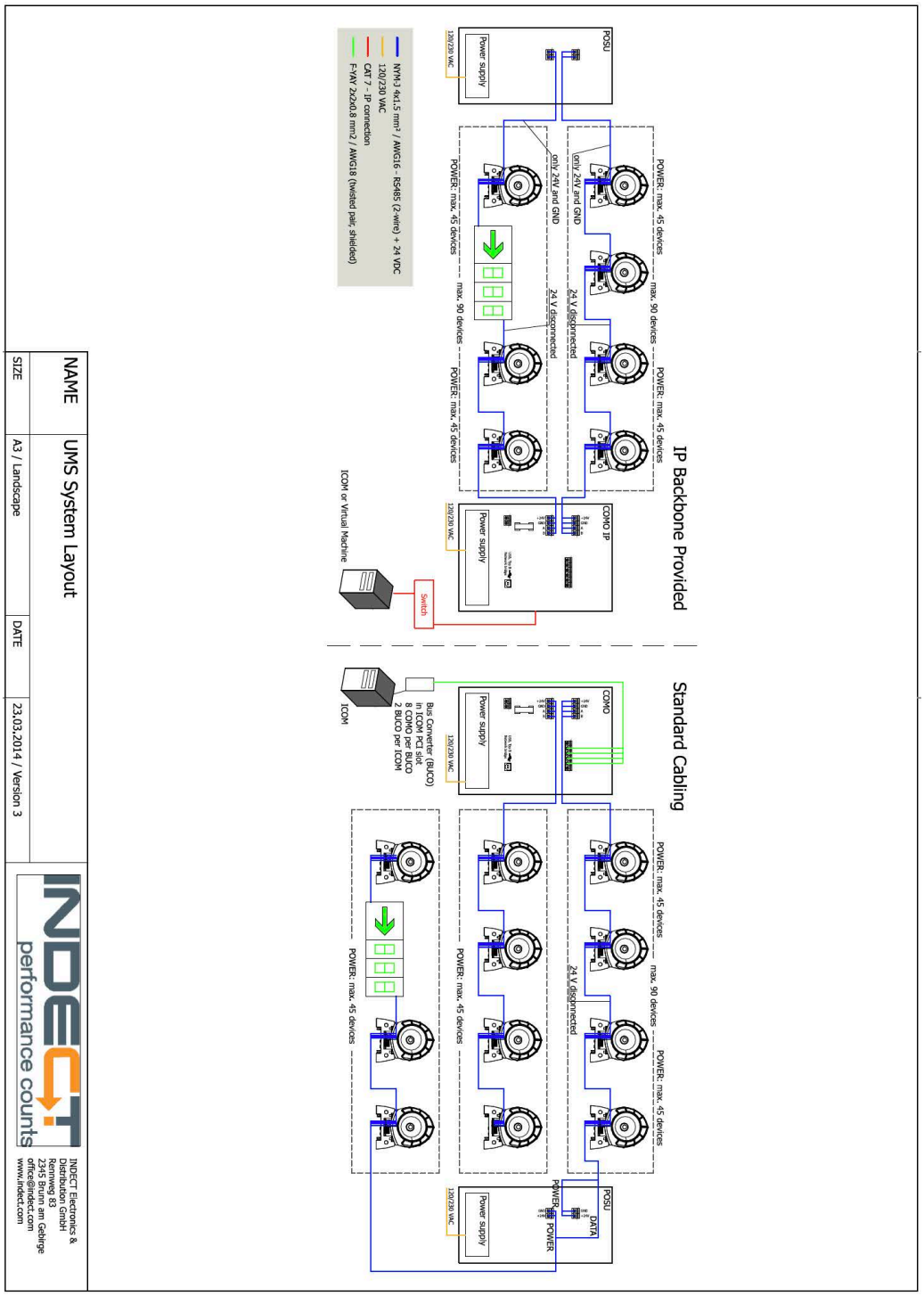
INTERNAL RGB LED INDICATORS

The internal indicators will display above each parking space, which will make it easier for visitors to identify available parking spaces. Colors can be programmed to suit your operational requirement. This type of installation is typically used where there are many user groups. The individual indicators allow each user group space to be called out with a unique color.





SYSTEM DIAGRAM



ALTERNATE #2: SINGLE-SPACE (CAMERA)

UPSOLUT MULTI-SPACE SENSOR

The Upsolut is the only true multi-function parking sensor on the market that is capable of single-space detection. Implementation of this industry-leading technology will give the Airport a distinct advantage of enhancing the customer experience. Upsolut's built-in features will help you increase your parking capacity to 100%, track vehicles of interest, monitor customers, provide detailed parking statistics, and maximize your parking revenues.

As the parking industry continues to seek more ways to satisfy their customers, data collection is paramount to learning more about their behaviors. The UPSOLUT is truly an advanced sensor for parking guidance that includes a LPR/OCR, car finder functionality video streaming, surveillance, and audio alert features.

The UPSOLUT sensor is IP67-compliant and designed to withstand well beyond the daily rigors of the parking garage environment. As an IP67 sensor, it can be totally immersed in water and is tightly sealed against dust. Unlike other camera sensors on the market, maintenance is minimal.

UPSOLUT is designed to be installed down the middle of a parking row, completely avoiding the parking spaces on each side. Since cars do not need to be moved during installation, the UPSOLUT solution can be quickly and easily retrofitted into existing garages without effecting normal operation.



LICENSE PLATE RECOGNITION (LPR)



IP67 RATED WATER & DUST PROOF



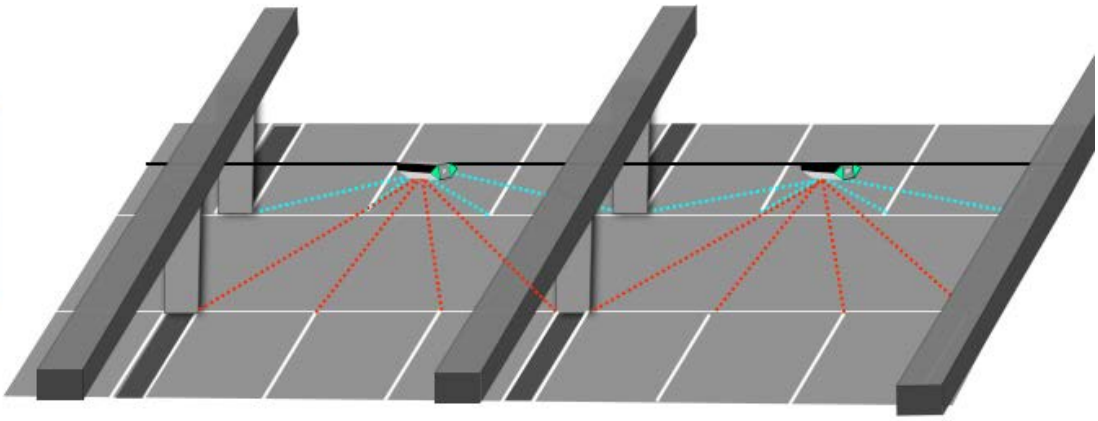
ADDED SURVEILLANCE CAPABILITY



DETECTION METHOD

The Upsolut sensors are ceiling installed in the center of the drive aisle and cover up to three (3) parking spaces on either side of the drive aisle. On both sensor sides, up to three (3) parking spaces can be configured for individual space detection. Sophisticated detection algorithms verify whether a vehicle has parked on a configured parking space or whether the space is empty.

SIX (6) SPACES OF DETECTION
THREE (3) SPACES ON EACH SIDE OF THE DRIVE AISLE

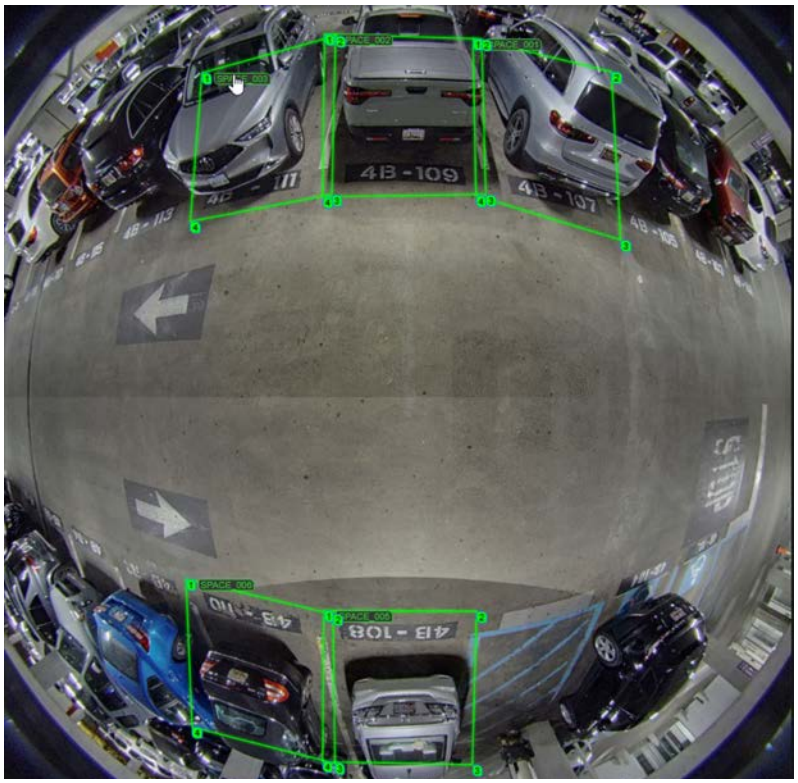


6 PARKING SPACES PER SENSOR
INDUSTRY LEADING DETECTION, LESS HARDWARE

The detection method combines infrared detection with a multifunctional camera analysis algorithm approach along with object analysis. A critical aspect of the detection process is that all detection processes are performed onboard by the UPSOLUT sensor's processor – no manual analysis is performed – so therefore allows the UPSOLUT sensor to operate even without server connectivity.

Each space needs a ROI, adjusted to the space. Areas outside each ROI are not considered by the detection algorithms or the OCR engine.

The sensor's camera has the option of a variety of camera lenses which allows the sensors to operate under challenging site conditions, height restrictions, driveway widths, or space related issues.



ACCURACY

The Upsolut Multi-Space Sensor upholds a 99.5% accuracy rating. We are confident the accuracy of the system will meet the expected standard that we provide you with a tool to assess the accuracy, yourself, at any time.

The accuracy report allows the staff onsite to evaluate the detection accuracy of one or more spaces, levels, or a whole garage. The analysis is done over an adjustable period of time and lists all status changes. The report includes the status pictures to allow the staff to compare the sensor status to the picture of the space.

The Upsolut solution reliably detects vehicles in a broad range of lighting conditions, making it the most accurate camera-based system on the market.

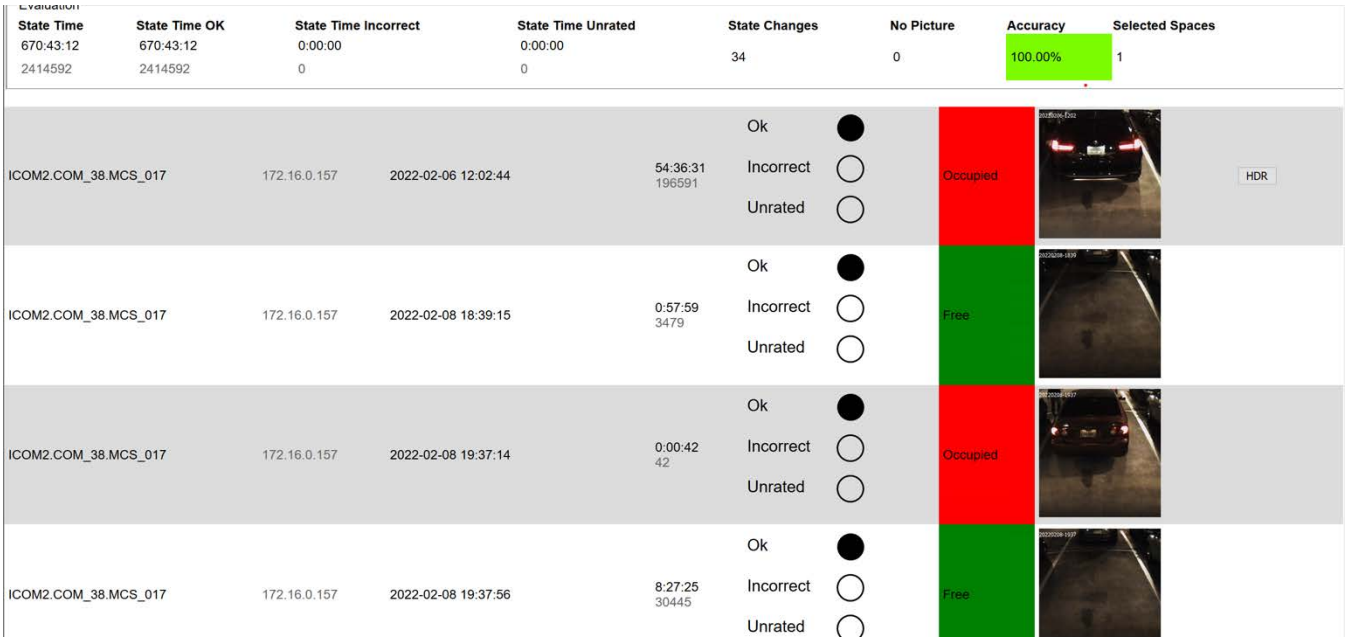
Upsolut's onboard computer processor runs advanced detection algorithms to achieve 99.5% accuracy rates.

99.5% ACCURACY RATING

RESULTS IN QUICK ADOPTION RATES BY PARKERS

The UPSOLUT Multi-Space Sensor upholds a 99.5% accuracy rating. We are confident the accuracy of the system will meet the expected standard that we provide you with a tool to actually assess the accuracy, yourself, at any time.

The accuracy report allows the staff onsite to evaluate the detection accuracy of one or more spaces, levels, or a whole garage. The analysis is done over an adjustable period of time and lists all status changes. The report includes the status pictures to allow the staff to actually compare the sensor status to the picture of the space.



RGB LED INDICATORS: INTERNAL

The LED indicators can be on one or both ends of the sensors. For one-way parking aisles we recommend only one-way LEDs so that cars are not encouraged to drive against the traffic in the garage. The LED can be set to any color from the system software. With the RGB spectrum, over 16 million color combinations can be created, which can help achieve the goal of identifying given parking spaces for specific user groups (Executive reserved spaces, regular reserved, visitor spaces, ADA, EV, etc).

Each indicator will display the status of up to 6 parking spaces. There is an arrow to show the customer that there is a space available and which side of the sensor that space is located. This is unique for multi-space sensors, as many have a continuous color for all spaces, which can create confusion for parkers if different user groups are parking on opposite ends of the drive aisle. Features for LED Indicators are below:

- Change LED indicator color through any web-based browser (Computer, Tablet, Smart Phone)
- Automatically change LED indicator color in pre-defined timeframes
- Adjust brightness levels





LICENSE PLATE INVENTORY

The License Plate Inventory for garages is available directly via the Indect user interface as a standard feature. The inventory lists the following data:

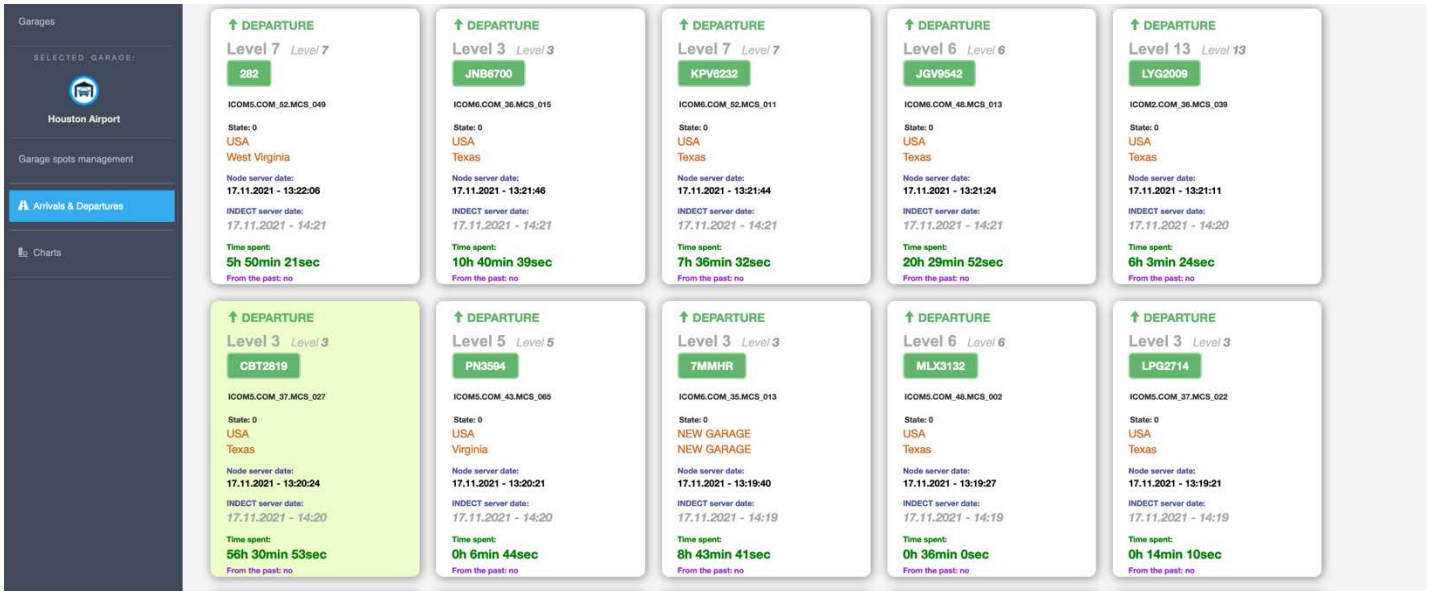
- Date and time of entry
- Record of the plate on entry if using LPR at entry points
- Location by zone and space

You can also use the fields on the right to search for full or fuzzy matches, or to filter according to areas or device ID, e.g., LPR shows only plates read by interfaced.

A blacklist is used to prevent people parking in an area. Typically, staff vehicles are added to the list to prevent them parking in the hourly parking zones. The blacklist could also be a list of vehicles of interest from the local law enforcement.

A space with a whitelist only allows certain vehicles to have access to that space. Typically, a whitelist is used to protect areas or spaces that are dedicated to certain users. For example, a whitelist could be established in a reserved parking space or a staff parking area. If a vehicle that is not on the list parks in the space or area an alarm is created.





SURVEILLANCE

The video streamed from the Featuring a powerful Qualcomm 610 processor and a 180° fisheye lens on a 12MP imager and provides virtually seamless video surveillance of all driveways and parking spaces throughout the garage.

Onboard AI vehicle detection algorithms, picture dewarping, 4k@60fps video streaming, motion detection, license plate reading, and state-of-the-art network security pave the way for true 21st century parking guidance and garage surveillance.



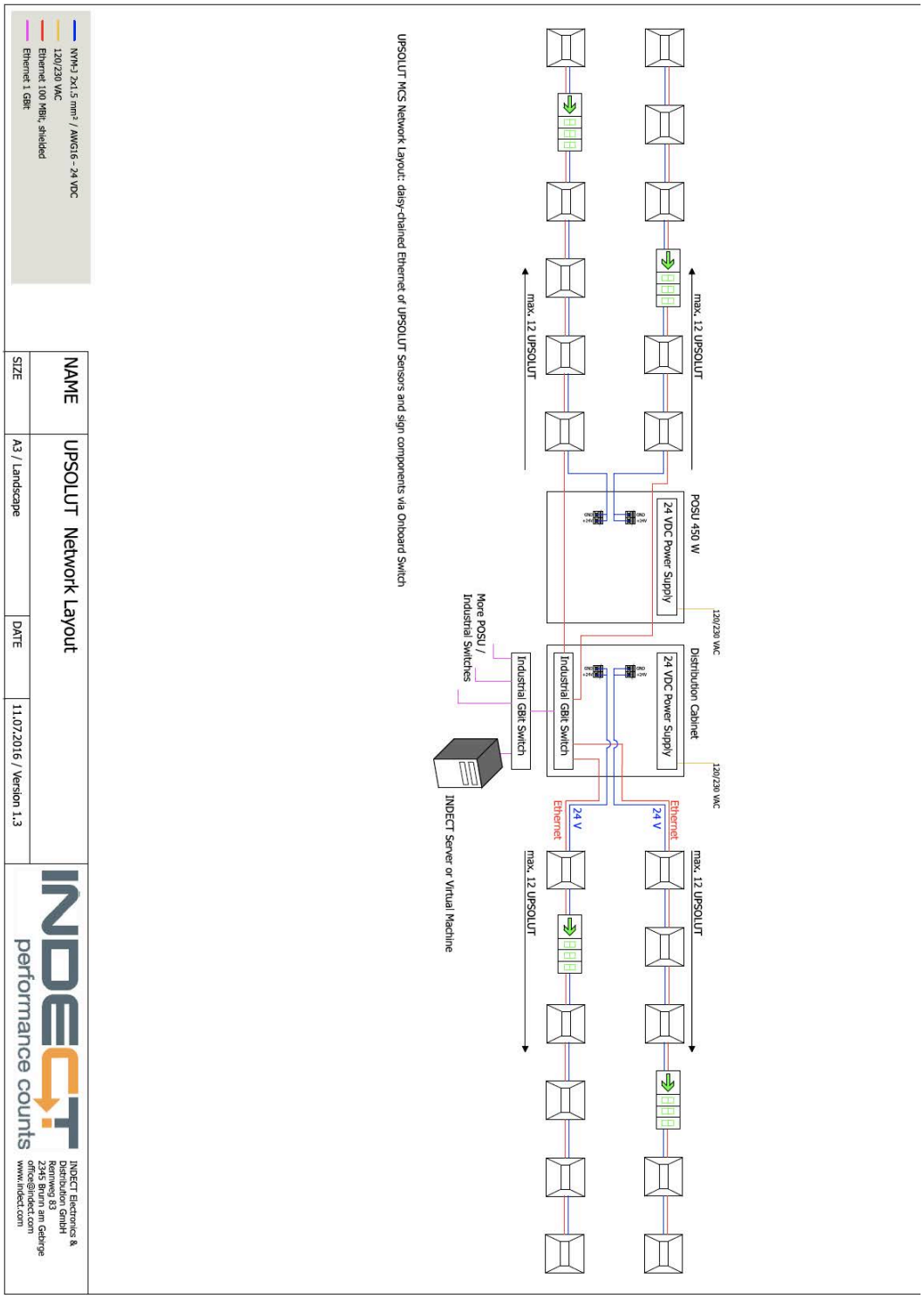




INDUSTRY LEADING HARDWARE

EQUIPPED WITH 12MP HDR CAMERA, 4K (60 FPS)

SYSTEM DIAGRAM



SIGNAGE

MATRIX SIGNS

INDECT's matrix sign make a first and lasting impression on your visitors, as it will enhance the visibility of your parking garage availability. Typically, free-standing, INDECT will design your matrix signs to match your architectural standards. Meeting the highest outdoor performance standards, our signs are built to withstand the most extreme weather conditions and require very little maintenance.

The matrix sign offers a full range of capabilities, including text, images and video. Matrix signs are the perfect solution to merchandising retailers, promoting special events or delivering emergency messages, all the while being able to incorporate parking occupancy information

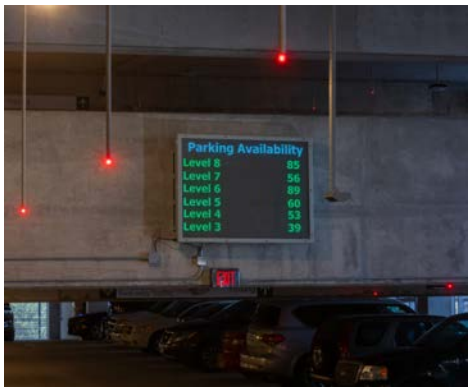
FEATURES

- Full color RGB LED
- P4 Resolution
- High performance for indoor and outdoor use
- Display video footage, messages, advertising etc.
- Screens are scalable to any size – standard sizes available
- Comes with software for control
- Can be used to display parking counts and information



MATRIX SIGN EXAMPLES













INTERNAL SIGNS

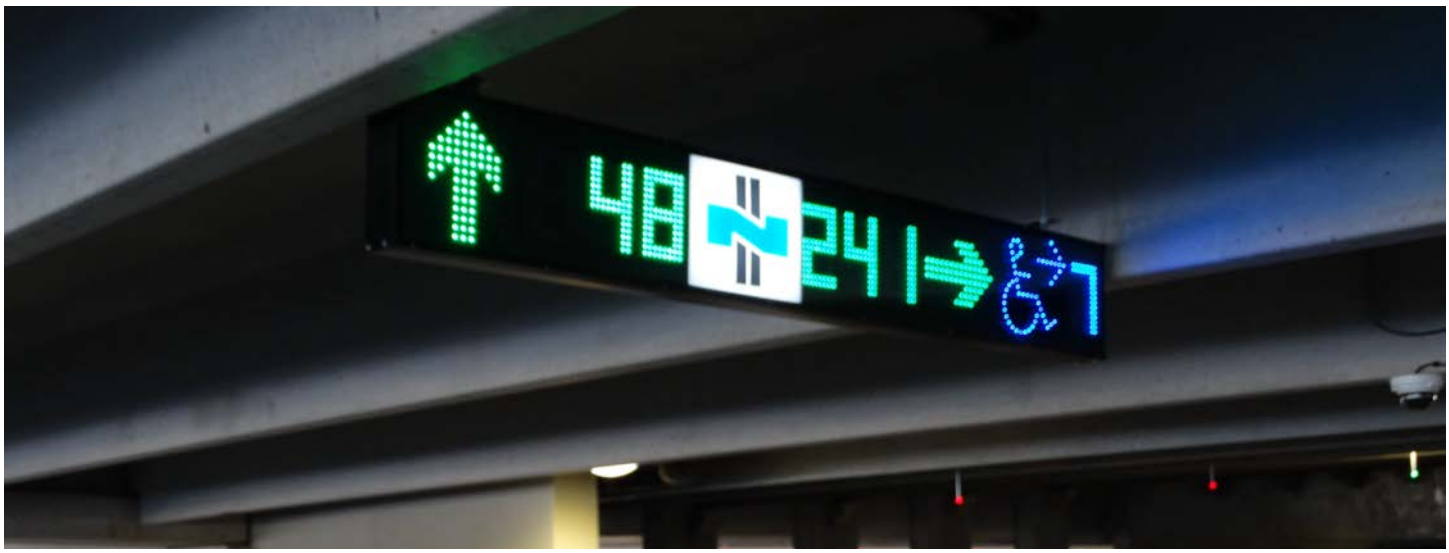
PGS proposes to install internal signs within the parking garage. INDECT's internal signage is rugged, lightweight and extremely easy to read. Internal signage is a key component to a total parking guidance system solution and notifies parking customers of the number of available spaces, where to find those spaces, and even guides them to an exit.

FEATURES

- 5.1" digits – available in green, red, blue, white, amber/yellow – Can be equipped with duel colors
- 8" symbols – ADA, EV, parent's parking, motorbike etc. available upon request
- Up to 6 digits per display – can show OPEN, FULL and CLOSED
- Optional backlit text
- Specifically designed for high performance indoors and outdoors
- Customize static portion of sign and casing



INTERNAL SIGN EXAMPLES







SOFTWARE FEATURES

PGS will include a complete software package, which turns data into meaningful day-to-day reports. The software also includes alarms, alerts, parking space reservation features, and the tools to take your parking operation to the next level. A Graphical User Interface (GUI) of the entire facility is included, with the ability to include up to 75,000 spaces on one server. The INDECT software is provided in two parts – ICOM and IVIS.

ICOM

The ICOM is the configuration software and the IVIS is the web browser based graphical user interface. As well as the two main software components, INDECT has a number of software modules available to unlock specific features. The management system is based on a standard Windows platform. The system is also browser based, which allows remote login via the Internet or over a LAN by authorized staff. This meaning a user can access the system without additional user licenses or dedicated workstations. There are various password protected user levels with different rights. The facility manager or administrator is able to define different rights levels and assign those levels to selected users.

IVIS

IVIS Software is able to generate on-the-fly reports quickly and easily. Unlike other guidance companies, all data is housed on site and is the property of the client. Historical data can be manifested to the client's desired parameters in seconds. Data can be delivered in graphical, CSV, PDF, or Excel formats, all delivered directly to your e-mail. The raw data obtained by the software is manipulated into meaningful reports for management to make key decisions. The INDECT software can customize over 1,000 reports. Our reporting suite can be found within the next section.

LICENSING

A unique feature of the software presented by INDECT is that there are no annual on-going fees.

In addition, there are no costs for additional seat licenses. Therefore, management teams are able to grant access to as many users as they'd like, while still being able to allocate different level credentials per job specific role.



UNLIMITED SEAT LICENSES



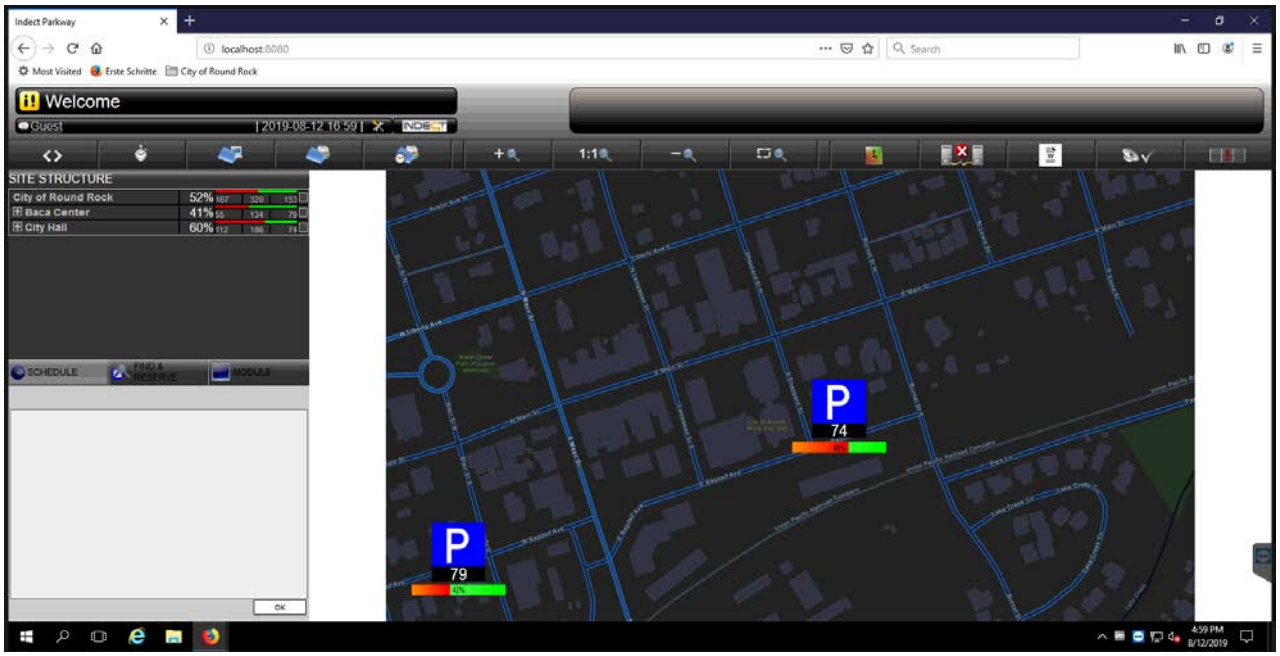
NO RECURRING SOFTWARE FEES

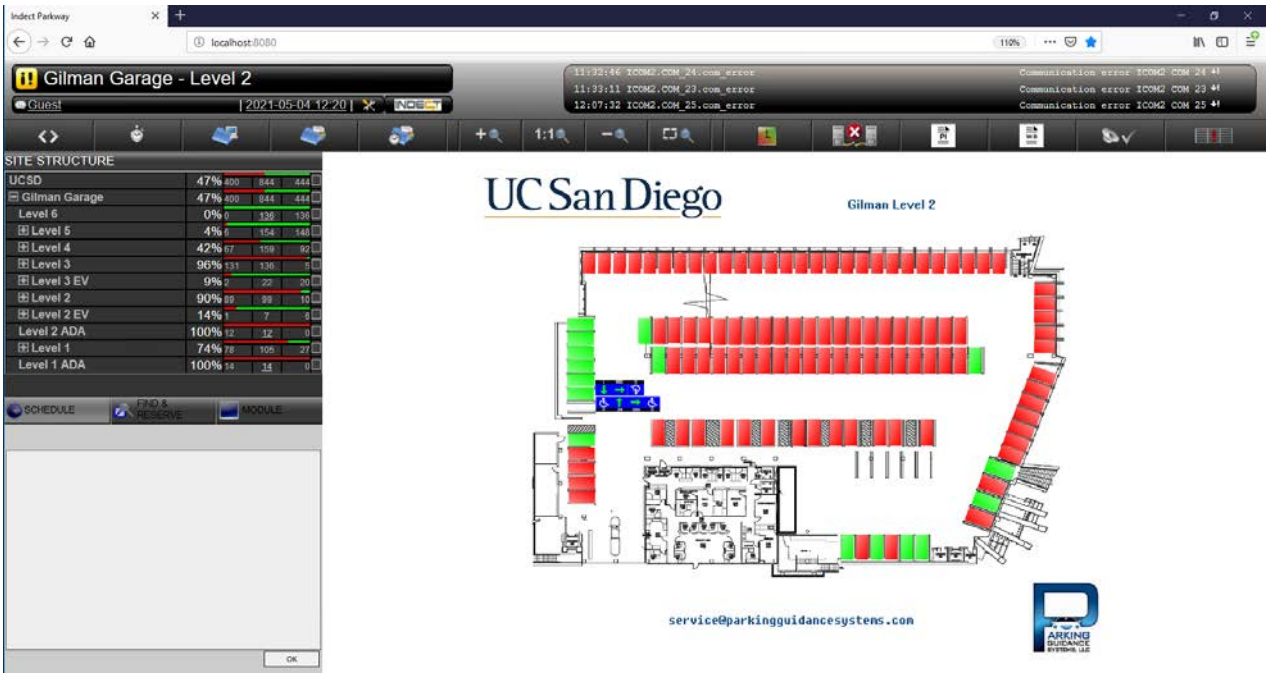
OPEN API

INDECT provides the optional feature Web Interface to transmit garage occupancy data for data exchange between INDECT and other systems.

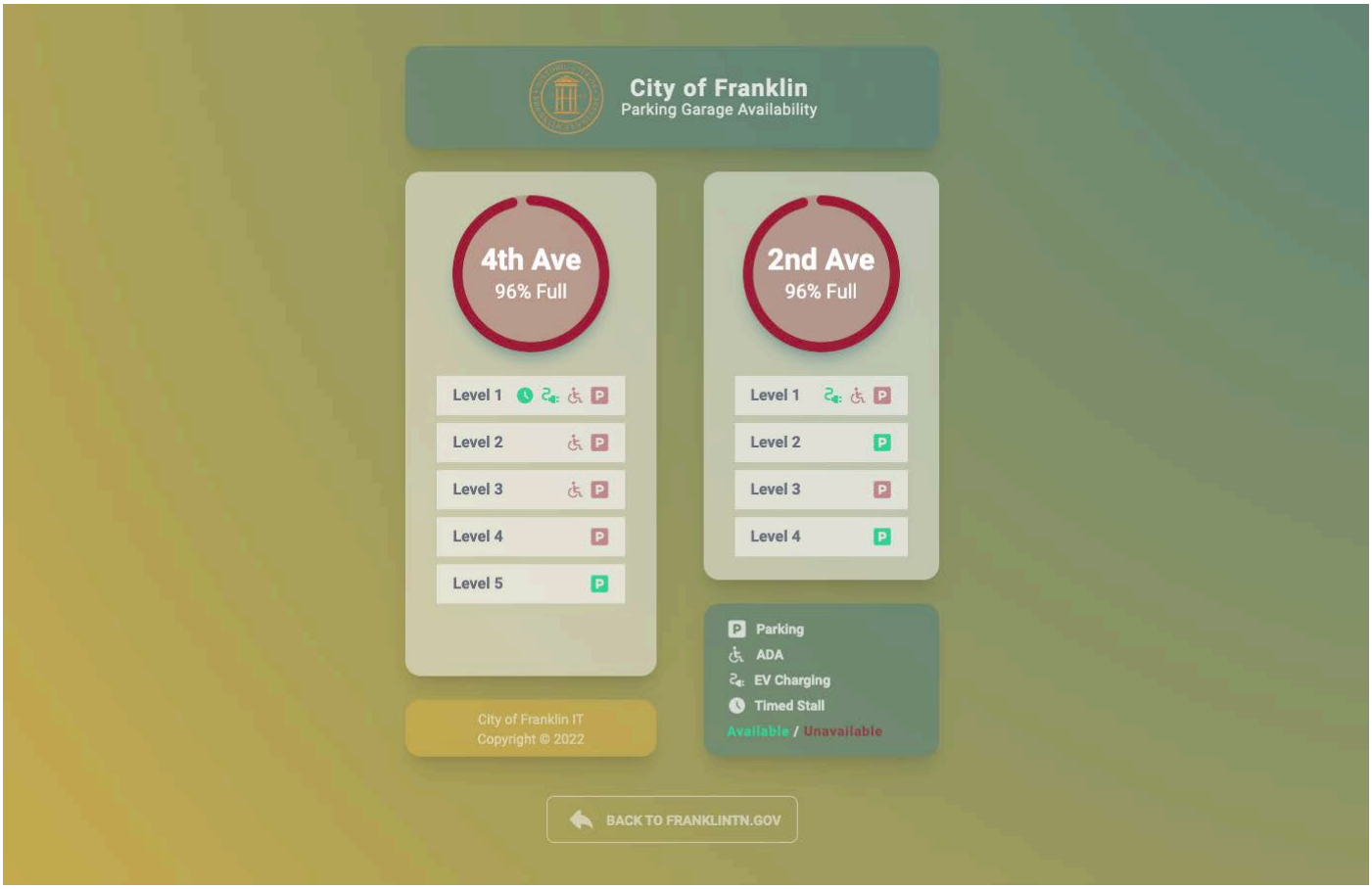
Provision of INDECT data will be carried out via HTTP GET request. The retrieved data is in JSON format and can be processed in any programming language for which a JSON parser is available (i.e. Javascript, C+, C++, PHP etc.)

GRAPHICAL USER INTERFACE





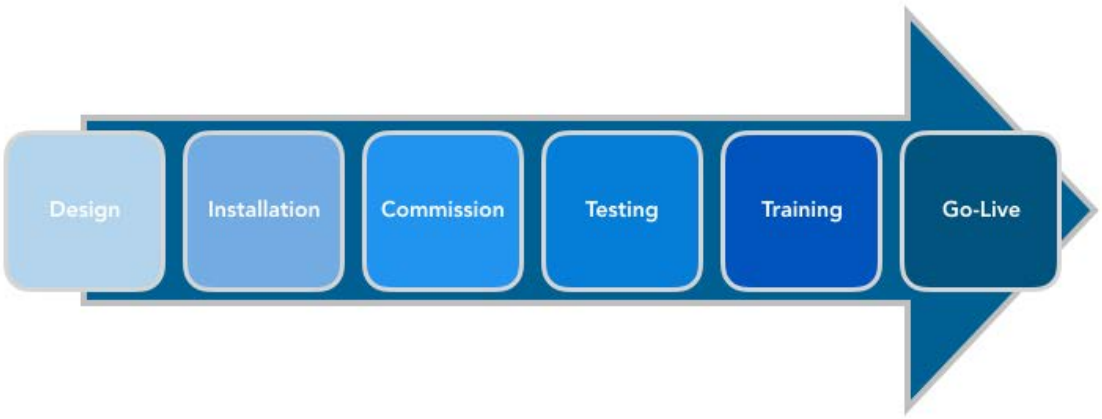
PARKING AVAILABILITY WEBSITE/MOBILE APP API



INSTALLATION

With over 50+ years of project management experience, our operations team has optimized our project approach to establish a smooth parking guidance installation.

There are a number of steps that we recommend be undertaken in order to ensure the successful delivery of the APGS solution for the project. At a high level, PGS typically follows the steps below to accomplish project success once project award has been announced.



BEFORE THE INSTALLATION

Prior to installation, PGS will host a kick-off call to verify the scope of work desired. Our intent is to ensure that you are well versed with all of the feature sets offered and to deliver the best possible system to enhance your parking operation.

Items that will be discussed in the initial kick-off call:

- Team Introduction
- Bi-Weekly Meeting Set-Up
- Submittal Process
- Systematic Drawings & Locations
- System Functionality
- Installation Preference
- Signage Design & Locations
- Project Schedule

SUPPORT, MAINTENANCE, WARRANTY

SERVICE PLEDGE

PGS is not only selling a product, but we are also selling a service to ensure that your system is operating at full capability. The service of our system is what sets us apart from our competition. We place a high priority on our customers by having rapid response times locally stocking parts in order to ensure that all potential issues are addressed in a timely manner. Please see our service pledge to below:

- ✓ 24 Hour Customer Service Hotline
- ✓ One-hour remote response time during regular business hours
- ✓ Three-hour onsite response time during regular business hours
- ✓ Afterhours response times: 2 hours remote / 4 hours onsite hours
- ✓ Locally stocked replacement parts for expedited service
- ✓ Documented service calls and tickets to monitor service times
- ✓ Follow up service to assure issues were addressed and fixed accordingly
- ✓ Daily remote monitoring of system functionality

Our goal is to ensure your parking guidance system is operating at full functionality at all times. PGS has a dedicated team to monitor your system on a daily basis, consistently verifying connectivity and overall system performance.



TRAINING

At PGS, we take the initiative to ensure your parking management team is fully trained to understand how our system operates. Qualified professionals from the Parking Guidance Systems team will lead a training pertaining to both the hardware and software of the system. Each individual involved in the training will interact directly with the system, with the intention of creating a realistic experience for the trainees. Below is an example of the training agenda that will be given to your parking management team, in addition to recurring training received.

Onboarding Training Schedule		Recurring Training	
Overview	Introduction to INDECT Product	Remote	Unlimited Hours per Year
	Overview of Project Inclusions		
	Overview of Software Platform (IVIS)		
Software Training (IVIS)	Review Access Procedures		
	Graphical User Interface Training		
	Site Setup (Signs & LED Colors)		
	User Rights Setup		
	Custom Reports Setup		
Site Specific Information	Maintenance	On-Site	16 Hours per Year
	Troubleshooting		
	As Built Drawings		
	Zoning Procedures		
	Site-Specific License Requirements		
	System Configuration		

WARRANTY

PGS, LLC warrants its goods to be free from defects in material and/or workmanship under normal use and service for a period of one (1) year from the date of purchase for the Facility Count System & two (2) years from the date of purchase for the Single-Space systems. PGS, LLC shall repair or replace all work delivered under the Contract and correct any defect within the warranty period at no additional cost. PGS, LLC does not warrant its goods against any defect except as set forth above, and is not responsible for, and it does not warrant against, any defect or damage caused by transportation, storage, acts of God, maintenance, internal or external hostile environment, misuse, abuse, negligence, accident, modification, tampering, the attachment of any unauthorized accessory, alteration to the goods, or any other conditions whatsoever that do not constitute a defect in material and/or workmanship.

MAINTENANCE AGREEMENT

System maintenance, hardware and software, is fully included while under warranty. PGS will ensure that the system on site is monitored and serviced by a fully trained PGS INDECT technician. A technician will remotely perform weekly checks on the system to ensure the system is working as effectively and reliably as possible.

Under the maintenance agreement PGS, LLC will maintain a dedicated manned phone line to ensure a person answers a call for service 24/7. A technician will then return contact within 2 hours (minimum). A technician will then either log in or attend site within 4 hours. As part of the service, we guarantee system downtime shall not exceed 24 hours. Management will have a dedicated account manager to look after your site. This contact will be your one stop shop for any questions for service, training and reporting. The account manager will meet with your team once per month to discuss the system operation and any requirements that you may have.

Under the agreement PGS will provide 4 hours of free training each quarter to your staff on-site. This can be conducted at your office or at our office facility. This training will cover reporting and system functionality. Further, maintenance is fully included during year one.

Service Levels			
Level	**Definition**	**Response**	**Resolution**
Critical	• Loss of essential server(s) • Damaged/Dangerous Hardware Situations • Data lost or corrupt • Constant error generation from fundamental process • Multiple or Entire levels of sensors/dynamic signs offline	Within (2) Hours	Within (24) Hours
High	• Failure of an entire aisle or the equivalent sum of failures if spanning more than an aisle • Local and confined server problems. • Local and confined sensor faults. • System produces incorrect results in a known isolated area	Within (4) Hours	Within (2) Days of Report
Low	• Failure of a (1) or (2) aisle signs or sensors • Individual LED lights, faults, minor damage requiring repairs • Individual sensor faults, minor damage/cosmetic repairs. • Manual/instruction/user error problems • API unavailable other than network/connectivity loss	Within (24) Hours	Within (3) Days of Report
Preventative	• Proactive maintenance in the absence of failure	Scheduled	Scheduled

Subcontractor Bid Analysis

Trade:	**14.00 Elevators**
Project:	**Celina Government Center Parking Garage**
Owner:	**City of Celina**
Lead Estimator:	**Chris**

	Selected Sub				x
Subcontractor	**TK**	**Kone**	**Otis**	**Schindler**	**TK**
Phone	(972) 322-2977	(469) 925-5754	(720) 219-8746		(972) 322-2977
Contact	Brook Marino	Josh Willingham	Matt Clark	Steve Burke	Brook Marino
email	k.marino@tkelevator	oshua.willingham@kone.com	matthew.clark@otis.com	steve.burke@schindler.com	brook.marino@tkelevator.com
Scope Complete	Yes	Yes	Yes	Yes	Yes
Rank	2	4	3	1	2
Delta To Low	0%	29.05%	2.82%	-13.06%	0.00%
Enter SBE %	0%				
SBE $$$	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost									
				$ 287,489	**$ 371,000**	**$ 295,600**	**$ 249,950**	**$ 287,489**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
		Prequalification Status		Yes	Yes	Yes	Yes	Yes
		MSA Status		No	Yes	Yes	Yes	No
		Single Project Limit		$ 565,776,000	$ 591,424,200	$ 123,122,000	$ 250,000	$ 565,776,000
		Aggregate Limit		$ 1,272,996,000	$ 1,330,704,450	$ 277,024,500	$ 562,500	$ 1,272,996,000
		Exclude Sales Tax	-	$ -				
		Textura	-	$ -				
		Prevailing Wages Included	-	$ -				
		Responses to RFIs Included	-	$ -				
Trade Specific Requirements								
Base Bid			**$ 292,000**	**$ 287,489**	**$ 371,000**	**$ 295,600**	**$ 249,950**	**$ 287,489**
142100	1.02.A.1	Machine roomless traction elevator	$ -	$ 275,489	$ 359,000	$ 283,600	$ 237,950	$ 275,489
142100	1.02.A.5	Total stops	$ 280,000	incl	incl	incl	incl	incl
142100	1.02.A.2	Capacity = 4000 lb	$ -	incl	incl	incl	incl	incl
142100	1.02.A.3	Speed = 200 fpm	$ -	incl	incl	incl	incl	incl
142100	1.02.A.6	Microprocessor group operation	$ -	incl	incl	incl	incl	incl
142100	1.02.A	Interior car dimensions = 7'-8" x 5'-5" X 8' high	$ -	incl	incl	incl	incl	incl
142100	1.02.A.11	Door opening dimensions = 4' x 7'	$ -	incl	incl	incl	incl	incl
142100	1.03	Elevator performance meets or exceeds provisions of 142100 1.03	$ -	incl	incl	incl	incl	incl
142050 11/A-551	1.03J	Pit ladder with slip resistant rungs (check with steel)	$ -	with Steel	with Steel	with steel	with steel	with Steel
142100	2.23.C	Provide textured stainless steel panels, standard handrails, standard ceiling with LED lighting, 1/4" thick stainless steel checker plate flooring in cabs	$ -	incl	incl	incl	incl	incl
142100	2.23.B	Door fronts, jambs, transoms to be clad in #4 stainless steel	$ -	incl	incl	incl	incl	incl
		Provide guide rails and hoist beams (check with steel)	$ -	with Steel	with Steel	with steel	with steel	with Steel
		Temporary elevator protection	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000
			$ -	$ -				
142050	2.01	Kone Monospace 500 DX, Otis Gen 3 Edge, TK Evolution 200	$ -	incl	incl	incl	NA	incl
			$ -	$ -				
			$ -	$ -				
		Total Base Bid (excl. Bond)	**$ 292,000**	**$ 287,489**	**$ 371,000**	**$ 295,600**	**$ 249,950**	**$ 287,489**

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SWINERTON BUILDERS
2200 Main St. Dallas TX 75201

Celina Gov. Center - Garage
105 N Colorado St, CELINA,TX 75009

TK Elevator Corporation

Brook Marino
Tel: 972-322-2977
Email: brook.marino@tkelevator.com

08/08/2024

TK Elevator Corporation (hereinafter "TKE") is dedicated to delivering SWINERTON BUILDERS (hereinafter "Purchaser") the safest, highest quality vertical transportation solutions. I am pleased to present this customized Proposal in the amount of $ 275,489 with sales tax not included and bond not included to furnish and install 2 EOX TKE Elevator(s) based solely on the plans dated 07-11-2024, specification section 142100 , along with the clarifications noted immediately below and the conditions set forth on the pages that follow.

This Proposal shall remain in effect for the next 30 days unless it is revoked earlier by TKE in writing. The price above is subject to escalation - even after Purchaser's acceptance of this Proposal – under certain circumstances including TK Elevator being subjected to increased charges by its suppliers for any of the applicable materials and/or components due to supply chain issues; the imposition of new or increased taxes, tariffs, or other charges imposed by applicable governmental authorities, TK Elevator being subjected to increased charges from its shippers and/or freight forwarders; any material called for in this Proposal being released into production more than 6 months following the written acceptance of this Proposal.

Clarifications to Architectural Plans and Specifications:

1. TKE is quoting EOX traction elevators, which are fully machine room-less and do not require any controller closet/machine room space.
2. 480 v, 3 PH, 60 HZ is required for all EOX projects, if a transformer is required to meet these power requirements it is to be provided by OTHERS.
3. TKE will require the following, which are to be provided by others.
    a. One (1) 3 phase fused and lockable 480v disconnect for the inverter.
    b. One (1) 120v single phase fused disconnect for the cab light circuit.
    c. Additional 15 A disconnect for P.E.B equipment (when applicable).
4. For elevator controller option housed in the top landing entrance jamb. Wall thickness will need to be 8.5" at the controller landing to accommodate the fixed entrance frame depth.
5. To accommodate the fixed entrance frame depth, typical landings will need a wall thickness with a minimum of 5.25" thick and a maximum of 24". To achieve a flush wall-to-entrance frame a 7.875" thickness will be required.
6. Top landing elevator lobbies must be climate-controlled spaces.
7. Rollable access & material staging adjacent to the hoistway at the lowest landing must be provided upon elevator delivery.
8. Flooring to be provided by others and not to exceed 3/4" total thickness or 300lbs.
9. Pit ladder and installation not included; retractable ladder required due to no pit notch.
10. TKE EOX system provides FT1 fire rated belts, which do not require sprinkler heads/heat detectors in elevator overhead unless requested by local AHJ.
11. TEN (10) days of storage included.
12. Please refer to dimensions and finishes below.
13. No allowances or bonds included
14. No operator time included

15. All inspections and coordination work with other trades to take place during normal working hours
16. 1 standard travel cable included per car
17. Hoistway barricades, netting, to be provided and installed by others and maintained by TKE
18. Any card readers, cameras, etc to be provided and installed by others
19. All fire alarm, security, and low voltage wiring and equipment by others
20. Hoistbeam rated for 7,500 lbs provided by others
21. No construction or temporary use of the elevator is included in this proposal.
22. Protection limited to strippable film on metal finishes
23. Composite crew clean up not included
24. Colors to be selected from TKE standard selections
25. Leveling tolerance to be 1/4"
26. Standard TKE submittals to be used. No PE stamping or certification included
27. Standard TKE product standards, equipment, install methods, and quality assurances to be used
28. TKE has included basic demonstration and training only, no videotaping or training videos are included
29. No tear outs, allowances, overtime, spare parts, or attic stock included
30. TKE will not agree to any liquidated or consequential damages
31. All grouting and fire stopping responsibilities to be by others
32. Inserts supplied by TKE but install by others
33. TKE will not agree to per project insurance aggregate
34. TKE will participate in OCIP/CCIP but will not agree to any credits or refunds
35. Work to be performed per TKE proprietary installation process and sequencing
36. Warranty period begins at time of final acceptance
37. Work to be performed per a mutually agreed upon schedule, changes to this schedule will be agreed upon in writing prior to any changes being made effective.
38. Any demo, cutting, patching, coring, sleeving, and grouting to be done by others.
39. Ref: 1.02.A.2, Capacity is quoted as 3500 lbs
40. Ref: 1.02.A.3, Speed is quoted as 150 fpm.
41. Ref: 1.02.A.8, Hoistway dimensions are quoted as 8'6'' x 6'9''
42. Ref: 1.02.A.9, Car interior dimensions are quoted as 6' 9'' x 5' 9''
43. Ref: 2.20.A, Hall lantern included on floor 1.

Value Engineering Opportunities and Alternates:

1. Enter value engineering and alternates here.

(Initial next to the option below to indicate acceptance)

A MAX Digital Service Trial Subscription has been included for the duration of the New Installation Maintenance (NIM) period. In the event you have any questions regarding the content of this Proposal please contact me 972-322-2977

We appreciate your consideration.

Regards,

TK Elevator Corporation
Brook Marino

1.0 Specifications

1.1 Unit Description

Every EOX is green and digital	
Eco-efficiency and sustainability	
Energy efficiency acc. ISO 25745-2	Class A certification
Regenerative drive	With the regenerative drive the elevator recuperates energy during braking and feeds it back to the building grid for other electric consumers to use
Eco-mode	The elevator learns and adjusts to the traffic patterns of the building and lowers its acceleration force by up to 80% during off-peak hours
Standby mode	Electronic components throughout the system are switched off when the elevator is idle (e.g. car lighting, car display, frequency inverter)
Car lighting	High-efficiency LED lighting (74 lm/W)
Product declarations and certification	Environmental Product Declaration (EPD) Health Product Declaration (HPD) Hazardous Substances Management (SCIP, RoSH, REACH) Green building certification calculations (BREEAM etc.)
Digitally native features and services *	
Integrated digital hardware	Native cloud connectivity and a new set of built-in, high-performance hardware components make EOX ready for current and future digital software products & services.
In-car multimedia screen	The included in-car display enriches the travel experience, allows for a pre-defined layout, current floor and travel direction as a default and is ready for future in-car infotainment add-ons
Intelligent sensors	EOX includes new intelligent sensors for improved safety and reliability, such as an in-car optical sensor and an accelerometer, which is used to monitor the motion behavior of the car and the doors
Customer portal access	The cloud-based, self-service customer portal is accessible for free and is the entry point to access documents such as maintenance contracts and historical reports. It allows you to view the elevator performance, its energy efficiency or even create a ticket. For all additional costs associated with the latter, the provisions from the respective maintenance contract apply.
Smart maintenance	Not only is your new EOX digitally native, but so are our technicians. From the moment the elevator has been provisioned, real-time diagnostics will be regularly sent to our technicians, even when not on-site. This will enable them to detect shutdowns in real-time and have guided troubleshooting, focusing on the most likely failure causes.

* Please note that all digital (software) services require a valid maintenance agreement with TK Elevator for the given elevator unit. If this is not the case, the digital services will not be available and the in-car multimedia display will only display the current floor and travel direction.

1.2 Building B1, Group G1,Unit 1

TK Elevator Description of Equipment

Unit[1] NickName:	1	Door Type:	Center opening
Units in Group:	1	Door With:	3ft 6in
Product:	EOX Traction	Door Height:	7ft 0in
Application:	Passenger	Cab Height:	8 ft 0 in
Loading Class:	A	Clear Inside Cab Width:	6ft 9in
Seismic Equipment:	No	Clear Inside Cab Depth:	5ft 5in
Capacity:	3500 lbs.	Hoistway Width:	8 ft6 in
Speed:	150 fpm	Hoistway Depth:	6 ft9 in
Travel:	39 ft 9 in	Pit Depth:	5 ft 0 in
Landings:	4 stops (4 front, 0 rear)	Clear Overhead[2]:	12 ft 7 in
Power Supply:	208 Volts / 3 PH / 60 Hz	Controller Location:	ADJACENT
Code Year:	2016		
		Limited Access Provisions	
		Type:	No

Cab		Car Fixtures	
Cab Interior Type	TKE Applied Panels	Type:	Surface Mounted with Push Buttons (half height)
Cab Wall Column:	Painted		
Cab Side Wall:	Painted	Finish:	Stainless Steel
Cab Rear Wall:	Painted	Fixtures Included:	Applied Car Operating Panel, Car Position Indicator, Car Riding Lantern
Cab Front:	Stainless Steel		
Cab Doors:	Stainless Steel		
Cab Door Sill:	Aluminum	Hall Fixtures	
Cab Finished Floor:	By others (not exceed 3/4")	Type:	Wall mounted fixtures
Ceiling:	Downlight	Fixtures Included:	Hall Stations, In-Jamb Position Indicator at Ground Floor
Ceiling Finish:	Stainless Steel		
Handrail Location:	Rear Wall only	Lobby Panel:	No

Entrance Doors		Pit Ladder	
		Pit Ladder Provider:	Retractable included
Assigned Entrance	**Finishing**	Notch:	0
F - 1-4	Stainless Steel		

1 - Each individual elevator included in this Proposal will hereinafter be referred to as a "unit"

2 - The overhead is measured from the finished top floor, to the underside of the safety beam

3 - Standby lowering and/or standby operation requires a properly sized backup power source furnished and installed by Purchaser

4 - Entrance jamb mounted controller carries an entrance fire rating of one and a half (1.5) hours and equivalent hoistway rating of two (2) hours.

1.2 Building B1, Group G1,Unit 2

TK Elevator Description of Equipment

Unit[1] NickName:	2	Door Type:	Center opening
Units in Group:	1	Door With:	3ft 6in
Product:	EOX Traction	Door Height:	7ft 0in
Application:	Passenger	Cab Height:	8 ft 0 in
Loading Class:	A	Clear Inside Cab Width:	6ft 9in
Seismic Equipment:	No	Clear Inside Cab Depth:	5ft 5in
Capacity:	3500 lbs.	Hoistway Width:	8 ft6 in
Speed:	150 fpm	Hoistway Depth:	6 ft9 in
Travel:	39 ft 9 in	Pit Depth:	5 ft 0 in
Landings:	4 stops (4 front, 0 rear)	Clear Overhead[2]:	12 ft 7 in
Power Supply:	208 Volts / 3 PH / 60 Hz	Controller Location:	ADJACENT
Code Year:	2016		
		Limited Access Provisions	
		Type:	No
Cab		**Car Fixtures**	
Cab Interior Type	TKE Applied Panels	Type:	Surface Mounted with Push Buttons (half height)
Cab Wall Column:	Painted		
Cab Side Wall:	Painted	Finish:	Stainless Steel
Cab Rear Wall:	Painted	Fixtures Included:	Applied Car Operating Panel, Car Position Indicator, Car Riding Lantern
Cab Front:	Stainless Steel		
Cab Doors:	Stainless Steel		
Cab Door Sill:	Aluminum	**Hall Fixtures**	
Cab Finished Floor:	By others (not exceed 3/4")	Type:	Wall mounted fixtures
Ceiling:	Downlight	Fixtures Included:	Hall Stations, In-Jamb Position Indicator at Ground Floor
Ceiling Finish:	Stainless Steel		
Handrail Location:	Rear Wall only	Lobby Panel:	No
Entrance Doors		**Pit Ladder**	
		Pit Ladder Provider:	Retractable included
Assigned Entrance **Finishing**		Notch:	0
F - 1-4 Stainless Steel			

1 - Each individual elevator included in this Proposal will hereinafter be referred to as a "unit"

2 - The overhead is measured from the finished top floor, to the underside of the safety beam

3 - Standby lowering and/or standby operation requires a properly sized backup power source furnished and installed by Purchaser

4 - Entrance jamb mounted controller carries an entrance fire rating of one and a half (1.5) hours and equivalent hoistway rating of two (2) hours.

FINISHES SELECTIONS

Interior cab finishes

Laminates



Ashen Ironwood
9901



Roman Graystone
9902



Serene Sugar Pine
9903



Mojave Chestnut
9904



Heirloom Cherrywood
9905

Metals

Smoked Silver
F-131



Chalkboard
F-119



#4 Brushed
Stainless Steel

Hoistway doors and entrance finishes

Painted Metal

Smoked Silver
F-131



Chalkboard
F-119



Pitch Black
F-112

Toasted Cotton
F-132



Prime Grey
F-400

Metal



#4 Brushed
Stainless Steel

Accessories



LED downlight ceiling



Handrail



Braille plates



Aluminum

Standard aluminum sills

Fixtures



Integrated multimedia/infotainment screen



Hall call button



Car operating panel (COP)



Car riding lantern



Combo hall lantern and position indicator

2.0 Key Tasks and Approximate Lead Times

This Proposal is based on the applicability of all of the following conditions that shall be incorporated into a separate installation agreement between the parties as a condition for performing the work described above:

1. Execution of this Proposal
2. Payment for pre-production and engineering
3. Approval of layout (if applicable)
4. Upon validation of site readiness requirements

Approximate Durations/Lead Times	
Contract execution (can run concurrently with layout drawing package preparation and approval)	Varies
Preparation of layout drawing package (upon receipt of separate installation agreement and plans)	Varies
Approval of layout drawing package, by Purchaser (additional time required for cab, signal, entrance preparation and approval, if applicable. One revision is included in this Proposal price; additional charges and additional time will apply for additional revisions)	Varies
Fabrication time (from receipt of all approvals, fully executed contract, Material Release Form and initial progress payment)	Varies
Installation of Elevator System per car (Upon completion of all required preparatory work by other trades. This time includes elevator installation only and does not reflect adjusting or inspection times.)	Varies

The durations/lead times listed above are strictly approximations that can vary due to factors both within and outside of TKE's control, are subject to change without notice to Purchaser and shall not be binding on TKE

3.0 Payment Terms

- Fifty percent (50%) of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) will be due and payable as an initial progress payment within 30 days from TKE's receipt of a fully executed copy of this Proposal. This initial progress payment will be applied to project management, permits, engineering and shop drawings, submittals, and drilling mobilizations (if required). The material will not be ordered until this payment is received, and the parties have both executed this Proposal and the Material Release Form.
- 25% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) shall be due and payable when the material described above has been furnished. Material is considered furnished when it has been

received at TKE staging facility. Supporting documentation of materials stored shall be limited to stored materials certificates of insurance and bills of lading. Receipt of this payment is required prior to mobilization of labor.

- 25% of the price set forth in this Proposal shall be made as progress payments throughout the life of the project. In the event TKE fails to receive payment within thirty (30) days of the date of a corresponding invoice, TKE reserves the right to demobilize until such a time that the payments have been brought up to date, and TKE has the available manpower.
- The payment terms breakdown above shall be considered to be the Schedule of Values for the project as written. Billing shall be submitted on or before the 25th day of the month according to the payment schedule above and accompanied by a form of G702-703 pay application/schedule of values and a conditional waiver, the format of which is hereby acknowledged and accepted.
- Purchaser agrees that TKE shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the installed equipment until such time as TKE has been paid 100% both of the price reflected in this Proposal and for any other work performed by TKE or its subcontractors in furtherance of this Proposal. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full.
- Default by Purchaser in payment terms may result in interest on sums due and unpaid at 1.5% per month or at the highest legal rate (whichever is less) and suspension of work until all outstanding balances are paid.

It is agreed that there will be no withholding of retainage from any billing and by the customer from any payment.

Proposal Price		$ 275,489.00
Initial progress payment	(50%)	$ 137,744.50
Material furnished	(25%)	$ 68,872.25
Total of remaining progress payments	(25%)	$ 68,872.25

Any work that Purchaser may require prior to turnover of the equipment that is outside of the scope described in this Proposal - other than Temporary Use as described below - will be performed only after the full execution of a mutually agreeable change order and only at the following rates:

Rates	
Mechanic (Standard) per hour	$ 275.00
Mechanic (OT) per hour	$ 512.00
Team (Standard) per hour	$ 495.00
Team (OT) per hour	$ 922.00

The use of online portals for the submission of billing shall follow the terms of the Proposal and Purchaser agrees to permit billing in accordance with the executed contract terms. Portal access and usage is to be provided free of additional charge to TKE and any additional cost for such use is to be reimbursed to TKE via a reimbursable change order immediately upon acceptance.

4.0 Warranty Term

TKE warrants any equipment it installs as described in this Proposal against defects in material and workmanship for a period of one (1) year from the date of Purchaser's execution of TKE's "Final Acceptance Form" on the express conditions that all payments made under the separate installation agreement and any mutually agreed-to change orders have been made in full and that such equipment is currently being serviced by TKE. In the event that TKE's work is delayed for a period greater than six (6) months, the warranty shall be reduced by the amount of the delay. This warranty is in lieu of any other warranty or liability for defects. TKE makes no warranty of merchantability and no warranties which extend beyond the description in this Proposal, nor are there any other warranties, expressed or implied, by operation of law or otherwise. Like any piece of fine machinery, the equipment described in this Proposal should be periodically inspected, lubricated, and adjusted by competent personnel. This warranty is not intended to supplant normal maintenance service and shall not be construed to mean that TKE will provide free service for periodic examination, lubrication, or adjustment, nor will TKE correct, without a charge, breakage, maladjustments, or other trouble arising from normal wear and tear or abuse, misuse, improper or inadequate maintenance, or any other causes other than defective material or workmanship. In order to make a warranty claim, Purchaser must give TKE prompt written notice at the address listed on the cover page of this Proposal and provided all payments due under the terms of the separate installation agreement and any mutually agreed to written change orders have been made in full, TKE shall, at its own expense, correct any proven defect by repair or replacement. TKE will not, under any circumstances, reimburse Purchaser for cost of work done by others, nor shall TKE be responsible for the performance of any equipment that has been the subject of service, repair, replacement, revisions or alterations by others. If there is more than one (1) unit which is the subject of work described in this Proposal, this section shall apply separately to each unit as accepted.

5.0 Additional Items

5.1 New Installation Maintenance (NIM)

A. Following the execution of TKE's "Final Acceptance" form(s), TKE will provide the following services during normal working hours for the units described below:

1. as circumstances warrant, the examination and adjustment and lubrication of the equipment installed by TKE during normal business working days and hours by the applicable TKE branch office and/or
2. the dispatch of a TKE technician with to the location of the equipment in response to a call from the owner of the building where the unit has been installed or its designated representative, emergency personnel, passengers through the elevator's communication device and/or from remote monitoring through the equipment's communication line (if applicable) in order to free any entrapped passengers („callback services") and/or
3. to make covered repairs to the equipment installed by TKE. Covered repairs to the equipment include a visual investigation to determine the source of shutdown along with any resulting necessary adjustments and parts replacement so long as they are not due to any one or more of the following: anyone's abuse, misuse and/or vandalism of the equipment; anyone's negligence in connection with the use or operation of the equipment; any loss of power, power fluctuations, power failure, or power surges that in any way affect the operation of the equipment; fire, smoke, explosions, water, storms, wind, lightening, acts of civil or military authorities, strikes, lockouts, other labor disputes, theft, riot, civil commotion, war, malicious mischief, acts of God, or any other reason or cause beyond TKE's control that affects the use or operation of the equipment ("excluded work").

B. The services described in (4)(A)(2) and (4)(A)(3) will be performed only during normal business working days and hours.

C. Purchaser agrees to separately pay for all excluded work as defined in (4)(A)(3) above.

D. If overtime has not been expressly included in (4)(B) above, Purchaser also agrees to separately pay for any callback services described in (4)(A)(2)and for any covered repairs described in (4)(A)(3) that are performed outside normal business working days and hours.

E. Following the execution of TKE's "Final Acceptance Form", TKE will also provide Multi-Media Monitoring Services ("MMM") for the units described below and in accordance with the current applicable requirements of both the International Building Code and ASME A17.1. MMM includes seven (7) days per week, 24 hours per day dispatching service provided by TKE Communications call center for calls placed by Purchaser, or if the units have been turned over for beneficial use or ownership to an end user then to that end user (the "Owner"), to the local TK Elevator branch office and emergency telephone and multimedia monitoring on all units covered by this Proposal that have fully

operational telephone and in-cab video and text equipment capable of placing a call to or initiating multimedia contact with that call center. Depending on the nature of the call and/or multimedia contact and circumstances, TK Elevator's operators can call one or more of the following: Purchaser's or Owner's (as applicable) designated contacts at phone numbers provided by the applicable Purchaser or Owner (the "Designated Contacts") to TK Elevator in writing and/or a local TK Elevator service technician to be dispatched to the location of the affected unit. Please note that calls cannot be placed to "9-1-1" as the centralized TKE Communications call center does not have dialing access to local "9-1-1" numbers.

Unit Designation	# of Months after Final Acceptance
1. 1	12 Month(s)
2. 2	12 Month(s)

5.2 Work Not Included

There are certain items that are not included in this Proposal, many of which must be completed by Purchaser prior to and as a condition precedent to TK Elevator's performance of its work as described in this Proposal. In order to ensure a successful completion of this project, it shall be solely Purchaser's responsibility to ensure its own timely and separate completion of those items and to coordinate its own Purchaser's completion of those items with TK Elevator. The following is a list of both additional details applicable to this Proposal and those items that are not included in this Proposal:

A. General

1. In no event shall TKE be responsible for liquidated, consequential, indirect, incidental, exemplary, and special damages associated with the work described in this Proposal.
2. This Proposal is made without regard to compliance with any special purchasing, manufacturing or construction/installation requirements including, but not limited to, any socio-economic programs, such as small business programs, minority or woman owned business enterprise programs, or local preferences, any restrictive sourcing programs, such as Buy American Act, or any other similar local, state or federal procurement regulations or laws that would affect the cost of performance. Should any such requirements be applicable to the work described in this Proposal, TKE reserves the right to modify this Proposal or rescind it altogether.
3. TKE is an equal opportunity employer.
4. TKE's performance of the work described in this Proposal and any separate installation agreement is contingent upon Purchaser furnishing TKE with any and all necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this Proposal or the manufacture, delivery or installation of the equipment. All applicable sales and use taxes, permit fees and licenses imposed upon TKE as of the date of the Proposal are included in the price of the Proposal. Purchaser is responsible for any additional applicable sales and use taxes, permit fees and licenses imposed upon TKE after the date of the Proposal or as a result of any law enacted after the date of the Proposal.
5. All taxes, tariffs, duties, permit and/or license fees imposed upon TKE as of the date of the execution of this Proposal are included in the price of the Proposal. Purchaser is responsible, in addition to the Proposal price, to pay TKE for any additional (or any increase in) applicable taxes, tariffs, duties, permit and/or license fees imposed upon TKE after the date of acceptance of this Proposal by any governmental authority or by any of TKE's suppliers of the materials and/or components required in connection with this Proposal.
6. Purchaser agrees to provide TKE's personnel with a safe place in which to work and TKE reserves the right to discontinue work at the jobsite whenever, in TKE's sole opinion, this provision is being violated.
7. The pricing set forth in this Proposal assumes that the elevator pits will not be classified as a confined space. TK Elevator will follow its standard safety policy and procedures. Any job specific safety requirements over and above TKE's standard practices and policies will require additional costs.
8. TK Elevator will furnish and install all equipment in accordance with the terms, conditions, scope and equipment nomenclature as noted herein. Requested changes or modifications to such provisions will require a written change order issued on the Purchaser's letterhead and accepted by TKE in writing prior to the execution of such work. This change order shall detail the current contract price, the amount of the change, and new contract value.
9. All pricing options noted herein are based on acceptance at the time of project award.

B. Hoistways and Equipment Rooms

1. Purchaser shall provide the following:

a. A dry legal hoistway, properly framed and enclosed, and including a pit of proper depth and overhead. This is to include steel safety beam, inspection or access platforms, access doors, sump pump, lights, waterproofing and venting as required; dewatering of pit(s) and required permanent screening/
b. A legal machine/control room, adequate for the elevator equipment, including floors, trap doors, gratings, access platforms, ladders, railings, foundations, lighting, ventilation sized per the TKE shop drawings. Purchaser must maintain machine/control room temperature between 55 and 90 degrees Fahrenheit, with relative humidity less than 95% non-condensing at all times.
c. Adequate bracing of entrance frames to prevent distortion during wall construction.
d. All grouting, fire caulking, cutting, x-ray and removal of walls and floors, patching, coring, setting of sleeves/knockouts, penetrations and painting (except as specified) and removal of obstructions required for elevator work; along with all proper trenching and backfilling for any underground piping and/or conduit.
e. OSHA compliant removable barricades prior to TKE's installation (TKE will replace if removed by TKE). Barricades must allow clearance for installation of entrance frames and should be located no less than 24" from the exterior face of the hoistway wall. Prior to beginning installation, entrance protection and netting must be installed in accordance with OSHA 1926.502J to prevent any objects from falling down the shaft; please note that installation and netting are by others at no cost to TKE. Purchaser agrees to indemnify, defend and hold TKE harmless for any OSHA citations received as a result of Purchaser's non-compliance with OSHA standards.
f. A work platform in the hoistway at the top landing will be provided by Purchaser when required. The platform shall be constructed to the specification provided to the Purchaser by TKE.
g. A full rough opening to accept controller, typically at top landing or floor below top landing, an 8 1/2" minimum finished wall thickness at controller location and all interconnects (building power, fire alarm signals, phone line) to the top of the controller frame.
h. An OSHA compliant steel safety beam rated at the capacity verified by the structural engineer as shown on TK drawings. Beam to be installed 2" below the overhead roof deck as shown on the TK Elevator shop drawings before elevator installation.
i. A hoistway that is square and plumb within 1" from top to bottom of the total hoistway height. If the hoistway is outside of this required tolerance, Purchaser shall pay extra for any additional modifications required for a proper installation.
j. Adequate backing for the elevator guide rails (as shown on the elevator shop drawings). If not, Purchaser will be subject to extra charges due to any additional work required or delay.
k. 75 degree bevel guards on all projections, recesses or setbacks in excess of 4" in accordance with ASME A17.1.
l. Rough openings for the entrances that shall be no less than what is delineated on the elevator shop drawings;
m. Installation of inserts per TKE's layout drawing package. The inserts themselves will be provided by TKE.
n. Any tube steel and/or rail backing, including embeds and weld plates, that may be required by TKE for rail bracket attachment or guide rail support which Purchaser shall ensure is installed by others flush with the hoistway from pit floor to the top of the overhead to carry the loads of all equipment. Purchaser shall ensure that guide rails for traction elevators must attach to steel, CMU or concrete, not wood.
o. All labor and materials necessary to support the full width of the hoistway at each landing for anchoring or welding the TKE sill support as detailed on the TKE layouts along with all structural steel doorframes with extensions to beam above if required on hoistway sides and sills for freight elevators, including finish painting these items.

2. Purchaser must specify wall thickness for elevator entrance frames on the layout approvals. The standard range wall thickness for elevator entrance frames is 3.25" to 12.5". TKE can accommodate entrance thickness of up to 22" at an additional cost.
3. TKE is not responsible for verifying field dimensions or related work by others. Purchaser must verify all dimensions on the submittal drawings prior to equipment fabrication.

C. Electrical and Life Safety

1. Purchaser shall provide the following:
   a. suitable connections from the power main to each controller and signal equipment feeders as required, including necessary circuit breakers and fused mainline disconnect switches per N.E.C. prior to installation. Suitable power supply capable of operating the new elevator equipment under all conditions;
   b. piping and wiring to controller for mainline power, car lighting, and any other building systems that interface with the elevator controls per N.E.C. Articles 620-22 and 620-51;
   c. any required hoistway / wellway, machine room, pit lighting and/or 110v service outlets;
   d. conduit and wiring for remote panels to the elevator machine room(s) and between panels. Remote panels required by local jurisdictions are not included in this proposal;
   e. a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground; and all remote wiring to the outside alarm bell as requested by all applicable code provisions;
   f. installed sprinklers, smoke/heat detectors on each floor, machine room and hoistways / wellways, shunt trip devices (not self-resetting) and access panels as may be required as well as normally open dry contacts for smoke/heat sensors, which shall be terminated by Purchaser at a properly marked terminal in the elevator controller;

g. a means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water in the elevator machine room that shall not be self-resetting;
h. emergency power supply including automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller and along with electrical cross connections between elevator machine rooms for emergency power purposes;
i. a 220v single phase (20 amps) disconnect should be placed adjacent to the hoistway 1 floor above halfway within 50' of each hoistway;
j. confirmation that the emergency standby power generator and/or building can accept the power generated to and from the elevator during both Hi-Speed and Deceleration as shown on the layout drawing package. In cases where the generator and/or building load is not electrically sized to handle the power return from the regen drive, additional separate chopper and resistor units are available for purchase but not included in this proposal. The additional chopper and resistor units allow regenerated power to be dissipated in the resistor bank and not sent back into the building grid.

D. Miscellaneous

1. Purchaser shall provide all work relating to the finished cab flooring including, but not limited to, the provision of materials and its installation to comply with all applicable codes;
2. Should building settling occur which requires elevator rail alignment / escalator leveling and alignment modifications during installation (or during any included New Installation Maintenance period as designated above), additional charges will apply.
3. Purchaser shall ensure full compliance with any governmentally required safety provisions not directly involved with the elevator / escalator installation.
4. Purchaser shall provide a finished cab floor with total thickness ≤ 3/4", weighing ≤ 300 lb.
5. Unless indicated, plastic laminate and powder coat are standard selections, with any other options requiring a price increase.
6. Purchaser shall provide an on-site dumpster. TKE will be responsible for cleanup of elevator/ escalator packaging material; however, composite cleanup participation is not included in this Proposal.
7. Purchaser shall provide traffic control, lane closures, permits and flagmen to allow suitable access/unload of tractor trailer(s).

5.3 Working Hours, Logistics and Mobilization

a. All work described in this Proposal shall be performed during TKE's regular working days – defined as Monday thru Friday and excluding IUEC recognized holidays – and regular working hours – defined as those hours regularly worked by TKE modernization mechanics at the TKE branch office that will provide labor associated with the performance of the work described in this Proposal - unless otherwise specified and agreed to in writing by both TKE and Purchaser (hereinafter TKE's regular working days and regular working hours shall be collectively defined as "normal working hours"). TKE shall be provided with uninterrupted access to the elevator hoistway and machine room areas to perform work during normal working hours.
b. Purchaser shall provide on-site parking to all TKE personnel at no additional cost to TKE.
c. Purchaser shall provide traffic control, lane closures, permits and flagmen to allow suitable access/unload of tractor trailer(s).
d. Purchaser agrees to provide unobstructed tractor-trailer access and roll-able access from the unloading area to the elevator or escalator hoistways or wellways (as applicable).
e. Purchaser will be required to sign off on the Material Release Form (MRF), which will indicate the requested delivery date of equipment to the site. If Purchaser is not ready to accept delivery of the equipment within ten (10) business days of the agreed upon date, Purchaser will immediately make payments due for equipment and designate an area adjacent to the elevator shaft where Purchaser will accept delivery. If Purchaser fails to provide this location or a mutually agreeable alternative, TKE is authorized to warehouse the equipment at the TKE warehouse or designated distribution facility at Purchaser's risk and expense. Purchaser shall reimburse TKE for all costs due to extra handling and warehousing. Storage beyond ten (10) business days will be assessed at a rate of $100.00 per calendar day for each unit listed in this Proposal, which covers storage and insurance of the elevator equipment and is payable prior to delivery.
f. Purchaser agrees to provide a dry and secure area adjacent to the hoistway(s) at the ground level for storage of the elevator equipment and tools within ten (10) business days from receipt at the local TKE warehouse. Any warranties provided by TKE for vertical transportation equipment will become null and void if equipment is stored in any manner other than a dry, enclosed building structure. Any relocation of the equipment as directed by Purchaser after initial delivery will be at Purchaser's expense.
g. TKE includes one mobilization to the jobsite. A mobilization fee of $2,500.00 per crew per occurrence will be charged for pulling off the job or for any delays caused by others once material has been delivered and TKE's work has commenced.

h. Access for this project shall be free and clear of any obstructions. A forklift for unloading and staging material shall also be provided by Purchaser at no additional cost.

i. Purchaser shall provide an on-site dumpster. TKE will be responsible for cleanup of elevator/ escalator packaging material; however, composite cleanup participation is not included in this Proposal.

5.4 Temporary Use, Inspection and Turnover

a. Unless required by specification, TKE will not provide for "temporary use" of the elevator(s) described in this Proposal prior to completion and acceptance of the complete installation. Temporary use shall be agreed to via a change order to this Proposal which shall require Purchaser's execution of TKE's standard Temporary Use Agreement. Cost for temporary use of an elevator shall be $200.00 per calendar day per hydraulic elevator and $250.00 per calendar day for each traction elevator for rental use only, excluding personnel to operate. All labor and parts, including callbacks required during the temporary use period will be billed at TKE's standard local billing rates. In the event that an elevator must be provided for temporary use, TKE will require 30 days to perform final adjustments and re-inspection after the elevator has been returned to TKE with all protection, intercoms and temporary signage removed. This duration does not include any provisions for finish work or for repairs of same, which shall be addressed on a project-by-project basis. Cost for preparation of controls for temporary use, refurbishment due to normal wear and tear, readjustment and re-inspection is $3,500.00 per elevator up to 10 floors. For projects above 10 stops, an additional cost of $1,500.00 / 10 floors shall apply. These costs are based on work performed during normal working hours. Temporary use excludes vandalism or misuse. Any required signage, communication devices, elevator operators, and protection are not included while temporary use is being provided. All overtime premiums for repairs during the temporary use period will be billed at TKE's local service billing rates.

b. The Proposal price set forth above includes one (1) inspection per unit by the applicable authority having jurisdiction if required by the government of the locality where the equipment is located. In the event the equipment fails that inspection due to no fault of TKE, TKE will charge Purchaser for both the cost of each re-inspection which shall be $1,500.00 and a remobilization fee which shall be $2,500.00 via change order prior to scheduling a re-inspection.

c. Upon notice from TKE that the installation and/or modernization of the equipment is complete, Purchaser will arrange to have present at the jobsite a person authorized to make the final inspection and to execute TKE's "Final Acceptance Form." The date and time that such person will be present at the site shall be mutually agreed upon but shall not be more than ten (10) business days after the date of TKE's notice of completion to Purchaser unless both TKE and Purchaser agree to an extension of that ten (10) day period in writing. Such final inspection and execution of TKE's "Final Acceptance Form" shall not be unreasonably delayed or withheld.

d. Should the Purchaser or the local authority having jurisdiction require TK Elevator's presence at the inspection of equipment installed by others in conjunction with the work described in this Proposal, Purchaser agrees to compensate TK Elevator for its time at TK Elevator's current billing rate as posted at its local office.

e. At the conclusion of its work, TK Elevator will remove all equipment and unused or removed materials from the project site and leave its work area in a condition that, in TK Elevator's sole opinion, is neat and clean.

f. Purchaser agrees to accept a live demonstration of equipment's owner-controlled features in lieu of any maintenance training required in the bid specifications.

g. Purchaser agrees to accept TKE's standard owner's manual in lieu of any maintenance, or any other, manual(s) required in the bid specifications.

h. This Proposal includes the installation of an in-car emergency elevator communication system for the benefit of the deaf, hard of hearing and speech impaired (the "Multimedia Equipment") in accordance with the current applicable requirements of both the International Building Code and ASME A17.1. This Proposal does not, however, include the monitoring of any communications to and from that Multimedia Equipment and Purchaser (and any end user of the units) expressly acknowledge that it is solely their responsibility to ensure that any and all such communications are appropriately monitored in accordance with all applicable rules, codes, statutes and/or laws as a condition precedent to turnover of the units including but not limited to a modem and internet connection and a minimum of four (4) hours of battery backup for all communications.

5.5 MAX

MAX is a cloud-based Internet of Things (IoT) platform that we, at our election, may connect to your elevators and escalators by means of installation of a remote-monitoring device or modem (each a “device”). MAX will analyze the unique signal output of your equipment 24/7 and when existing or potential outages are identified, MAX will automatically communicate with our dispatch centers. When appropriate, the dispatch center will alert our technicians during normal working hours. These MAX alerts provide the technician with precise diagnostics detail, which greatly enhances our ability to fix your equipment right the first time, MAXimizing the equipment uptime.
For 2019 code and above, your equipment will include MAX Link – Multimedia for emergency video and two-way communication system. If your job isn’t 2019 code or above, you will have an option between MAX Link – Multimedia and MAX Link – Voice.

5.6 Additional Terms and Conditions

a. In no event shall TKE be responsible for liquidated, consequential, indirect, incidental, exemplary, and special damages associated with the work described in this Proposal.
b. This Proposal is made without regard to compliance with any special purchasing, manufacturing or construction/installation requirements including, but not limited to, any socio-economic programs, such as small business programs, minority or woman owned business enterprise programs, or local preferences, any restrictive sourcing programs, such as Buy American Act, or any other similar local, state or federal procurement regulations or laws that would affect the cost of performance. Should any such requirements be applicable to the work described in this Proposal, TKE reserves the right to modify this Proposal or rescind
it altogether.
c. TKE is an equal opportunity employer.
d. TKE‘s performance of the work described in this Proposal is contingent upon Purchaser furnishing TKE with any and all necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this Proposal or the manufacture, delivery or installation of the equipment. All applicable sales and use taxes, permit fees and licenses imposed upon TKE as of the date of the Proposal are included in the price of the Proposal. Purchaser is responsible for any additional applicable sales and use taxes, permit fees and licenses imposed upon TKE after the date of the Proposal or as a result of any law enacted after the date of the Proposal.
e. All taxes, tariffs, duties, permit and/or license fees imposed upon TKE as of the date of the execution of this Proposal are included in the price of the Proposal. Purchaser is responsible, in addition to the Proposal price, to pay TKE for any additional (or any increase in) applicable taxes, tariffs, duties, permit and/or license fees imposed upon TKE after the date of acceptance of this Proposal by any governmental authority or by any of TKE’s suppliers of the materials and/or components required in connection with this Proposal.
f. Purchaser agrees to provide TKE’s personnel with a safe place in which to work and TKE reserves the right to discontinue work at the jobsite whenever, in TKE‘s sole opinion, this provision is being violated.
g. The pricing set forth in this Proposal assumes that the elevator pits will not be classified as a confined space. TK Elevator will follow its standard safety policy and procedures. Any job specific safety requirements over and above TKE's standard practices and policies may require additional costs.
h. TK Elevator will furnish and install all equipment in accordance with the terms, conditions, scope and equipment nomenclature as noted herein. Requested changes or modifications to such provisions will require a written change order issued on the Purchaser’s letterhead and accepted by TKE in writing prior to the execution of such work. This change order shall detail the current contract price, the amount of the change, and new contract value.
i. This Proposal does not include a schedule for the work described and any such schedule shall be mutually agreed upon by an authorized representative of both TKE and Purchaser in writing before becoming effective.
j. In the event asbestos material is knowingly or unknowingly removed or disturbed in any manner at the jobsite, Purchaser shall monitor TKE‘s work place and prior to and during TKE’s manning of the job, Purchaser shall certify that asbestos in the environment does not exceed .01 fibers per cc as tested by NIOSH 7400. In the event TKE‘s employees or those of TKE‘s subcontractors are exposed to an asbestos hazard, PCP’s, lead or other hazardous substances, Purchaser agrees, to the fullest extent permitted by law, to indemnify, defend, and hold TKE harmless from all damages, claims, suits, expenses, and payments resulting from such exposure. Identification, notification, removal and disposal of asbestos containing material, PCP’s lead or other hazardous substances are the responsibility of the Purchaser.
k. TKE retains title to and a security interest in all equipment it supplies – which TKE and Purchaser agree can be removed without material injury to the real property – until all payments including deferred payments and any extensions thereof, are made. In the event of any default by Purchaser on any payment, or any other provision of this Proposal, TKE may take immediate possession of the equipment and enter upon the premises where it is located – without legal process – and remove such equipment or portions thereof, irrespective of the matter of its attachment to the real estate or the sale, mortgage or lease of the real estate. Pursuant to the Uniform Commercial Code, and at TKE’s request, Purchaser agrees to execute any financial or continuation statements which may be necessary for TKE to file in public offices in order to perfect TKE’s security interest in such equipment.

l. TKE shall not be liable for any loss, damage or delay caused by acts of government, labor troubles, strikes, lockouts, fire, explosion, theft, floods, riot, civil commotion, war, malicious mischief, acts of God or any cause beyond its control.
m. The rights of TKE under this Proposal shall be cumulative and the failure on the part of the TKE to exercise any rights hereunder shall not operate to forfeit or waive any of said rights. Any extension, indulgence or change by TKE in the method, mode or manner or payment or any of its other rights shall not be construed as a waiver of any of its rights under this Proposal.
n. In the event TKE engages a third party to enforce the terms of this Proposal, and/or to collect payment due hereunder, either with or without suit, Purchaser agrees to pay all costs thereof together with reasonable attorney's fees. Purchaser does hereby waive trial by jury and does hereby consent to the venue of any proceeding or lawsuit under this Proposal to be in the county where the work covered by this Proposal is located.
o. TKE can furnish Certificate of Workers' Compensation, Bodily Injury and Property Damage Liability Insurance coverage to Purchaser upon written request.
p. Should loss of or damage to TKE's material, tools or work occur at the project site, Purchaser shall compensate TKE for such loss, unless such loss or damage results from TKE's own acts or omissions.
q. Purchaser, in consideration of TKE performing the services set forth in this Proposal, to the fullest extent permitted by law expressly agrees to indemnify, defend, save harmless, discharge, release and forever acquit TKE Elevator Corporation, TKE Elevator Manufacturing, Inc., their respective employees, officers, agents, insurers, affiliates, and subsidiaries (hereinafter singularly a "TKE party" and collectively the "TKE parties") from and against any and all claims, demands, suits, and proceedings for loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death that are alleged to either have arisen out of or be connected with the sale, marketing, presence, use, misuse, maintenance, installation, removal, modernization, manufacture, design, operation or condition of the equipment that is the subject matter of this Proposal or the labor and materials furnished in connection with this Proposal. Purchaser's duty to indemnify a TKE party does not apply to the extent that the loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death is determined to be caused by or resulting from the negligence of that TKE party. Purchaser recognizes that its obligation to defend the TKE parties under this clause, which is separate and apart from its duty to indemnify the TKE parties, includes payment of all attorneys' fees, court costs, judgments, settlements, interest and any other expenses of litigation arising out of such claims, demands, suits or proceedings.
r. Purchaser further expressly agrees to name TK Elevator Corporation and TK Elevator Manufacturing, Inc. along with their respective officers, agents, affiliates and subsidiaries as additional insureds in Purchaser's liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure TK Elevator Corporation and TK Elevator Manufacturing, Inc. for those claims and/or losses referenced in the above paragraph and those claims and/or or losses arising from the negligence of TK Elevator Corporation and TK Elevator Manufacturing, Inc. Such insurance must specify that its coverage is primary and non-contributory. Purchaser hereby waives its right of subrogation.
s. TKE's participation in any controlled insurance program is expressly conditioned upon review and approval of all controlled insurance program information and documentation prior to enrollment. Any insurance credits if applicable, will be provided
at that time.
t. Unless so mutually agreed upon in a separate signed agreement, TKE shall not be required to interact or correspond with any third party with whom Subcontractor is not in privity of contract concerning matters pertinent to this agreement

5.7 Specific Equipment Type Requirements

Traction Machine Roomless Applications Only

a. Purchaser shall provide TKE installation crew a work platform in the hoistway at the top landing. The platform shall be constructed to the specification provided to the Purchaser by TKE.
b. A full rough opening to accept controller, typically at top landing or floor below top landing, an 8 1/2" minimum finished wall thickness at controller location and all interconnects (building power, fire alarm signals, phone line) to the top of the controller frame.
c. Purchaser shall provide a temporary 220 VAC – 20 amps single-phase terminal with disconnect for each traction elevator at designated spot per TK Elevator local management at the start of the job for temporary operation of work platform.
d. The full width of the hoistway should remain open at the bottom landing until all elevator equipment is installed within the hoistway.

6.0 Offer validity and acceptance

The price offer is valid for a period of Thirty (**30) days** from the date of its submission.

Purchaser's acceptance of this Proposal and its approval by an authorized manager of TKE will constitute exclusively and entirely the agreement between the parties for the goods and services herein described and full payment of the sum of $ 275,489.00

All other prior representations or regarding this work, whether written or verbal, will be deemed to be merged herein and no other changes in or additions to this Proposal will be recognized unless made in writing and properly executed by both parties as a change order. Should Purchaser's acceptance be in the form of a purchase order or other similar document, the provisions of this Proposal will exclusively govern the relationship of the parties with respect to this transaction. No agent or employee shall have the authority to waive or modify any of the terms of this Proposal without the prior written approval of an authorized TKE manager.

6.1 Offer acceptance

By his/her signature, he/she acknowledges having read the General Terms and Conditions set out above and declares accepting them without reservation.

(Purchaser):	TK Elevator Corporation Management Approval
By:	By:
(Signature of Authorized Individual)	(Signature of Branch Representative)
_____ (Print or Type Name)	
_____ (Print or Type Title)	
(Date of Acceptance)	

EOX at a glance

EOX - Moving you beyond your everyday elevator.

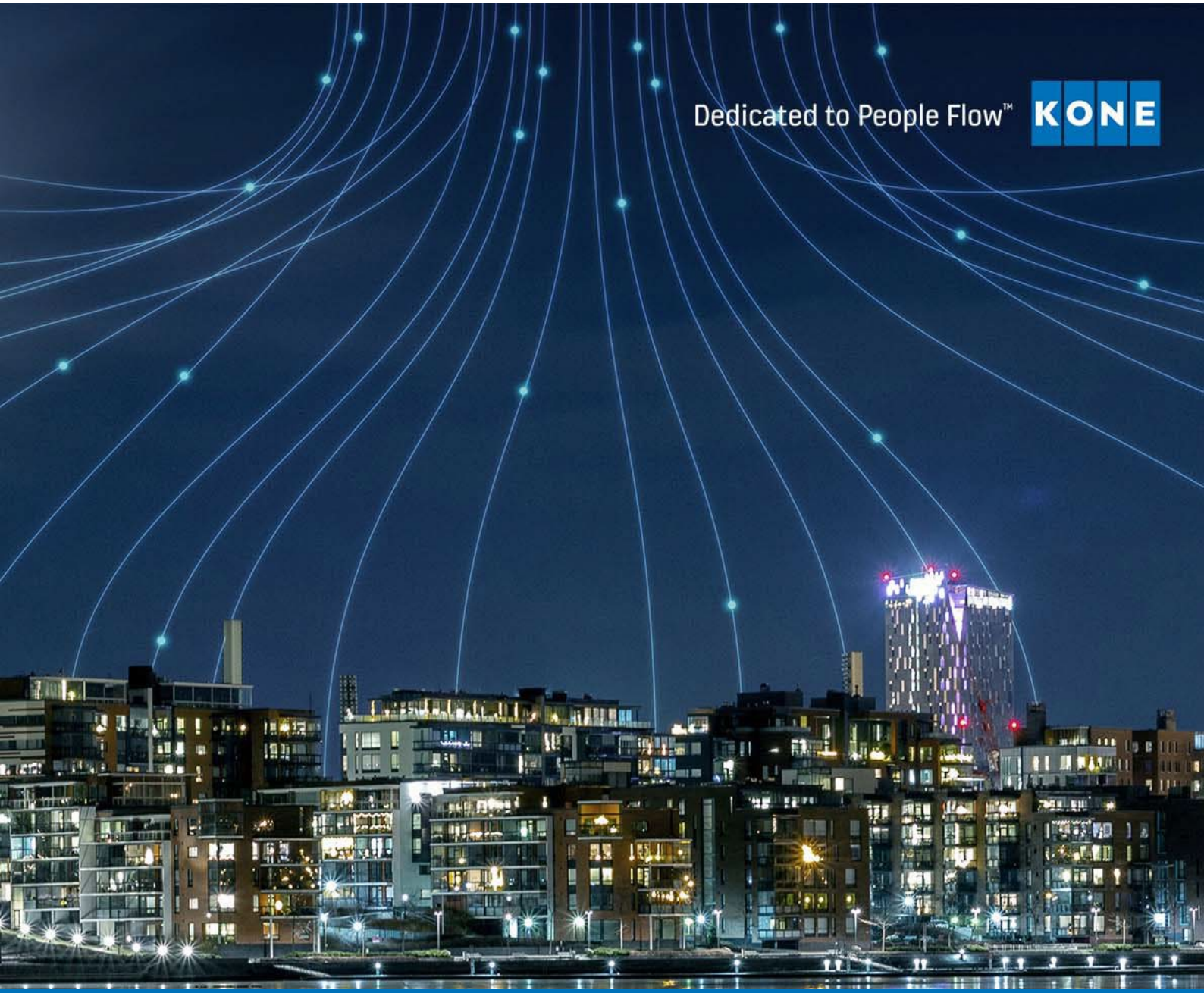
EOX is TK Elevator's new energy-efficient and digitally native elevator that adds value to your building. With a simplified, efficient delivery and installation process, EOX delivers the kind of quality you have come to expect from us tailored to your building's specific requirements.

Backed by German engineering and North American assembly, EOX has been designed to improve customer experience through increased uptime and extended product lifespan. It's all what you expect from an everyday elevator – and beyond. EOX brings premium specs to the entry level standard, such as a regenerative drive in the traction elevator system; sustainable, re-refined oil in the hydraulic elevator system; standard sleep, standby and eco-modes; space-saving design; digital infotainment screen; 24/7 remote monitoring and smart maintenance; smartphone connectivity to the elevator for passengers.

Elevated Operating Experience

EOX is specifically engineered to provide your project with premium, future-proof features at an entry level price point. Designed to facilitate streamlined manufacturing and delivering processes, EOX safeguards your project's budgets and construction timelines. From reliable performance that ensures a smooth, quiet, reliable and quick ride – to providing your building with up to 45% energy reduction – EOX allows you to move beyond what's expected.





Proposal for

Celina Government Center Garage

SWINERTON BUILDERS
Attention: Christopher Dencklau

KONE People Flow Solution Proposal
08/08/2024

SWINERTON BUILDERS
Attention: Christopher Dencklau

KONE People Flow Solutions Proposal
Celina Government Center Garage
08/08/2024
T-0007674325

Prepared by: Josh Willingham, Senior Sales Consultant
(469) 925-5754
joshua.willingham@kone.com

1. Proposal

Pricing summary

The KONE solution includes design, manufacturing, supply and installation of the following:

Elevator

Equipment name	Solution	Capacity/Speed	Landings/Entrances	Price
Elv.1	1 x KONE MonoSpace 500 DX	4000 lbs / 200 fpm	Landings: 4 Entrances: 4 front / 0 rear	
Evl.2	1 x KONE MonoSpace 500 DX	4000 lbs / 200 fpm	Landings: 4 Entrances: 4 front / 0 rear	

Total Sales Price, excluding TAX **$ 359,000.00**

VE options

The following options may be added to our proposal if desired.

MonoSpace 300 DX: $260,000.00
- 3,500 LB
-150 FPM
- Brushed stainless steel cab & entrances
- 3’-6”w X 7’-0”H Doors / 7’-6” cab height

Validity of proposal

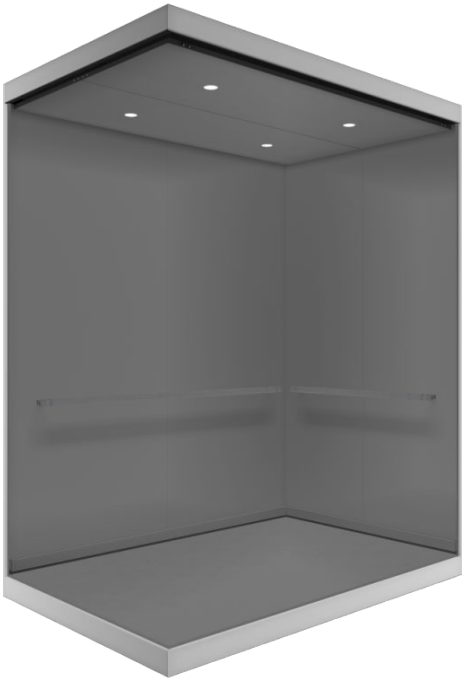
Subject to the qualifications, clarifications, and technical specifications stated herein, our proposal is based on the architectural drawings dated 7/11/2024 and specification (Division 14) and meets, subject to those qualifications, clarifications, and specifications, the general intent of the project. Pricing is based on the contents specified in this Proposal and the appendices and Bid Attachments, which are incorporated into this Proposal (the “Proposal”). Contract terms shall be in accordance with Bid Attachment “A” / KONE Inc. General Terms and Conditions and Bid Attachment “B” / Site Safety Requirements/ Work by Others, which are incorporated by reference. The pricing included in this Proposal is submitted with the understanding that all documents referenced and incorporated will be signed without modification. In the event of conflicts or inconsistencies between this Proposal and any other contract document (including any contract drawing or specification), this Proposal and all its terms and proposed technical specifications shall supersede and prevail, and the recipient of this Proposal shall be deemed on notice of all such conflicts or inconsistencies, the exact terms and specifications proposed by KONE in this Proposal, and any qualifications or clarifications made. This Proposal is valid for 30 days.

2. Your Solution

Elevator Technical Specification

	Elv.1	Evl.2
Base solution		
KONE Solution	KONE MonoSpace 500 DX	KONE MonoSpace 500 DX
Hoisting means	Steel hoisting ropes for the cabin and the counterweight in the required quantity and dimension in accordance with official safety standards.	Steel hoisting ropes for the cabin and the counterweight in the required quantity and dimension in accordance with official safety standards.
Machinery location	Guiderail-mounted in overhead of hoistway	Guiderail-mounted in overhead of hoistway
Capacity (lb)	4000	4000
Speed (fpm)	200	200
Travel height (ft)	37 ft 9 in	37 ft 9 in
Stops	4	4
Front entrances	4	4
Rear entrances	0	0
Control system	Full collective Duplex	Full collective Duplex
IBC seismic design Category	A	A
Value (IP) (SDS)	0	0
Regulations	ASME A17.1-2016	ASME A17.1-2016
KONE Environmental Product Declarations	https://www.kone.com/en/products-and-services/green-building/lifecycle-impact-assessments/	
Shaft construction		
Shaft size (W x D) (ft)	9 ft 10 in x 7 ft 4 in	9 ft 10 in x 7 ft 4 in
Pit depth (ft)	5 ft 0 in	5 ft 0 in
Clear Height under Ceiling (ft)	14 ft 4 in	14 ft 4 in
Headroom Bracket attach type B side	C-insert UNISTRUT (8)	C-insert UNISTRUT (8)
Headroom Bracket attach type D side	C-insert UNISTRUT (8)	C-insert UNISTRUT (8)
Mechanical components & machinery		
Power supply, machinery (V / Hz)	480 / 60	480 / 60
Car and doors		
Car size (WxDxH) (in)	7 ft 6.7969 in wide x 5 ft 6.6875 in deep x 8 ft 0 in high	7 ft 6.7969 in wide x 5 ft 6.6875 in deep x 8 ft 0 in high
Door opening dimensions (WxH) (ft)	4 ft 0 in x 7 ft 0 in	4 ft 0 in x 7 ft 0 in
Controller location	4th floor Hoistway to controller (horz) [ft]: 20	4th floor Hoistway to controller (horz) [ft]: 20

Typical Cab Design



Rear and Side walls



Front and Side walls

Do you want to see the design in 3D view? Click below

→ KONE CAR DESIGNER

https://cardesigner.kone.us/#/doc/22020b35-875f-4a36-9909-c9eeb590b6a3

Materials and design

Please note that all images are for illustration purposes only. Some differences to actual product delivered may exist including number of wall panels, orientation of design, etc. Final approved layout drawings will reflect the actual cab design.

Elevators 1 & 2

Car walls	Flemish Linen
Front wall	#4 Brushed Stainless Steel, pan type door
Ceiling	Direct lighting,round LED (CL80) #4 Brushed Stainless Steel
Flooring by others	Maximum floor thickness: 0.5 in Maximum floor weight: 3 lb/ft2
Handrail	Round, straight ends (HR61) #4 Brushed Stainless Steel Handrail on side and rear walls
Skirting	#4 Brushed Stainless Steel

Car Fan	Fan Required
Protection pads	KONE standard pads and hooks included
Door type	Single-speed, center-opening
Door material	#4 Brushed Stainless Steel
Sill material	Aluminum
Number of car operating panels (COP)	2
COP details	Dot matrix Swing return #4 Brushed Stainless Steel
Panel 2 type	Dot matrix
Jamb mounted destination indicator	Not Included
Signalization Series	KSS570 series signalization

Additional Options

Hall/Lobby panel included	No
Locking of car calls switch type	Card Reader Provisions
Operation of car ventilation	KONE Standard Fan
Regenerative drive	Yes

Landing	Floor Marking	Landing Sill Material	Finish	Entrance Frame type	Hall Lantern / Position Indicator
4 Front	4	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Hall Lantern
3 Front	3	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Hall Lantern
2 Front	2	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Hall Lantern
1 Front	*1	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Lantern / Position Indicator

3. Project-Specific Clarifications

1. Standard KONE submittal/closeout package are included.

2. Hoist-way required will be per KONE layouts, see dimensions provided on this document.

3. Our price includes 12 months of warranty maintenance for regular time call backs only. Should an overtime call be requested an invoice for the differential rate will be issued. The warranty period is to start after elevator turnover which may be prior to substantial completion.

4. KONE will provide a W8x28 hoistbeam and 5x5x1/4 tube steel/safety beam for each elevator. The attachment design, cutting of beam and tube, and installation is by others.

5. Our proposal is based on Type 441 stainless steel finishes.

6. Elevator and counterweight have slide guides in lieu of roller guides.

7. Emergency phone included per state elevator code. Emergency video communications not included.

8. Provisions for card readers are included. Note: KONE can only provide provisions for card readers, the devices themselves are by others. Device may be surface mounted to the cab operating panel or KONE can provide factory cutouts. KONE factory cutouts, and any field time to coordinate with security/access subcontractor are additional costs.

9. Our pricing is based on product, scope, terms & conditions contained within this document and shall prevail in case of discrepancies with specifications and drawings.

Exclusions & Work by Others

10. KONE's complete work by others is found in bid attachment B, included with this proposal. The items below are noted for convenience, please reference attachment B for the complete list of work by others. The KONE Site Safety Requirements is the responsibility of the GC to complete and will be inspected by a Kone Superintendent two weeks prior to equipment delivery. Delivery will not occur if the items on the checklist are not satisfied.

11. KONE subfloor is metal in lieu of plywood. Any additional subfloor and all finish flooring are by others.

12. Sill grouting at the landing entrance sills are by others.

13. KONE requires filled CMU walls, concrete, or steel to attach our rail supports. Attachment locations and reactions will be shown on KONE submittals. In some cases, intermediate attachment points are required between floors. For elevators that share a common hoistway, divider members between elevators are by others.

14. For elevators that share a common hoistway and have a counterweight between two elevator cabs, a counterweight guard is required up and down the hoistway. This guard is not included in our price.

15. Hoistway barricades and netting is required at each landing opening and is not included in our proposal.

16. If your elevator travels a less than a maximum of 75 FT, then this proposal is excluding a fire status panel.

17. Our price does not include operator time or temporary use in our base price. Please see rates provided in this proposal.

18. BIM coordination is not included, but may be included upon request. Please send KONE a BIM execution plan for pricing.

19. Hoistbeam and lifeline tube attachment design, cutting, and installation are by others.

20. Sump pump and grating by others.

21. Mainline and cab power disconnect(s) by others.

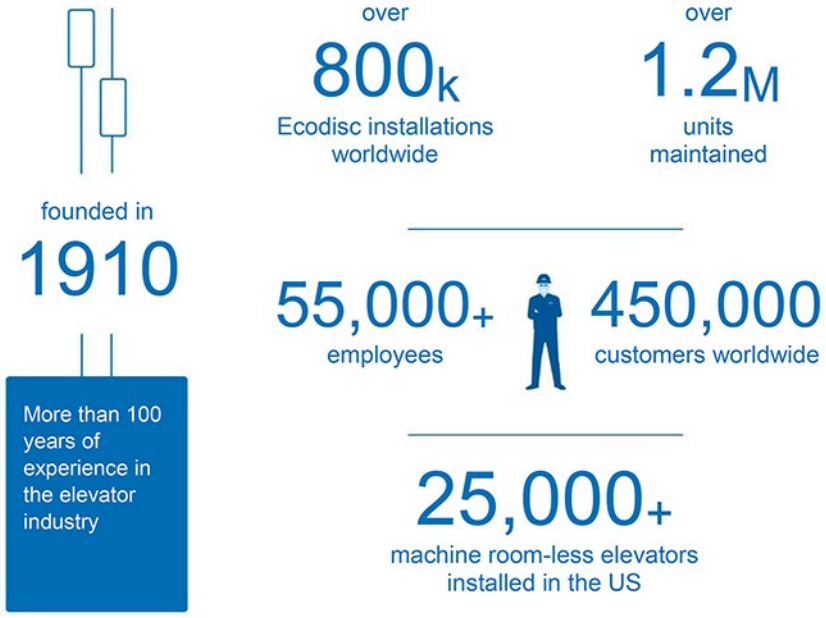
22. Any scope not identified within this proposal document is not included and any changes may affect pricing shown.

4. Why KONE?

KONE in brief

KONE is a global leader in the elevator and escalator industry. Our versatile product portfolio features a wide range of innovative products including elevators, escalators, and autowalks.

You are supported by our broad district and branch network across North America.



Product offer

KONE MonoSpace DX®

A flexible machine room-less traction elevator solution for low to mid-rise buildings.



- Excellent eco-efficiency – hoisting technology, lighting, and standby solutions for energy efficient operation.
- Superb ride comfort – smooth and quiet operation in compliance with our strict ride-comfort standards.
- Versatile design - a broad set of attractive materials and accessories to create the perfect interior for your elevator.

KONE 24/7 Connected Services – improved safety, full transparency, and peace of mind

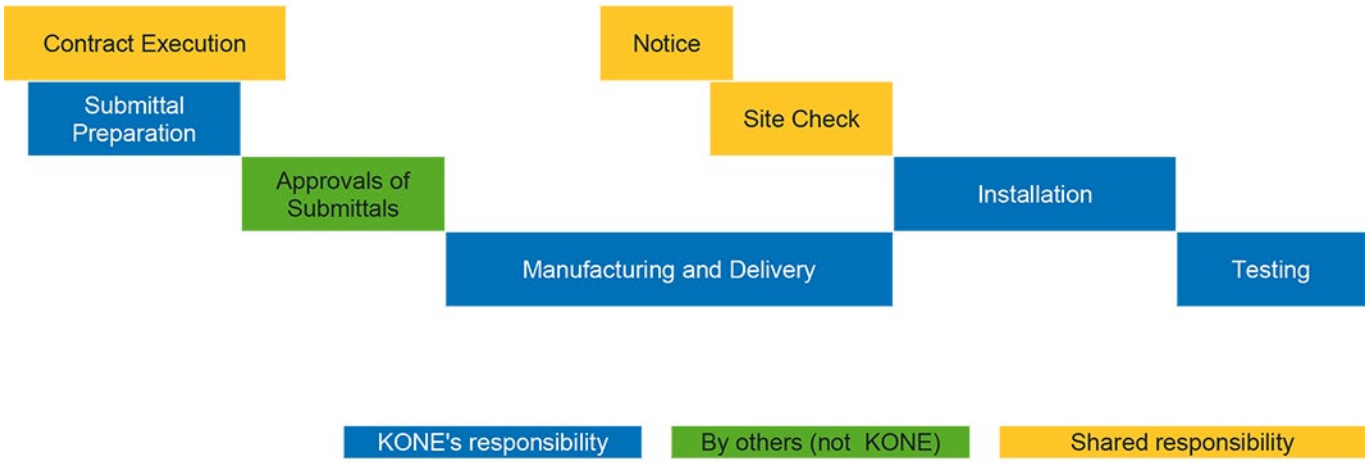
KONE elevators can be equipped with KONE 24/7 Connected Services. This solution allows our teams to predict issues and act before a shutdown occurs. For our customer and building tenants, it means improved reporting and communication on maintenance work with full transparency and ease of mind.

Read more at
kone.us/connected

5. Ensuring Project Success

Project Schedule Overview

This Proposal is conditioned upon KONE's standard installation methodology and all work performed during normal business hours, excluding IUEC (International Union of Elevator Constructors) holidays. The following schedule is proposed:



Preparation of Submittals	2 weeks	From receipt of contract and first payment.
Contract Review	6 weeks	From receipt of full contract package. All referenced documents required.
Approval of Submittals	TBD	Mutually agreeable time to incorporate changes to the layout and approve the submittals. Approval of Submittals means notification in writing, by the Customer or Customer's Agent, that all submittals are approved, and manufacturing may commence. All finishes and features are to be confirmed at the time of submittal approval.
Manufacturing and Delivery	14-18 weeks	From receipt of submittal approval and an executed contract. KONE's policy is to release equipment to Manufacturing after the contract is fully executed by both parties. Note: KONE's factory has two-week shutdown over the months of July and December. Any manufacturing duration that falls during these months shall add two weeks to the manufacturing time. Delivery times may be extended due to delays caused by measures undertaken to stop the spreading of the Coronavirus (2019-nCoV) epidemic, availability of personnel, logistics providers, and supply chains.
Notice to commence on site and site check	2 weeks	Prior to starting the installation, KONE requires a two-week notice to inspect the site to ensure it fulfils the requirements set by KONE for commencing installation. Site Check will be performed in the two weeks before installation begins.
Installation	7 wks ea.	Only after the site has passed the Site Check inspection, the installation can start. Duration is per unit. If multiple units need to be installed at the same time, a Foreman will be required at additional cost - based on availability.
Testing and Commissioning	1-2 weeks	Clean 3-phase power, active phone line to the controller, and all life safety provided by others is required prior to testing / commissioning.

Site Preparation

KONE requires the following conditions fulfilled two weeks prior to commencement on site. Please see Bid Attachment “B” / Site Safety Requirements / Work by Others for more detailed site requirements. These conditions will be verified during the site readiness visit.

1. Adequate access for delivery of elevator material + clean/dry 21’ x 56’ storage space per elevator.
2. The hoistway, pit, and machine room must be clean, dry, and constructed per the approved KONE final layout drawings. Any required support for guide rail brackets, divider beams and divider screens from pit floor to the top of the hoistway will be provided by others. Note: bracket support points may be required between floors. The hoistway must be plumb according to tolerances listed on KONE Final approved layout drawings.
3. Removable, OSHA approved barricades must be provided around all hoistway openings. Provide and install full entrance protection, made of nylon mesh or reinforced plastic at all hoistway openings per OSHA 1346 1926.502(j). Design and install entrance protection in such a way as to allow quick accessibility in and out of the hoistway.
4. Permanent or temporary three-phase and single-phase power of permanent characteristics with disconnect switches.
5. A hoist beam and safety beam (furnished by KONE) must be cut to size and installed in the elevator overhead per the approved KONE final layout drawings (hoistbeam capable of supporting the load requirement noted in our shop drawings).
6. Applicable work areas must have adequate lighting.
7. Finished floor marks must be visible from the hoistway openings at all landings.

Warranty / maintenance

Our Proposal includes 12 months of KONE standard maintenance with KONE 24/7 Connected Services, including regular time callback service.

Under no circumstances shall indicators or predictions from KONE 24/7 Connected Services be cause for immediate services. They shall be addressed upon the next scheduled maintenance visit, or otherwise at the sole discretion of KONE. The remote monitoring devices are provided to the Customer as part of the Services. Customer gives KONE the right to utilize 24/7 Connected Services to collect, export and use data generated by the use and operation of the equipment. Customer has no ownership or proprietary rights to such data, nor the device or software that monitors, analyzes, translates, reports or compiles such data. KONE 24/7 Connected Services, including any data collected, the device(s) to perform the service, and any software related thereto shall be the exclusive property of KONE. KONE MAKES NO WARRANTY THAT SERVICES WILL BE UNINTERRUPTED OR ERROR-FREE. KONE IS NOT LIABLE FOR ANY DAMAGES RELATING TO LACK OF NETWORK COVERAGE AT THE SITE OF THE EQUIPMENT, DUE TO TAMPERING WITH THE REMOTE MONITORING DEVICE, INTEROPERABILITY, SERVICE DEFECTS, SERVICE LEVELS, DELAYS, SERVICE ERRORS, INTERRUPTIONS OR ANY OTHER REASON OUTSIDE OF KONE’S REASONABLE CONTROL. KONE DISCLAIMS ANY LIABILITY FOR DAMAGES OR INJURIES (INCLUDING DEATH) ARISING FROM OR IN CONNECTION WITH THE OPERATION OR USE OF THE SERVICES SET FORTH HEREIN.

The Product Warranty is specified in Bid Attachment A. Installation by KONE of any parts covered under the Product Warranty on parts will only occur while KONE maintains an active maintenance contract. The Product Warranty and Warranty Maintenance commences on the date of acceptance set forth in the Uniform Final Acceptance Form. For long-term reliability, a continuing maintenance agreement is necessary. This Proposal is conditioned upon KONE receiving a ten (10) year KONE Extended Warranty maintenance contract from ownership prior to the date of acceptance set forth in the Uniform Final Acceptance Form.

Price Adjustment

KONE shall be entitled to an equitable adjustment in the Price, including but not limited to, any increased costs between the time the Contract is signed and the date of manufacture for materials, labor, or shipping, as well as increased costs resulting from any change in law or tariffs.

Payment terms

Proposal price is valid with the following payment terms (Payment due date is 30 days net, from the date of KONE's electronic invoices):

30%	Engineering & Site Management
50%	Material
20%	Installation

KONE reserves the right to delay and/or suspend the work, including manufacturing, delivery, installation and/or final turnover of the equipment for non-payment. Prior to equipment turnover, KONE must be paid in full including all change orders, less retention. Additionally, prior to turnover KONE requires a signed Final Acceptance and receipt of a Final Punchlist from all parties. Should you have a requirement other than that shown above; we will be pleased to discuss it with you.

Sourcing

This Proposal is made without regard to compliance with any special purchasing and/or manufacturing requirements including, but not limited to, Buy America, Buy American, U.S. Steel, FAR clauses, minority/disadvantaged supplier requirements or similar state procurement laws. Should such requirements be applicable to this project, KONE reserves the right to modify and/or withdraw our Proposal.

Confidentiality

Any pictures or images included in this Proposal are for information purposes only. This proposal and all attachments are intended for the exclusive use of the addressee-recipient. This proposal and attachments are proprietary, confidential, and protected by copyright laws of the United States of America and international treaties. Reproducing, copying, disclosing, adapting, publishing, or distributing this proposal or the attachments, in whole or part, is prohibited. Copyright © 2020 KONE Inc. All rights reserved.

Completion

The price is based on KONE completing its work by December 31, 2025, and a material manufacturing start, no later than six months from the date of this Proposal. The standard wage rate is assumed. If KONE's on-site work is not completed in the above calendar year (due to delays by others), you will be responsible for the labor rate increase that occurs on January 1st of each following year.

Storage/delivery/remobilization

This Proposal is based on the site being handed over to KONE in accordance with KONE Site Safety Requirements, per Bid Attachment “B,” on the agreed dates. Any changes to such dates are considered a change to the schedule and KONE shall be entitled to an extension of time and to recover all costs related to such changes and an extension of time. If the Site Requirements are not complete, KONE will not deliver the unit equipment to the job site. If KONE is unable to unload at the jobsite on the scheduled date and commence installation immediately, additional costs for off-site storage ($3,000 / month per unit) and labor for double handling of the materials ($4,000) shall be paid to KONE via a Change Order. Should KONE be required to demobilize, through no fault of its own, due to any suspension or work stoppage, and after material is delivered to the jobsite a charge of $4,000 per crew shall be paid to KONE via a Change Order for each remobilization. Customer shall also store and protect the materials and equipment onsite or at a storage facility reasonably acceptable to KONE at Customer’s sole risk and cost. If KONE is not able to commence installation on the agreed upon material delivery date or if KONE’s work cannot be performed in an uninterrupted manner, labor may be reallocated to other projects and may not be available to reallocate to this project for several weeks. KONE is not responsible for any delay to the project resulting from labor reallocation because of Site Requirements not being complete by the material delivery date.

Operator time

No operator time is included in this proposal. If the General Contractor or another subcontractor requires access to the shaft or the use of the elevator platform for any reason prior to Final Acceptance, KONE will provide an operator per the standard hourly rate of $250/hour for straight time or $500/hour for overtime. Availability of an operator will be determined at the time of the request. KONE's installation schedule shall be extended by the time needed by other trades for access to the shaft.

Temporary construction time use

This proposal does not include provisions for temporary use of the elevator(s). Should temporary use be required, a monthly fee ($3,500), costs of temporary inspections / re-inspections ($2,500), and a hoistway screening cost (if applicable) will apply per elevator. Any additional cost for screening the hoistway (if applicable) and readjusting / refurbishment will be paid by customer. The General Contractor will provide:

- Protection of the elevator(s)
- Protection of hoistway openings
- Electrical service
- Temporary car enclosure
- Operator
- Two-way voice communication boxes at each landing

The KONE Temporary Acceptance Form shall be executed before any elevator is placed into temporary service. Please note that KONE requires two weeks minimum to refurbish the elevator(s) to a "like new" state prior to final turnover.

Hoistway cleaning

KONE is unable to estimate the cleanliness of an elevator hoistway on a construction site, as the amount of debris/dust is dependent on work completed by other trades within the building. As such, KONE has not included any costs for clean down of the elevator shaft but can provide a price if conditions warrant.

Other trade work

No additional time or costs (outside of the equipment installation and inspection time) have been included in this proposal for coordination with the life safety system, security system, or any other trades. KONE shall be entitled to an extension of time and / or additional costs incurred by additional time expended for coordination with other trades.

Phone

This proposal includes one standard, hands-free ADA compliant speakerphone per cab. It will automatically dial to a determined location. A KONE Care – Emergency Phone Monitoring or Wireless Phone service agreement must be completed, (either accepting or denying KONE's monitoring service) two weeks prior to final inspection.

Inspections

This Proposal includes one final inspection by the elevator code authority, per elevator, during normal working hours. Prior to scheduling the elevator final inspection with the Authority Having Jurisdiction (AHJ), building life safety including fire alarm and dedicated phone lines for each elevator must be fully operational. If the final inspection fails due to KONE's sole responsibility, KONE shall pay for the cost of re-inspection(s). Should re-inspection be required due to deficiencies by others, you will be responsible for the cost of re-inspection(s). All other testing will be provided for additional cost at normal KONE billing rates. During the final testing, a representative of the fire-life-safety contractors will be required (at no cost to KONE) while testing the elevators. No overtime has been included in this Proposal.

Changes to the work

KONE shall not be required to proceed with any Customer requested change to its Work ("Extra Work") until such Extra Work is evidenced in a mutually acceptable Change Order and signed by both parties. This includes, but is not limited to, any changes or revisions, accelerations, resequencing, suspension of KONE's schedule of Work or other delays outside of KONE's control. However, should KONE agree to proceed with Extra Work pursuant to a Construction Change Directive or Field Order without a fully executed Change Order, such agreement by KONE is conditioned on the Extra Work being converted promptly to a fully executed Change Order. KONE shall not be obligated to continue performance of Extra Work if the estimated value of unexecuted Change Orders exceeds 10% of the Agreement Price, or if there is a reasonable safety concern, a product

limitation, or it is unreasonable to proceed. No action by KONE, including but not limited to KONE performing Extra Work without an executed Change Order, shall be construed to be a waiver of Subcontractor's right to seek payment for the Extra Work performed, or to obtain a Change Order at a later date. Customer shall remain directly liable to KONE for payment for changed or Extra Work ordered by the Customer for delays caused by Customer or others subordinated to Customer.

6. Proposal Acceptance

We have read in full and accept the content of this Proposal and all attachments.

Project Name: Celina Government Center Garage

Proposal No: T-0007674325

Site Address: 75009, 105 N Arizona Dr, Celina, Texas

Total Sales Price: $359,000.00

Customer

SWINERTON BUILDERS

Date

Signature

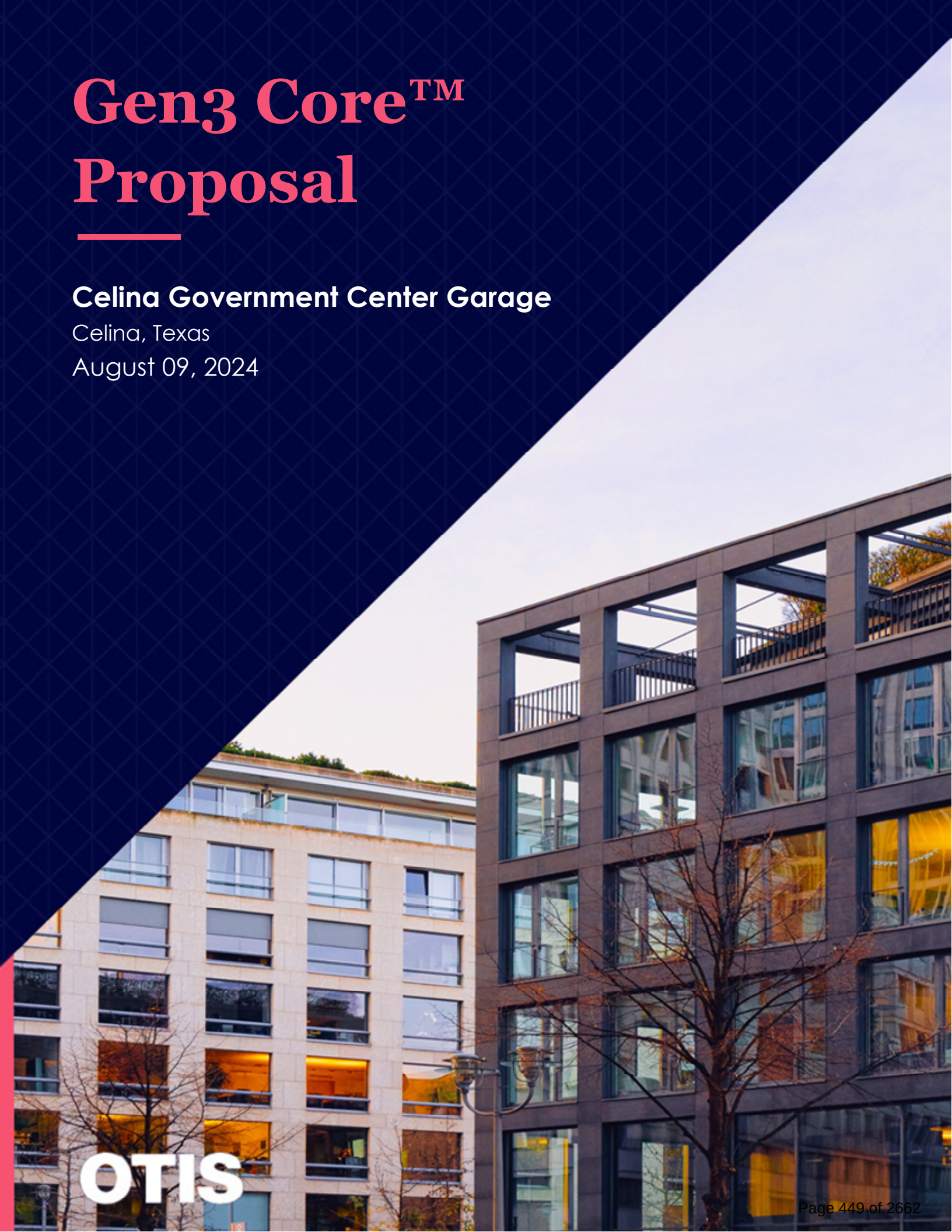
Printed name

Gen3 Core™ Proposal

Celina Government Center Garage

Celina, Texas

August 09, 2024



OTIS

Celina Government Center Garage

August 09, 2024

Swinerton Builders
1717 Main Street, Suite 3030
Dallas, Texas 75201

Project Number: F7NH2067

We appreciate having the opportunity to provide you with our proposal for this project.

Services More personalized services through our Otis ONE IoT digital platform to keep you ahead of potential issues.	**Safety** Safety is at the core of who are as a company. We prioritize safety and every passenger's health and well-being.
Support From resources and tools to guidance and expertise, Otis makes planning and managing smarter and simpler.	**Experience** New designs transform passenger ride, adding exceptional value.

Please take note of the following sections:

- **Price Quotation**
- **Unit Specification**
- **Voluntary Alternates**
- **Delivery, Manufacture Lead Times & Installation**
- **Clarifications**
- **Summary**

Otis has built a reputation based on quality, reliability, and a proven record of safety that's the best in the business. We continue to pursue a policy of innovation to ensure our customers receive the highest level of service in the industry.

If you would like to discuss your proposal or make any amendments, please contact me and I will be happy to discuss the project.

Otis Elevator Company
Matt Clark

Tel: 720-219-8746
Matthew.Clark@otis.com

Price Quotation

We are pleased to provide you with our proposal to furnish and install:

2 Otis Gen3 Core™ elevator systems

Proposed Elevator System Cost: $283,600.00

This quotation is based upon a delivery date of on or before April 2025, is valid for thirty (30) days from the date of submission, and the following:

Otis' scope of work and clarifications herein as outlined in this proposal, along with:
Drawing version dated 7-11-2024, division 14 spec section, addenda, and contractor scope of work

We appreciate having the opportunity to provide you with our proposal for this project and look forward to working with you and your project team.



With its space-saving design, the Gen3 Core elevator is ideal for low- and mid-rise buildings, setting new standards for performance, reliability, and sustainability.

COMPACT SIZE

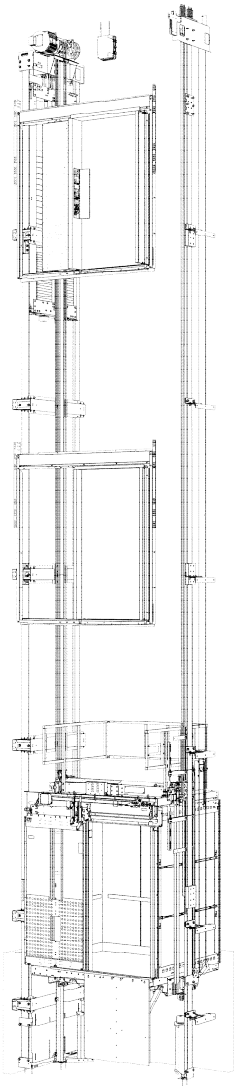
- Compact gearless machine
- Saves construction costs
- Architectural flexibility

REFRESHINGLY QUIET

- Smooth coated steel belts - no metal-to-metal contact
- Pulse™ system – 24/7 belt monitoring

MOVING WITH EFFICIENCY

- ReGen drive technology
- LED lighting
- Sleep mode operation
- Zero machine and belt lubrication



CONFIDENCE IN RELIABILITY

- Otis ONE IoT digital platform - Provides the connected intelligence that defines the Gen3 elevator
- OTISLINE® 24/7 customer service

OTIS MADE

- ISO-certified factories
- Meticulous design processes
- Quality manufacturing through Otis Performance Excellence (OPXL)

WANT MORE INFORMATION?
www.otis.com

Unit specification

Garage Unit 1

Designation & Model	Otis Gen3 Core™ elevator system	
Capacity & Speed	3500 lb (1588 kg) passenger cab	200 fpm (1.02 mps)
Machine Location	Machine roomless with machine at top of hoistway	
Control Space	Controller located in a closet	
Rise/Stops & openings	37 ft 9 in 0 (11506 mm)	4 stops with 4 openings
Clear Hoistway	Depth: 6 ft 11 in 0 (2108 mm) Width: 8 ft 6 in 0 (2591 mm)	Pit depth: 5 ft 0 in 0 (1524 mm) Overhead: 13 ft 1 in 0 (3988 mm)
Dispatching & Operation	RSR Plus®	Duplex
Power Supply	480-volts, 3-PH AC, 60 Hz	
Car Features	Height: 7ft 9in (2362 mm) Clear car: 6 ft 5 in 9/16 (1970 mm) wide 5 ft 5 in 9/16 (1665 mm) deep Cab: Raised laminate panel cab Cab flooring: Furnished and installed by others: 1 ¼ in (32 mm) recess Car sill: Aluminum Car front(s) and door(s): Brushed stainless steel Handrails: 1 ½ in (38.1 mm)diameter round bars with a brushed steel finish shall be provided on the side and rear walls Ceiling: 4-LED, flush, brushed steel finish	
Car Signals	Car operating panel: COP Position indicator: 2 position LCD display Buttons: Round, flush brushed stainless steel vandal proof with a blue LED center In car lanterns: 1	
Entrance Features	Type: One-speed side slide Size: 42 in (1067 mm) wide x 84 in (2134 mm) high Frames: 4 Brushed stainless steel Doors: 4 Brushed stainless steel Sills: 4 extruded, aluminum	
Hall Signals	Finish: Brushed stainless steel Hall Stations: fixtures Buttons: Round, flush brushed stainless steel vandal proof with a blue LED center	Combo position indicator/hall lantern(s): 0 Hall Lanterns: 4 Hall fixtures: At all landings
Standard Features Included	Access key switches at top and bottom landings Firefighter's service, phase I and II Standard Braille markings OPTIGUARD™ 2D door protection system	Sleep Mode Operation Emergency communication call button Emergency car lighting AccessAlert™ (hoistway access alarm system)
Optional Features Included	Independent Service 1 set of protective cab wall pads with hooks	Card reader is provided
Code Compliance	ASME A17.1/CSA B44	No seismic provisions Code Year: 2016 State: Texas
Maintenance	12 months after acceptance of elevator by owner. Includes emergency callback service during normal working hours.	

Unit specification

Garage Unit 2

Designation & Model	Otis Gen3 Core™ elevator system	
Capacity & Speed	3500 lb (1588 kg) passenger cab	200 fpm (1.02 mps)
Machine Location	Machine roomless with machine at top of hoistway	
Control Space	Controller located in a closet	
Rise/Stops & openings	37 ft 9 in 0 (11506 mm)	4 stops with 4 openings
Clear Hoistway	Depth: 6 ft 11 in 0 (2108 mm) Width: 8 ft 6 in 0 (2591 mm)	Pit depth: 5 ft 0 in 0 (1524 mm) Overhead: 13 ft 1 in 0 (3988 mm)
Dispatching & Operation	RSR Plus®	Duplex
Power Supply	480-volts, 3-PH AC, 60 Hz	
Car Features	Height: 7ft 9in (2362 mm) Clear car: 6 ft 5 in 9/16 (1970 mm) wide 5 ft 5 in 9/16 (1665 mm) deep Cab: Raised laminate panel cab Cab flooring: Furnished and installed by others: 1 ¼ in (32 mm) recess Car sill: Aluminum Car front(s) and door(s): Brushed stainless steel Handrails: 1 ½ in (38.1 mm)diameter round bars with a brushed steel finish shall be provided on the side and rear walls Ceiling: 4-LED, flush, brushed steel finish	
Car Signals	Car operating panel: COP Position indicator: 2 position LCD display Buttons: Round, flush brushed stainless steel vandal proof with a blue LED center In car lanterns: 1	
Entrance Features	Type: One-speed side slide Size: 42 in (1067 mm) wide x 84 in (2134 mm) high Frames: 4 Brushed stainless steel Doors: 4 Brushed stainless steel Sills: 4 extruded, aluminum	
Hall Signals	Finish: Brushed stainless steel Hall Stations: fixtures Buttons: Round, flush brushed stainless steel vandal proof with a blue LED center	Combo position indicator/hall lantern(s): 0 Hall Lanterns: 4 Hall fixtures: At all landings
Standard Features Included	Access key switches at top and bottom landings Firefighter's service, phase I and II Standard Braille markings OPTIGUARD™ 2D door protection system	Sleep Mode Operation Emergency communication call button Emergency car lighting AccessAlert™ (hoistway access alarm system)
Optional Features Included	Independent Service 1 set of protective cab wall pads with hooks	Card reader is provided
Code Compliance	ASME A17.1/CSA B44	No seismic provisions Code Year: 2016 State: Texas
Maintenance	12 months after acceptance of elevator by owner. Includes emergency callback service during normal working hours.	

Voluntary Alternates

	Description	Price
Item: VA1	Upon request	
Item: VA2		
Item: VA3		

Value Engineering

	Description	Price
Item: VE1	Upon Request	
Item: VE2		
Item: VE3		

Delivery, Manufacture Lead Times & Installation

EQUIPMENT DELIVERY

This proposal is bid with the understanding that materials will be ordered with sufficient lead time (as outlined in our approvals package) to allow delivery prior to April 2025. If Otis is unable to order materials in a timely manner due to delays on behalf of the Owner and/or General Contractor, or if delivery or installation is requested after June 2024, the Owner and/or General Contractor will be responsible for all cost increases incurred by Otis.

SUBMITTALS

Drawing and Submittal Preparation: 3 Weeks after Contracting

MANUFACTURING LEAD TIME

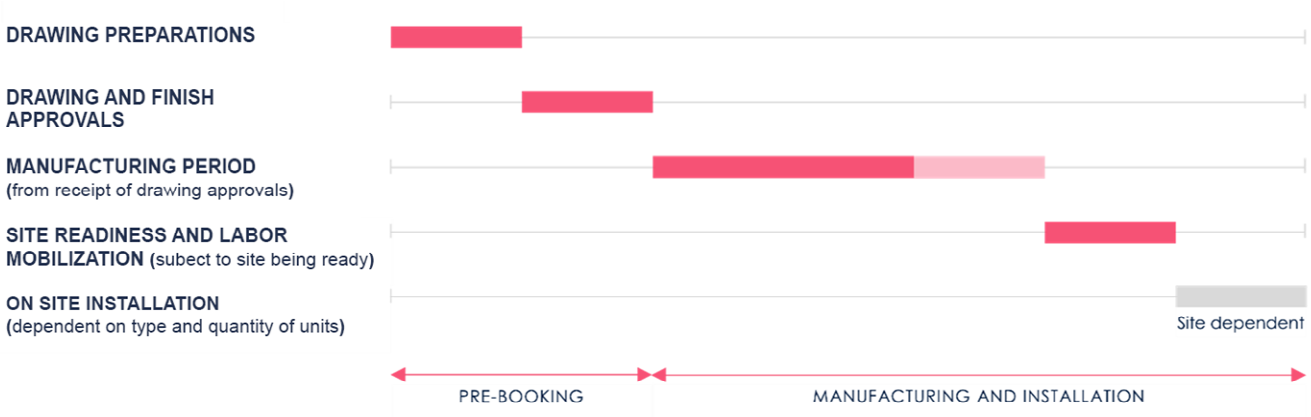
Manufacturing Period: 14 Weeks

The manufacturing period for the solutions we have proposed, as listed above, will not commence until the following have been received: 1.) fully executed contract, 2.) signed and approved submittals, and 3.) agreed upon down payment.

INSTALLATION

Onsite Installation: TBD

This proposal is based upon sequential installation with one installation crew consisting of two installers. When requested, Otis will provide input regarding the vertical transportation installation schedule, and Otis will contract for a specific, and mutually agreeable, installation schedule. In the absence of a job-specific, mutually agreeable, written schedule agreement, Otis is not contractually bound to an installation schedule. Onsite Installation time per unit does not account for work by other trades.



Should the lead times not meet your requirements, please contact your local Otis representative to discuss other options.

The following checklists are provided to extend guidance for required items and aspects associated with your elevator installation.

	Pre-Start Checklist	Otis	Builder	Optional
1.	Pit shall be so designed as to prevent entry of ground water into the pit. Drains connected directly to sewers shall not be installed in elevator pits. Sump pump recesses must have metal covers or grills.		×	
2.	Metal pit ladder is to extend from the pit floor upward, not less than 48 in (1219 mm) above the bottom landing floor level, per Otis shop drawings and/or Otis instructions.		×	
3.	Hall fixtures must be blocked in or mounted complete.		×	
4.	Door frames are to be sealed to meet code. Any holes. in the elevator hoistway and machine room, must be patched.		×	
5.	Grout under and in front all sills. Grout in and around elevator machine beams.		×	
6.	Lockable 120V disconnects, must be installed, per power confirmation.		×	
7.	Top of hoistway and machine room shall have a fire rating in accordance with local elevator codes.		×	
8.	Walls and ceiling shall be finished for mounting of hall fixtures and smoke detectors.		×	
9.	Lockable fused disconnect switch, installed in machine room, with feeder wires to elevator controller, all piped in accordance with N.E.C. electrical code, and grounded. Switch must be in sight of elevator machine and shall be the type that cannot be engaged with door open. Disconnect should be equipped with micro switch when ERU units are being furnished. Examples of ERU auxiliary contacts - Square D - #EK300-2, I.T.E. - SC-3, West. Elec. - EK-1		×	
10.	Smoke detectors maybe required in each elevator lobby, hoistway, and machine room. Check w/ local code authority. Furnish normally closed fire system contacts, to the elevator controller, as per power confirmation.		×	
11.	Pit light and ground fault receptacle (with cover and guard) mounted 12 in off pit floor on rear wall and switch to be located adjacent to pit ladder piped in accordance with local code. (If front and rear opening, contact Otis representative).		×	
12.	Provide a dedicated RJ45 internet network connection to each elevator controller. All network connections for emergency two-way voice/video/text must be provided with a minimum of 4 hours of battery backup power.		×	×
13.	Elevator floor covering complete.		×	
14.	Only elevator equipment is allowed in an elevator machine room and hoistway (no access panels). If a sprinkler system is required, contact local code authority.		×	
15.	Machine room doors shall be self-closing, self-locking, and rated per machine room construction.		×	
16.	Machine room to be vented, to maintain temperature between 60° to 100° F for hydraulics; between 60° to 90° for traction. Ventilation can be natural or mechanical.		×	
17.	All machine rooms must have ground fault receptacle, permanent lighting, and must be equipped with a fire extinguisher.		×	
18.	Hoistway walls shall be Flush on hoistway sides. Any ledges over 4 in shall be provided with a bevelled angle of not less than 75°.		×	
19.	Spaces containing machines, control equipment, sheaves and other machinery shall be enclosed with fire-resistive enclosures. Enclosures and access doors thereto shall have a fire-resistance rating at least equal to that required for the hoistway enclosure.		×	

Clarifications

Project Specific Clarifications

1. This proposal is based on an Otis Elevator Company designed product, or Otis approved equal. The proposal meets the intent of the specification. **However, due to product variability among elevator manufacturers, differences may exist between the product (s) proposed herein and the product (s) specifications. These differences may include, but are not limited to, the design, dimensions and/or appearance of the product.** In the case of any of these differences, this proposal supersedes, and takes precedence over, the specified product (s).
2. Please see above spec summaries (scope sheets) for elevator capacities, travel distance, number of stops, hoistway dimensions, overhead, pit and cab dimension.
3. Per our agreement, your Forecasted Delivery Date (FDD) is April 2025. For every 90-day change in pushing out the listed FDD date, Contractor will be subject to factory material price increases. These increases must be paid prior to and are required in order for the factory material order to be released (signed CO's and payment in addition to the required down payment).
4. If your project schedule changes extend installation/completion labor into future year(s), you are also subject to labor escalation price increases. The labor escalation price increase change orders must be executed prior to mobilization and work start.
5. **All elevators are quoted as 3500 lb Otis Gen3 Core traction elevators.**
6. **Ceilings will be a flat four light LED in brushed stainless steel.**
7. **Temp use protection by others.**
8. **Door protection will be 2D.**
9. All equipment is shipped from our Otis manufacturing center in the USA
10. Provisions for generator power are not included in this proposal.
11. Supplying three phase power is the responsibility of the GC, Otis will not supply a phase converter is three phase power is not available at the time of install.
12. Energy saving **Regenerative drives are included** on the traction elevators.
13. Otis will provide Remote Elevator Monitoring and Pulse Belt Monitoring Systems.
14. All elevators are quoted as Otis Gen3 Core MRL electric traction gearless elevators. Other benefits include standard green technology and a quiet, smooth ride with coated steel belts.
15. The initial 12 month warranty maintenance period will be based on Otis' OMMS procedures. We are providing (12) months of initial maintenance following substantial completion and final inspection of the elevators. The initial service period does not include any overtime. Any work requested to be performed after hours can be performed, but will be at additional cost.
16. No provisions are included for emergency generator power.
17. Machine beams by others.

18. Pit ladders by others.
19. Plywood subfloor is not included and not provided by Otis. All flooring to be provided & installed by Others.
20. Our price is based on GC leaving front walls open for installation.
21. Otis will provide sight guards with a black finish.
22. 2-way communication (ADA cab phone) is included inside the elevator. 2-way communication will not be provided at floor levels (outside the elevator).
23. All elevators are provided with Otis NG Doors and bolted door entrance frames.
24. Our proposal includes one final state elevator inspection. Any additional testing can be completed by Otis on a Time and Material (T&M) basis.
25. The elevator TDLR certificate of compliance is to be ordered directly by the owner once the elevators are final inspected.
26. Otis requires onsite parking is required for installation crew(s).
27. Coated steel belts are included.
28. Offsite storage is not included. All materials to be shipped and delivered at mutually agreeable time frames.
29. Quote does not include any man hours of elevator operator time for general contractor -- to run car for other trades, standby for additional inspections beyond state elevator inspections, fire marshal inspections, elevator consultant walk, etc.
30. Change orders will be stated price (lump sum). In the event a stated price cannot be calculated, hourly rates for Time and Material (T/M) are below.

	Per Man
Regular time hourly rate:	**$240**
Overtime hourly rate:	**$480**

General Clarifications

1. This proposal is based on an Otis Elevator Company designed product, or Otis approved equal. The proposal meets the intent of the specification. However, due to product variability among elevator manufacturers, differences may exist between the product (s) proposed herein and the product (s) specifications. These differences may include, but are not limited to, the design, dimensions and/or appearance of the product. In the case of any of these differences, this proposal supersedes, and takes precedence over, the specified product (s).
2. All materials/equipment will be of the Otis standard gauge, material and finish.
3. In jurisdictions enforcing A17.1-2016 / B44:16 and prior editions, provide one (1) dedicated outside "Analog" (i.e. capable of carrying voice and data) telephone line, per elevator car, to the elevator machine room / machine space(s) must be furnished, and terminated at the controller designated by the Otis construction superintendent. Reference the ASME A17.1 / CSA-B44 code and the Otis Confirmation of Power Supply for specific requirements.
4. Provide one (1) dedicated outside telephone line, per elevator, to the elevator control room/space(s) and terminated at the controller designated by the Otis construction superintendent. Reference A17.1 code and the Otis Confirmation of Power Letter for specific requirements.
5. You shall be responsible for providing suitable and secure on-site storage, approximately 20 ft x 25 ft per elevator adjacent to the hoistway on the main access level for the building.

6. We require suitable tractor trailer access to the building for unloading of material. In addition, we need rollable access from unloading point to storage and storage to hoistway area.
7. If you are not ready to accept delivery of the material on the date the machine room is to be ready, you shall give us sufficient notice of a local point where you will accept delivery and be responsible for all monthly storage fees. An extra charge will be assessed for any double handling or re-transportation of elevator material required by the general contractor/owner or agent thereof.
8. Our quotation is based on one (1) job mobilization. Should Otis be required to demobilize and leave the job site due to delays beyond our control which prevent us from completing the installation, there will be an additional charge to the contract for re-mobilization at **$3,000** per move.
9. You will provide communication means (e.g. dedicated telephone lines, internet connections) per the Otis preparatory work by others electrical requirements.
10. All current inspection fees are included for a final inspection. Should re-inspection be required because of work that is not our responsibility, you will be responsible for the cost of re-inspection and remobilization for Otis personnel. A minimum change order of **$5,000** dollars per elevator will be executed prior to rescheduling a follow-up inspection
11. If we are requested to operate the elevator for other trades or perform labor outside of the scope of this work, it shall be performed in accordance with our normal hourly labor rates.
12. The following close-out documents will be provided: our standard owner's information manual, our standard final layout/installation drawings, and our standard warranty. Unless otherwise specified, 2 copies of each will be provided. Additional copies are available at $100 per set.
13. Materials will be delivered based on a date requested by the General Contractor in accordance with our standard manufacturing lead times. The project must be ready for the elevator installation to commence, in accordance with the requirements outlined in this proposal and our approvals package, at the time the balance of materials is delivered. If the site is not ready at that time, the General Contractor will be responsible for a remobilization fee.
14. Procedures on how to maintain and adjust elevator equipment will not be included in owners training. You agree to restrict access to the equipment to only our authorized personnel. During NIS and for the term of any future Otis maintenance contract, you agree not to permit others to make alterations, additions, adjustments, repairs, or replacements to the equipment. Failure to comply with this requirement may result in the termination of NIS or other agreed upon warranty or maintenance services.
15. 12 months of full maintenance will be provided upon final acceptance. The scheduling of this maintenance will be determined by Otis maintenance management system (OMMS).
16. New Installation Service period shall include emergency callbacks during normal working hours. Callbacks outside normal working hours will be billed at our standard rate.
17. Otis shall provide an electronic copy of our standard Owner's Maintenance (O&M) Manuals and shall conduct Owner orientation prior to elevator turnover. Otis will not provide detailed maintenance, troubleshooting, or repair information or train Owner's personnel on procedures for maintaining, troubleshooting, or repairing the elevator system. If a video recording of owner's orientation is required, the video recording, camera and editing is to be provided by others.

Terms and Conditions

1. This proposal is submitted with the understanding that any contract resulting therefrom will be subject to review and mutual acceptance of all terms and conditions contained therein. It is conditioned on neither party being liable to the other for any loss, damage or delay due to any cause beyond either party's reasonable control, including but not limited to, acts of government, strikes, lockouts, other labor disputes, fire, explosion, theft, water damage, flood, earthquake, riot, civil commotion, war, malicious mischief, or act

of God. Under no conditions, shall either party be liable for special, indirect, liquidated, or consequential damages in contract, tort including negligence, warranty or otherwise, notwithstanding any indemnity provisions to the contrary. Notwithstanding any provision in any contract document to the contrary, our acceptance is conditioned on being allowed additional time for the performance of the Work due to delays beyond our reasonable control.

2. If payment and performance bonds are requested of us, please add **$10.00 per $1000** of resulting contract amount.
3. It is agreed that Otis shall not be responsible for any Liquidated Damages. Should the contract documents require provisions for Liquidated Damages, our bid is contingent upon review of the schedule to assure we can achieve the desired date with our standard lead times.
4. We agree to provide evidence of insurance coverage but cannot name others as additional insured or waive our rights of subrogation. All insurance coverage afforded to you or others shall terminate upon final acceptance of the work. If "Owners and Contractors Protective Insurance" is required in addition to our standard Certificate of insurance add **$3.00 per $1000**.
5. If the project is covered by an Owner/Contractor Controlled Insurance Program ("OCIP/CCIP), Otis agrees to participate provided [it is at no cost to Otis][the cost to Otis does not exceed [cost]] and subject to its review and acceptance of the proposed program. The OCP obligation is waived and any obligation of Otis to name others as Additional Insured shall be for off-site operations only.
6. Otis will provide surety bond(s) in the form provided by Otis' Surety at no cost to Otis. This is in lieu of participation in any type of surety wrap-up or Subguard program.
7. Otis has no ownership of CUSTOMER DATA but shall have a limited license to use such CUSTOMER DATA in connection with the performance of its obligations under any future contract between Otis and customer and/or owner. "CUSTOMER DATA" shall mean any personal information and/or application usage data combined with personal information that Otis receives from you, owner or its end users, has access to, or otherwise processes for or on your behalf or on end-user's behalf in connection with any future contract between Otis and customer and/or owner. The following data shall remain the property of Otis: all data (i) related to and generated by the equipment or any future digital services to which you may subscribe for use in relation to the provision of the services provided by Otis, (ii) generated by Otis remote diagnostics, service diagnostic and predictive analytical tools, and (iii) anonymized aggregated data derived from CUSTOMER DATA that cannot reasonably be manipulated to identify any information.
8. All software supplied is licensed to you or your successors but only for use with, and for operation of this elevator/escalator. Conditioned upon your compliance with this proposal and the terms of any future Otis contract, Otis grants to you a personal, nonexclusive, non-sublicensable, nontransferable, revocable license to the software resident in the equipment or any future digital services to which you may subscribe for use in relation to the provision of the services provided by Otis. You will keep the software resident in the equipment in confidence as a trade secret of Otis and will not permit others to use, access, examine, copy, disclose, disassemble or reverse engineer such software.
9. Otis will not supply information such as internal Otis manuals, manufacturing drawings or source code. Any counters, meters, tools, remote monitoring devices, communication devices, or other such equipment that we may use or install to deliver service under this proposal and any resulting contract remains our property, solely for the use of our employees. Such equipment is not considered as part of the elevator/escalator. If the contract or subsequent maintenance service is terminated for any reason, we will be given access to the premises to remove such equipment, including the resident software, at our expense.
10. In the event the transactions contemplated hereunder are restricted by U.S. Government or other applicable laws and regulations, including but not limited to those designating certain parties as "denied," "restricted," or similarly ineligible to do business with U.S. entities, this agreement will be deemed void, and

Customer shall pay Otis all sums owed for the goods and services that may have been provided up to such time according to the rates contained in this agreement.

11. Our proposal is based the following payment terms:

Description	**Percent of Total Contract Value / Billing Cycle**
Design, Engineering, Material procurement, Superintendent's initial site visit, and Layouts	60% Billed upon award. Due within 30 days from date of invoice or prior to release of factory orders, whichever occurs first.
Factory Materials	Billed the month before shipment occurs. Due within 30 days from date of invoice or prior to installation, whichever occurs first. Installation will not commence until this material payment is made.
Installation Labor	Billed each month as work progresses. All labor to be paid prior to turnover of equipment.
Retention	5% Due 30 days after turnover of equipment

Preparatory Work by Others

The following items must be performed or furnished at no cost to Otis Elevator Company ("Otis") by the Owner or General Contractor or their agents in accordance with governing codes. The price and installation schedule of Otis Elevator Company is based on these job-site conditions existing at the beginning and during installation of the elevator equipment. Failure to provide the items specified in this list will result in additional work or installation delays performed by Otis Elevator beyond the scope of our contract and a change order will be submitted for materials and/or labor expended. Please refer to our Installation Handbook for details and dimensions for the following items.

All work to be performed per the latest revision of the applicable national code and/or local code.

General Prep Work for Gen3 Core Elevators

1. Provide on-site storage area for elevator equipment as follows:

   Dry and enclosed, provides roll-able access to the elevator hoistway at the ground level, located within 100 feet (30480 mm) of the hoistway and is larger than 25 x 20 feet (7620 mm x 6096 mm) per elevator. Any warranties provided by Otis for elevator equipment are null and void if equipment is stored in a manner other than a dry enclosed building structure.
2. Provide secure, sufficient on-site refuse containers for the proper disposal of elevator packaging material. Should such refuse containers not be provided, disposal of packaging material shall become the responsibility of the owner.
3. Provide any cutouts to accommodate elevator equipment (troughing, venting, and hall fixtures), along with the patching/painting of walls, floors, or partitions together with finish painting of entrance doors and frames, if required.

Hoistway and Pit Prep Work for Gen3 Core Elevators

4. Provide and install a steel, I-beam shaped safety beam with a maximum flange width of 8 $^{11}/_{16}$ in (220mm), from side wall to side wall at the top of the hoistway, capable of withstanding a minimum net live load of 7500 lb (3402 kg) per elevator. Reference Otis Layout for location. A 4 in minimum clearance is required from top of beam to top of hoistway.
5. Provide a clear plumb hoistway with variations from the size shown on the Otis layout not to exceed 0 in / +1 in (25mm) and not less than the clear dimensions shown on the Otis Layout.
6. Provide adequate rail bracket supports, bracket spacing as required by governing code, from pit floor to top of hoistway to comply with the rail reaction forces detailed on the Otis Contract Layout. Provide adequate support for the top rail brackets at locations above the top landing as specified on the Otis Layout. Provide separator beams where required. Unless approved by Otis, rail-bracket attachment supports must be exposed and flush with the clear hoistway line.
7. If the floor-to-floor height exceeds the maximum bracket spacing allowed by the elevator code, Otis requires some form of steel support to properly attach our guide rail brackets. The maximum allowed bracket spacing is indicated in the rail force and bracket detail table on elevator layout. Any rail bracket mounting surfaces that are not in line with the finished hoistway dimension (i.e., the clear hoistway line) may

need to be extended to meet the required distance. Otis agrees to provide guidance on this matter at the appropriate time.

8. If rail bracket embedded plates or inserts are provided by Otis, they shall be installed by others in accordance with Otis documentation and instructions.
9. If vertical tube steel is utilized as rail support, see the Otis layout for any specific requirements.
10. Provide adequate support at all fastening points of each entrance. Provide plumb vertical surfaces for entrances and building sill line.
11. Provide adequate support at all fastening points of each entrance. Provide plumb vertical surfaces for entrances and building sill line.
12. Prior to the start of installation, provide a dry, properly framed, enclosed, and vented hoistway in accordance with all applicable codes.
13. A.) Protection from Falls:

    As required by the Occupational Safety and Health Administration (OSHA) 1926.502 B) (1-3), a freestanding removable barricade at each hoistway opening at each floor. Barricades shall be 42 in (1067 mm) high, with mid-rail and kick board, and withstand 200 lbs (90.7 kg) of vertical and horizontal pressure

    B.) Protection from Falling Objects:

    As required by the Occupational Safety and Health Administration, (OSHA) 1926.502(j), hoistway protection from falling debris and other trades materials by either:

    i. Full entrance screening/mesh in front of all elevator entrances
    ii. Secured/controlled access to all elevator lobbies (lock and key) with posted Notice "only elevator personnel beyond this protection."

    Notes:

    Items A.) and B.) can be integrated systems.

    Hoistway barricades and screening shall be constructed, maintained and removed by others.
14. Provide a pit floor designed to sustain vertical forces (forces based on safety impact) on car and counterweight rails and impact loads on car and counterweight buffers as shown in the Otis layout. The pit must be dry and clean. The elevator pit must have a floor drain or sump pump to prevent the accumulation of water. Location to be coordinated with Otis to avoid all elevator components and access areas. In areas requiring Firefighter's Emergency Operation (FEO), a sump pump/drain shall be provided that shall have the capacity to remove a minimum of 11.4 m^3/hr (3,000 gal/hr) per elevator (2.2.2.5, ASME A17.1-2007/CSA B44-07). Otis recommends that the owner verify the drain or sump pump system complies with all applicable codes and laws.
15. The front entrance wall at the main landing, is not to be constructed until after all elevator equipment is installed in the hoistway (the entire front wall's width -see clear hoistway width on Scope page- must be open for installation). Remaining front entrance walls are not to be constructed until after door frames and sills are in place.

    The rough openings, per sizes shown on the Otis layout, are required. Prior to the completion and turnover of elevator(s), all entrance walls must be installed, and rough openings filled in complete to maintain fire rated hoistway requirements.
16. Provide and install a fixed vertical iron ladder in each pit as required by governing code and located per Otis layouts or as coordinated with Otis personnel. Ladder width and pocket requirements are shown in the pit plan view on the Otis layout.

17. Install a permanent light fixture in each elevator pit with illumination of not less than 100 lux (10 fc) as measured at the pit floor. The light bulb(s) shall be externally guarded to prevent contact and accidental breakage. The light switch shall be so located as to be accessible from the pit ladder.
18. Glass used in hoistway construction must block ≥ 98% of incident full spectrum ultraviolet radiation for the full height of the hoistway.
19. Provide and install guarding of counterweight in a multiple-elevator hoistway as required, when a counterweight is located between elevators, the counterweight runway shall be guarded on the side next to the adjacent elevator. The guarding must meet or exceed the requirements of ASME A17.1/CSA B44 latest applicable code year, section 2.3.2.3.
20. If an emergency door in a blind hoistway is required, provide an outward swinging single section type door with door closer and a self-closing barrier per ASME A17.1/CSA B44 latest applicable code year, section 2.11.1.2. Contact your local Otis personnel for a detailed drawing (AAA26900D_FMI) showing Otis specific requirements.

Fire Prevention Prep Work for Gen3 Core Elevators

21. Provide hoistway walls designed and constructed in accordance with the required fire rating (including those places where elevator fixture boxes, rail bracket fastenings, and any other penetration into the hoistway walls).
22. Provide smoke detectors, located as required, with wiring from the sensing devices to the controller(s) designated by Otis.
    a. For each group of elevators, provide a normally closed contact representing the smoke detector at the designated return landing.
    b. For each group of elevators, provide a normally closed contact representing all smoke detectors located in lobbies, hoistways, or control rooms/spaces, but not the smoke detector at the designated return landing (see above) or the smoke detectors as described in the bulleted items below.
        i- If a smoke detector is located in the hoistway at or below the lower of the two recall landings, it shall be wired to activate the same normally closed contact as the smoke detector located in the lobby at the lower of the two recall landings.
        ii- If the control room(s)/space(s) are located at the designated return landing, the smoke detectors located therein shall be wired to activate the same normally closed contact as the smoke detector at the designated landing.
    c. Requirements for intermittently illuminating the fire hat visual signal" the car operating panel, either-bullets below apply.
        i- For a single unit or for a group of elevators having one common control room/space and one common hoistway, provide one additional normally closed contact representing the control room/space and hoistway smoke detectors.
        ii- If the group contains more than one hoistway and hoistway smoke detectors are installed, or if the group has more than one control room/space, provide one normally closed contact for each elevator. The contact is to represent the smoke detector in the control room/space for that particular elevator, and any smoke detectors in the hoistway containing that particular elevator.
23. If sprinklers are installed in the hoistway(s), control room(s)/space(s), or machine space(s), a means to automatically disconnect the main line power supply of the affected elevator and any other power supplies used to move the elevator upon or prior to the application of water is required (unless prohibited

by local code). Smoke detectors shall not be used to activate sprinklers in hoistway(s), machine/control room(s) or machinery spaces or to disconnect the main power supply.

In addition, when the Automatic Recovery Operation (ARO) is specified, the means provided to automatically disconnect power to the elevator shall be equipped with an additional auxiliary contact that is positively opened when power is removed from the elevator system. This automatically controlled mainline disconnect must be provided with all associated wiring and conduit to the controller.

24. Provide control/machine room/space(s) and door to code compliant, fire-resistive construction.
25. Provide and "ABC" fire extinguisher, minimum 10 lbs, in control/machine room.

Electrical Requirements for Gen3 Core Elevators

26. All 125-volt, 15 or 20 ampere single-phase receptacles installed in pit(s), machine space(s), control room(s)/space(s) shall be of the ground-fault circuit-interrupter type. A dedicated single-phase receptacle supplying a permanently installed pit sump pump shall not require GFCI protection.
27. Provide electric power for lights, tools, welding, hoisting, etc. during installation with sufficient power for starting, testing and adjusting the elevator.
28. Provide a 220-volt, 30 ampere single-phase, four-wire electrical supply during construction and ready at the start of elevator installation.
29. Provide one (1) dedicated outside telephone line, per elevator, to the elevator control room/space(s) and terminated at the controller designated by the Otis construction superintendent. Reference A17.1 code and the Otis Confirmation of Power Letter for specific requirements.
30. **Emergency Personnel Communication**
    i. In areas under the jurisdiction of AMSE A17.1-2004/CSA B44 or later where the elevator travel is greater than or equal to 60 feet (18 m), provide two-way voice communications means that shall enable emergency personnel within the building to establish communications to each car individually without intervention by a person within the car. The communication means shall override communications to the outside of the building and once established shall only be terminated by emergency personnel outside the car. Refer to AMSE A17.1-2004 CSA B44 or later, section 2.27.1.1.4 for exact requirements.

You agree to indemnify and save Otis harmless against any and all liability and costs arising out of your failure to carry out any of the foregoing requirements.

Contract summary

FOR INSTALLATION CONTRACT

The extent of the work to be performed is either described above or in the attached specification which is incorporated into and made a part of this document.

PRICE	**$283,600.00**

This price is based on a sixty percent (60%) down payment

This proposal shall be a binding Contract between you, or the party identified below for whom you are authorized to contract, and us when accepted by you and our authorized representative through execution of this proposal; or by your authorizing us to perform work for the project and our commencing such work. This quotation is valid for thirty (30) days from the date of submission unless changed by us prior to a fully executed contract.

Accepted in duplicate

Submitted by: **Matt Clark**

CUSTOMER		**OTIS ELEVATOR COMPANY**	
Approved by authorized representative		Approved by authorized representative	
Date:		Date:	
Signed:		Signed:	
Print name:		Print name:	
Title:		Title:	
Name of company:			

Tender reference:		F7NH2067	
Date:		Date:	



Celina Govt Center Garage

Proposal

We Elevate

6631 N. Belt Line Road
Suite 130
Irving, TX 75063

Proposal

Steve Burke
Phone (832) 098-81
steve.burke@schindler.com

August 06, 2024

Customer Information
Swinerton Builders
Attn: Christopher Dencklau
Dallas.Estimating@swinerton.com

Project Information
Celina Govt Center Garage
105 N Arizona Dr
Celina, TX 75009

Offer #: 0203747561

Dear Christopher:

Schindler Elevator Corporation is pleased to submit our proposal to furnish and install the products listed below in the above building, for the sum of **Two Hundred Thirty Seven Thousand Nine Hundred Fifty Dollars and 00/100 ($237,950.00**), excluding tax, as this is a tax exempt project.

Specification Summary:

Qty	Product	Capacity	Openings	Speed	Stops
Two (2)	3300 MRL	3500	4 F	150	4

Let's work together to eliminate change notices!

Our Part - we have included two (2) free months of storage, and two (2) state inspections in our bid. At the first inspection, the state inspector will give you a list of items that have not been completed. Completing those items will be key to passing your final inspection.
We recommend you purchase 8 manhours of additional labor at a discounted rate of $ 1,495.00, this is to cover any out-of-scope work such as running the elevator for other trades. This rate is only available at award, and it is non-refundable.

These three items represent the majority of change notices for elevator installations.

Add Alternates:

As required by IBC 2018, we have included a video and voice emergency phone in all elevators. If this is not required for this project, please deduct $14,900.00 from our base proposal. Additionally, there is no need for a hard wired phone line, as this system works wirelessly.

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Project Specific Qualifications and Clarifications

1) Pricing is based on available plans and specifications at time of proposal. Please refer to included specification summary page for included components. We include our standard 3300 product with its standard features and components. Minimum requirements and dimensions in attached proposal and specification must be met for installation of this product.

2) We do not include providing any building support that is needed for rail bracket support. Building support for rail attachment is to be designed and provided by other trades. We will attach our rails at each floor level, and an intermediate rail support will be required between each garage floor, and in the overhead.

3) The Scope document mentions that the proposal needs to be based on an elevator delivery date of 01/15/2025. We show our leadtimes below.

4) We have not included multiple mobilizations, and we have not included any overtime work. Our standard working hours are Monday-Thursday, 7:00AM – 4:00PM.

5) Price is based on material cost and labor rates for project completion by 2026.

6) Anticipated Lead Times may fluctuate at the time of award due to factory volume.

   a) Submittal Package 2 weeks
   b) Manufacturing 16-18 weeks (upon receipt of executed contract, approved submittals & 1st payment)
   c) Installation 2 weeks per unit (upon verification of job site readiness and manpower mobilization)
   d) Adjusting 1 weeks per unit (after pre-inspection checklist is completed)

   Please note that the above lead times may not be contiguous.

7) Please note our required hoistway dimensions and power data on the attached Spec Summary Sheet.

8) Price includes 12 months of prepaid warranty maintenance service which includes regular time callback coverage.

9) No costs for cutting, patching, core-drilling, fire stopping of penetrations, or similar related work are included in this proposal

10) This offer includes two (2) hours for testing of life safety devices. Additional time, if needed, is per billable rates.

11) This proposal includes one final inspection by the elevator code authority per elevator during normal working hours. If the inspection fails due to the sole responsibility of , we shall incur the cost for the reinspection with the elevator code authority. Should the failure be due to work by others, you will be responsible for the costs of the reinspection. All other testing requirements will be provided for an additional fee at our normal billing rates. During the final inspection, it is required to have a fire-life safety representative present, at no additional cost to us. Reinspection fee is shown in the table below.

12) The controller at the top floor, machine and top of hoistway equipment must be maintained within the temperature range included in the power data sheet form, along with a lobby/vestibule provided at the top landing.

13) Sidewalk or street closure permits are not included in our bid. We have assumed adequate ingress/egress into the building with rollable access and an adequate staging area adjacent or with 50’ of the elevator shaft.

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ADDITIONAL FEES – PER ELEVATOR

Description	**Additional Fees**
Hourly cost per man	$ 210.00 per man hour, straight time (380.00 team) $ 310.00 per man hour, overtime (510 team)
Operator Time	$ 185 per hour (plus travel time)
Storage	$ 2,000.00 per month per unit (no prorate)
Remobilization	$ 3,500.00 per occurrence
Failed Inspection by Others (not by Schindler)	$ 3,500.00 per each failed inspection

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Schindler Elevator Corporation
Traction Elevator Specification Summary
Bank GA - Elevator #1

Main Data	
Product	Schindler 3300
Application	3300 MRL
Capacity	3500 Lbs General Purpose - Class A
Speed	150 FPM
Travel	39 ft 9 in
Future Travel	None
Cwt Location	Side
Stops	4 (4 Front / 0 Rear)
Power Supply	480 Volts 60 Hz 3 Phase
Sprinklers in Hoistway	No
Doors	Two Speed Side Opening
	01 Right Hand, 02 Left Hand
IBC Year	2018
Opening Size	3 Ft. 6 In. X 7 Ft. 0 In.
Cab Height	7 Ft. 9 In.
Cab Type	3300 Cab
Pit Depth	5 Ft. 0 In.
Overhead	14 Ft. 8 In.
Inside Cab Width	6 Ft. 9 5/16 In.
Inside Cab Depth	5 Ft. 6 7/8 In.
Hoistway Width	8 Ft. 6 In.
Hoistway Depth	6 Ft. 11 In.
Seismic Equipment	No
ANSI Year	2016
NFPA Code Year	2010
Stretcher Car Compliant	

Cab	
Cab Panels	None
Cab LH Wall	Laminate - type to be defined
Cab RH Wall	Laminate - type to be defined
Cab Rear Wall	Laminate - type to be defined
Cab Base	Skirting Flush
Base, Frieze, Reveal	Aluminum
Front, Return, Transom	441 #4 Stainless Steel
Cab Doors	441 #4 Stainless Steel
Canopy	Schindler
Ceiling	LED Down Light - Round Spots Stainless Steel 441
Cab Threshold	Aluminum
Sill Extensions Included	
Handrail Type	Straight Rectangular
Handrail Finish	Brushed Aluminum
Handrail Location	Rear
Handrail Row Qty	1
Platform Recess	0.375
Protective Pads	1 set per elevator
Protective Pads Source	Schindler
Cab Finished Floor	Other

Entrances	
Entrance Doors	(4) 441 #4 Stainless Steel
Entrance Frames & Qty	(4) 441 #4 Stainless Steel
Entrance Sill & Qty	(4) Aluminum
Sill Mounting	(4) Easy Match
Emergency Escutcheons	

Fixtures	
Car Fixture Type	Standard
Car Fixture Finish	Stainless Steel 301
1 Main COP	
(1) Car Lantern(s)	
Voice Annunciator	
Hall Fixture Type	STD-Jamb Mounted
Hall Fixture Finish	(4) Stainless Steel 301 PBs
(1) Separate FER Switch	

Options and Miscellaneous	
New Product Service	12 Months, 24 Hours Callback
Visual Comm. device per IBC 2018/A17.1-2019	
Audible Gong (Std)	
Infrared Door Protection (Std)	
Phase Monitor Relay (Std)	
Independent Service/HES (Std)	
LDU (Control in Jamb)	
Top Exit Lock	
FER Door Operator	
Standard Travel Cable (no coax cables included)	
Keyed Switch Emergency Stop Switch	
Top Exit Switch	
ADA Compliant Phone	
Sliding Guide Shoes	
Automatic Evacuation	
1 Speed Fan	
2 Hoistway Access Switches	
Firefighter's Service Phase 2	
Class B Fire Rating For Cab	
Top Exit Guard	
Pressure Switch	
Pit Ladder Source: GC	
Smoke Detector Provisions	
STM - With Fire Retardant	
Digital Services:	
SafeCall	

6631 N. Belt Line Road
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Bank GA - Elevator #1

Decoration Selection

07



01	Ceiling Type	LED Down Light - Round Spots
02	Ceiling Finish	441 #4 Stainless Steel
03	Car Door	441 #4 Stainless Steel
04	Side Wall	Laminate - type to be defined
05	Rear Wall	Laminate - type to be defined
06	Skirting	Skirting Flush Aluminum
07	Fixtures	Standard 301 #4 Stainless Steel
08	Landing Door	(4) 441 #4 Stainless Steel
09	Handrail	Straight Rectangular Brushed Aluminum Rear

01



02



03



04

Schindler standard

To be determined

05

Schindler standard

To be determined

06



08



09



6631 N. Belt Line Road
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TERMS AND CONDITIONS

This Proposal is made subject to the following conditions:

1. A mutually agreeable form of contract (fully executed before a manufacturing date can be established in our factory) which includes the following provisions.

2. Our indemnity obligation will be limited to the extent of our negligence.

3. We will not be liable in any event for direct damages in excess of the amount of our Subcontract, whether in contract or in tort, nor in any event for special, indirect, consequential or liquidated damages of default or delay.

4. The purchaser agrees to accept in satisfaction of insurance requirements for the project a standard Schindler Certificate of Insurance with "per occurrence" limits not to exceed $2 million. Schindler will not name additional insureds.

5. Schindler will participate as an insured in an OCIP/CCIP (Owner's / Contractor's Insurance Program), provided it is at no cost to Schindler, and under such circumstances we will provide additional insured coverage for offsite operations and auto liability only.

6. Partial waivers of lien for payments received by Schindler will be issued on a mutually agreeable form if the Purchaser so requests in writing. Schindler shall issue a full waiver of lien on a mutually agreeable form after the receipt of all monies to which it is entitled under this Agreement if the Purchaser so requests in writing.

7. Payment of the subcontract price will be made as follows: 50% of the subcontract price due upon contract execution. Payment of this invoice is a prerequisite to scheduling the manufacture of materials. In the event the initial payment is not received within ninety (90) days of execution, Schindler reserves the right to adjust the price based upon labor and material increases. Additional 30%, less 5% retention, due upon production of material and prior to delivery of material on or off site. Payment of this invoice is a prerequisite to scheduling of on-site work. Additional 20%, less 5% retention, due upon commencement of on-site installation. Payment of not less than 95% of the subcontract price, inclusive of all change orders, is a condition precedent to scheduling of elevator inspection. All invoices, including final invoice are payable within 30 days of application. Change orders will be invoiced immediately upon execution and payable per standard 30 day terms. Notwithstanding anything to the contrary in the Agreement or the other contract documents, payment to you by Owner or any other source will not be a condition precedent to payment to us of any amounts due hereunder.

8. Work shall be performed by Schindler during regular working hours on regular working days, and overtime by Schindler will be compensated at Schindler's standard rates.

9. You will have the hoistway/wellway in a safe and proper condition and in conformance to the dimensions contained in the final approval drawings.

10. Should storage be required, Schindler will store your elevator or escalator (which may ship as separate modules) in a bonded 3rd party storage facility at a cost stated on the table above per month per module. Delivery on site and installation will begin once the site meets conditions of our prestart checklist and availability of manpower. A formal change notice must be processed for all storage fees prior to delivery to the project site. You agree to pay any other increase in cost resulting from delays in construction.

11. Satisfactory reference as to credit must be furnished including bank and bonding company references.

12. You agree to pay, as an addition to the price stated herein, the amount of any federal excise tax, state and local sales, use or transaction tax, or increase of any tax, or similar charges based upon the sale, use, ownership or possession of materials and/or equipment imposed by any law enacted after the date of this proposal, or imposed upon you by any existing law. In the event of legislative change to the applicable tax rates, including but not limited to sales tax, use tax, excise tax, privilege tax, transaction tax and similar charges. Supplier reserves the right to adjust the contract price accordingly.

13. In the event the customer claims an exemption from sales and/or use tax, the customer shall provide a valid executed exemption certificate.

14. In the event you claim an exemption which Supplier accepts in good faith and it is later determined by a taxing authority that

such exemption does not apply, Schindler reserves the right to adjust the contract price to reflect the change.

15. Customer shall pay any penalty, interest, additional tax, or other charge that may be levied or assessed as a result of the delay or failure, caused by the Customer, to pay any tax or file any return or information required by law, rule or regulation or by this Agreement to be paid or filed by Supplier.

16. If either Party is audited by a taxing authority or other governmental entity in connection with taxes under this Taxes Section, the other Party shall reasonably cooperate with the Party being audited in order to respond to any audit inquiries in an appropriate and timely manner, so that the audit and any resulting controversy may be resolved expeditiously.

17. In the event of governmental changes to applicable tariffs, Schindler reserves the rights to adjust the contract price accordingly to account for all additional cost impacts. We reserve the right to modify price and schedule without penalty due to (1) material or component shortages; and/or, (2) increases in inflation rates based upon the S&P Material Price Index (MPI), (3) increases imposed on Schindler by vendors/suppliers.

18. If the work for the above project does not proceed for any reason, we will be paid for costs incurred plus a reasonable mark-up for overhead and profit.

19. Any proprietary material, information, data or devices contained in the equipment or work provided hereunder, or any component or feature thereof, remains our property. This includes, but is not limited to, any tools, devices, manuals, software, modems, source/ access/ object codes, passwords. In the event Schindler's maintenance obligation is terminated, the Schindler Ahead features ("SA") (if applicable) will be deactivated and Schindler reserves the right to remove the Schindler Ahead hardware. If Schindler is no longer the maintenance provider, Customer is responsible for obtaining alternative telephone service for the elevator phones.

20. Should latent or concealed conditions be encountered in the performance of the work below the surface of the ground or should concealed or unknown conditions in an existing structure be at variance with the conditions indicated by the Purchaser, or should unknown physical conditions below the surface of the ground or should concealed or unknown conditions in an existing structure of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in the work of the character provided for in this contract be encountered the contract price and time shall be equitably adjusted by change order upon claim by either party made within **20** days after the first observance of the conditions.

21. Neither party shall be responsible for any loss, damage, detention or delay caused by labor trouble or disputes, strikes, lockouts, fire, explosion, theft, lightning, wind storm, earthquake, floods, epidemics, pandemics, storms, riot, civil commotion, malicious mischief, embargoes, shortages of materials or workmen, unavailability of material from usual sources, government priorities or requests or demands of the National Defense Program, civil or military authority, war, insurrection, failure to act on the part of either party's suppliers or subcontractors, orders or instructions of any federal, state, or municipal government or any department or agency thereof, acts of God, or by any other cause beyond the reasonable control of either party. Dates for the performance or completion of the work shall be extended by such delay of time as may be reasonably necessary to compensate for the delay.

22. Risk of loss of materials and equipment shall pass to Purchaser upon delivery of materials to the site. Title to materials and equipment shall pass to Purchaser upon payment by Purchaser to Schindler.

23. The amount set forth in Article 2 of the section titled "Project Specific Qualifications and Clarifications" of the Agreement is based upon Schindler's work being performed during regular working hours of regular working days. Purchaser may require overtime subject to Schindler's ability to comply, and Schindler shall be compensated for such work at its standard billing rates. Changes in the scope of work must be agreed upon in writing and the schedule and contract amount adjusted accordingly.

24. Notwithstanding anything to the contrary set forth herein, Schindler warrants that the work supplied hereunder will comply with the specifications and that there will be no defects in materials and workmanship for one year after completion of the work or acceptance thereof by beneficial use, whichever is earlier. The equipment furnished and installed under our Agreement requires maintenance service, such as periodic examinations, lubrication and adjustment by competent mechanics, specially trained to service said equipment. Our guarantee is not intended to take the place of this normal servicing of the equipment and it is not to be construed that we will provide maintenance service of this type, without charge, except as may be provided in our contract, or that we will correct, without charge, breakage, maladjustment or other issues arising out of maintenance provided by others. Schindler's sole duty under the warranty is to correct the nonconformance or defect at Schindler's expense within a reasonable time after the receipt of notice. The express warranties contained herein are in lieu of all other warranties, express or implied, including any warranties of merchantability or fitness for a particular purpose, purchaser's remedies hereunder are exclusive.

25. If either party shall default in the performance of its obligations hereunder, the non-defaulting party may send written notice reasonably describing the default. If the defaulting party does not commence to take reasonable steps to cure the default, within

10 days of the date of such notice, the non-defaulting party may terminate upon **10** days further notice.

26. Schindler shall be responsible for maintaining job progress in accordance with a schedule of performance mutually agreed upon by Schindler and Purchaser. Any change to the schedule of work shall require Schindler's consent.

27. We reserve the right to modify price and schedule without penalty due to material or component shortages, inflation, and/or vendor/supplier imposed increases.

28. Change Notices must be received and fully executed prior to Schindler Elevator Corporation performing any additional work outside the scope of the base contract. Written or verbal notices will not be accepted as a substitute for a fully executed change notice.

29. Schindler's offer is in accordance with the applicable ANSI A17.1 code version on the date of this proposal. If there is a subsequent change to the code following the date of this proposal, re-pricing may be required. Schindler shall be entitled to compensation for any cost and/or time increase that results from the code change.

30. Schindler would like the opportunity to discuss the benefit of an improved and harmonized product version before we commence installation of this project. Participation is voluntary and Schindler looks forward to the opportunity to further explain the upgrade based on our collective timing.

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SCHINDLER BID CLARIFICATIONS PREPARATORY WORK BY OTHERS FOR ELEVATORS.

For delivery and installation dates please look at the specifications summary.

Installation work shall be performed during regular working hours of regular working days after hoistway(s) and machine/control room(s)/spaces have been properly prepared as described in the following items. All items must be performed or furnished at no cost to Schindler Elevator Corporation ("Schindler") by the Owner or General Contractor or their agents in accordance with all governing codes. The price and installation schedule of Schindler is based on these job-site conditions existing at the beginning and during the installation of the elevator equipment.

All work must be performed per the latest applicable edition of the national (ASME A17.1 or CSA B44) and/or local codes.

1.0 Job Conditions

1.1 Acceptable material unloading area within 25ft of hoistway with "rollable" access (planked or paved) or uninterrupted use of a crane or forklift and operator at no cost to Schindler. Dry and enclosed storage area of adequate size (_____minimum square feet) for elevator materials near hoistway. Any warranties provided by Schindler for elevator equipment are null and void if equipment is stored in a manner that does not comply with the requirements as defined above.

1.2 Power for construction adjacent to hoistways and machine/control rooms/spaces (110/220 volt, single phase, for welders and hoists) and sufficient 3-phase power torun elevator(s) at the same time. Refer to section 2.0 electrical and "Schindler Power Data" sheet. The power for construction and permanent 3-phase power must be installed and available prior to the start of elevator installation.

1.3 All work areas, including hoistway, machine/control room and pit, clear of debris. Maintain minimum temperature of 55°F (13°C). Adequate work area in front of ground floor entrance required. Proper lighting of work areas.

1.4 Freestanding and removable construction barricades (per OSHA requirements) either outside of elevator hoistway(s), open hoistway top or between elevators inside of hoistway(s) as required. Barricades located 24" (0.61m) in front of the hoistway openings (refer to the "hoistway preparation" sheet). Openings include landing accesses, open hoistway top (if slab not built) and in general any other opening which may create falling hazard into the hoistway. Barricades shall be erected, maintained, and removed by others.

a) Protection from Falls - As required by the (OSHA) 1926.502 B) (1-3) a freestanding removable barricade at each hoistway opening at each floor. Barricades shall be 42" high, with mid- rail and kick board, and withstand 200 lbs. of vertical and horizontal pressure
b) Protection from Falling Objects - As required by the (OSHA) OSHA 1926.502(j) hoistway protection from fallingdebris and other trades materials by either:
    1. 8 foot screening/mesh in front of all elevator entrances or
    2. Secured/controlled access to all elevator lobbies (lock and Key) with postedNotice "only elevator personnel beyond this protection"

1.5 A temporary work platform is required for installation of the elevator. It is to be constructed at the top floor of each traction elevator. It must comply with applicable governing codes & regulations. The platform shall be securely fastened to the building structure. Erection, maintenance, and removal are by others. (refer to Schindler layout "Hoistway Preparation"). Coordinate with Schindler field supervisor.

1.6 A crane, provided and paid for by others, may be requested to place themachine, controller, and machine supports (where applicable) into the machine/control room or hoistway overhead prior to enclosing these areas. Coordinate with Schindler field supervisor

1.7 Furnish adequate on-site refuse containers for the proper disposal of elevator packaging material. If adequate containers are not furnished, disposal of packaging material shall become the responsibility of the owner.

1.8 Guarding between multiple elevator hoistway is required when there is a counterweight located between elevators. It must comply with applicable governing codes and regulations. The guarding shall be securely fasted to the building structure. Installation and maintenance of guarding materials is by others. Coordinate with Schindler Field Supervisor.

2.0 Electrical

2.1 Provide suitable feeder and branch wiring circuits from the building service to thecontroller, including main line switch, for signal systems, power operated doors, elevator lighting and receptacles. Refer to "Schindler Power Data" sheets and this section. Provide suitable feeder and branch wiring circuits from the building service to the controller, including main line switch, for signal systems, power operated doors,

elevator lighting and receptacles. All terminations into Schindler equipment shall be copper conductor only. Three phase power shall be in 'Wye' configuration only. Refer to "Schindler Power Data" sheets and this section.

2.2 A permanent lighting fixture shall be provided and conform to A17.1-2.2.5. It shall provide illumination of 100lx at the pit floor and the pit platform, when provided. The light bulb should be externally guarded against breakage. Light switch to be provided that is accessible to pit access door. In addition to a light in the pit a GFCI convenience outlet shall be installed in the pit (NEC (NFPA 70 Rules 620-85) or (CSA C22.1-03 Section 38-085)).

a) Pit - A permanent lighting fixture shall be provided and conform to A17.1-2.2.5. Itshall provide illumination of 100lx at the pit floor and the pit platform, when provided.The light bulb should be externally guarded against breakage. Pit light located asdefined on sheet 3 of 8, no less than 32" [0.81m] below bottom landing. Light switch to be provided that is accessible to pit access door. In addition to a light in the pit a GFCI convenience outlet shall be installed in the pit (NEC (NFPA 70 Rules 620-85) or (CSA C22.1-03 Section 38-085))

b) Machine / Control Space (if provided) - A permanent lighting fixture shall be provided for machine spaces, machine rooms, control spaces, and control rooms and conform to A17.1 2.7.9.1. It shall provide illumination of 200lx at floor level, standing surface ofworking platform or at the level of the standing surface when the elevator is in the blocked position. Light bulb should be externally guarded against breakage. Light switch to be provided that is accessible at the point of entry

c) Floor Landings - A permanent lighting fixture should be provided for illumination at the landing sill conforming to A17.1 2010 2.11.10.2. It shall provide illumination of100lx at the landing sill. Refer to "Schindler Power Data" sheets and this section. Provide suitable feeder and branch wiring circuits from the building service to the controller, including main line switch, for signal systems, power operated doors, elevator lighting and receptacles. All terminations into Schindler equipment shall be copper conductor only. Three phase power shall be in 'Wye' configuration only. Refer to "Schindler Power Data' sheets and this section.

2.3 Provide emergency power generator and automatic transfer switch(es) with feeders from ATS contacts to elevator controls when applicable. Conduit with fish tape, between control rooms/spaces where sequenced elevator operation is required due to generator capacity.

2.4 Provide emergency power transfer switch and power change pending signals as required to master control in machine/control room when applicable.

2.5 Follow Schindler Power Data provided with construction layouts. Where specifiedinclude main and auxiliary disconnects (JH and JH1) in code-approved location as directed.

2.6 Where appropriate, provide a lockable 13.5" x 15.5" x 3.5" (minimum) metal cabinet with group-1 key to house required electrical schematics and maintenance history documents, wall (by others) at the top landing. The supplier, location, and mounting of the cabinet shall be coordinated with Schindler field supervisor.

2.7 NFPA 72 (Fire Alarm Code) requires the fire control panelrelays that provide the dry contacts to the controller not be located more than 3 feet from the inspection and test panel jamb (where provided).

2.8 Wiring and provisions for power and ethernet cable and internet connection to support Visual Communications System (VCS) if under IBC 2018 or ANSI/ASME A17.1-2019 or later code years jurisdiction, supplied to the motor controller location.

a) One group power source is to be supplied from a separate 15 Amp – 120 Volt branch circuit and is to be fed so it will be active on both normal and emergency power for the Emergency Communications Panel (ECP). The ECP can be in the Fire Command Center (FCC) or with GC/AHJ. The branch circuit shall be located behind the ECP. For buildings without a fire authority approved FCC, the ECP shall be located behind a locked cover provided by the GC. The lock shall use a Group 3 Security key.
b) Provisions must be made for automatically providing power to the Two-Way Emergency Visual Communication Devices from the building auxiliary (emergency) power generator.
c) If the internet connection through the Schindler Ahead Connectivity Service is not used then an internet connection must be provided for the Visual Communications System (VCS).
d) A generic network with a regular ISP Modem.
e) Internet-connection line shall be a RJ45 ethernet connection cable.
f) The connection shall originate in the Machine Room/Control Room (RCC) or the Hoistway Overhead in the Machinery Space for a Machine room less (MRL) Elevator and connect to the building internet connection.
g) This internet connection is required to have an un-interrupted power supply for a duration of 4 hours to allow the Visual Communication Device to function if building power is lost.
h) Additional detailed specification for the network connection can be provided upon request

6631 N. Belt Line Road
Suite 130
Irving, TX 75063

Schindler

3.0 Hoistway

3.1 Hoistway dimensions are always nominal without building tolerance. Clear, plumb, hoistway with variations not to exceed
a) Only for a Schindler 3300: +1in – 0in (25mm – 0mm) up to first 100ft (30.5m); Tolerance may increase +1/32in (0.8mm) for each additional 10ft (3.05m) up to a maximum of + 2in (50mm)
b) Only for a Schindler 5500 / Other: +/-1in (+/-25mm) for the first 262ft (80m) rise. Above 262' (80m), a tolerance +/- 1-3/4in (+/-45mm) is specified. The tolerance of the shaft hoistway is split evenly between front/rear and left/right from the clear hoistway as defined

3.2 Hoistway enclosure to be fire rated per national code requirements (Section 2.1) and applicable building codes. Hoistway, pit, and overhead dimensions to be as specified on Schindler final layout drawings.

3.3 Where there is a single blind hoistway, an emergency door shall be installed at every third floor, but not more than 36ft (11m) from sill to sill. The clear opening must be atleast 28" (700mm) wide and 80" (2030mm) high (Section 2.11)

3.4 75° bevel guards on all projections, recesses or setbacks over 4" (100mm), except on side used for loading/unloading.

3.5 Provide venting/pressurization of the hoistway per national code requirements (Section 2.1) and applicable building codes.

3.6 Dried-in hoistway(s) and machine/control room(s)/spaces.

3.7 If machine room less (MRL) elevator with rear counterweight: Hoistway top open, to allow installation of overhead beams and machine with crane.

3.8 Firefighter Service Access elevators are not permitted to have sprinklers in the hoistway or machine room per IBC. Means to prevent water from entering must be installed e.g. lobby construction. A permanent light fixture should be provided to illuminate the entire hoistway, not less than 1 foot-candle (11lx) when a fire protection device is activated per IBC. Emergency power must be provided and protected to maintain a 2-hour fire rating. The building mains and other wiring critical to phase 2 must maintain the 2-hour fire rating.

3.9 Where there is a blind hoistway, an emergency door shall be installed at every third floor, but not more than 36' (11m) from sill to sill. The clear opening must be at least 28" (700mm) wide and 80" (2030 mm) high (Rule 2.11.1.2).

3.10 Clear, flat, vertical or horizontal surfaces for mounting rail brackets at each floor, in overhead, and intermediate levels (if required) in the same vertical plane as the clear hoistway line. This includes divider beams between elevators for multiple elevators in a common hoistway. Rail bracket supports shall not intrude into the clear hoistway line. If applicable, intermediate bracket supports between floor(s) and in the overhead area may be required. Refer to Schindler final layout drawings for maximum bracket spacing and actual support locations.

3.11 For masonry block hoistway construction, Schindler will provide rail bracket inserts for installation by others, located in accordance with the Schindler final layout drawings. Where inserts are not used, hollow masonry blocks are not acceptable for bracket fastening: a concrete belt around hoistway or other acceptable support at each floor, in overhead and intermediate levels (if required) has to be provided. Minimum slab thickness ranges from 8 1/4" (210mm) to 18 1/8" (460mm) depending on bracket characteristics.

3.12 For jurisdictions NYC that require access to the governor (MRL applications) from outside the hoistway provide a governor access door for each elevator. It shall be self-closing, self-locking and operable from inside without a key. It must be located in such a way to allow authorized elevator personnel to access the governor accordingly. Consult final layout drawings for required door sizes and locations.

4.0 Hoistway Front

4.1 Blockout/cutout through wall as required, to accommodate hall button boxes, signal fixtures, and hoistway wireway/raceway duct. Provide for any repairs such as grouting, patching, painting, or fire proofing. Coordinate blockout/cutout with Schindler field supervisor.

4.2 If machine room less (MRL) application, hoistway front wall on overhead area has to support the weight of the electrical components fixed to this wall. GC to provide structural reinforcements where necessary (e.g. drywall construction) certain configurations may require a pocket recess above the top landing door. Refer to Schindler layout "Hoistway Preparation" for details.

4.3 Installation of door frames and sills, for masonry hoistway walls at entrances, provide rough opening of 8" (203mm) on each side, and 8" (203mm) on top of clear opening, referenced from the final floor level, for drywall hoistway walls at entrances: If floor height exceeds the clear

door height + 28" (+ 700mm), additional structural support at CDH + 28" (+ 700mm) to be installed for entrance strut angle attachment. Walls are to be built after doorframes and sills are set in place.

For sill support fixation: An 8" (203mm) flat vertical surface is required below each landing level to fasten the sill support.

4.4 Entrance wall at the hoisting floor should be open the clear width of the hoistway. The hoisting floor is the floor designated to bring elevator equipment into the hoistway for installation.

4.5 Grouting around entrance frames and finished floor and grout to sill line after installation of entrance.

4.6 If applicable, for vertical bi-parting freight entrances, provide channel frames and sills at all openings along with separate disconnect switch and feeder to door control panel. Channel frames to be plumb within 3.2mm (1/8”) for every 2.4m (8ft).

5.0 Machine/Control Room

5.1 Machine/Control rooms shall have clear headroom of not less than 95 3/4" (2.4m). Access to the machine/control room and machinery space (Rule 2.7.3). Door(s) shall be self-closing, self-locking and operable from inside without a key. For machine room less (MRL) with control space, a means will be provided to keep the control space door(s) open when required for installation and/or service. Minimum door size 30” x 80” (0.75m x2.03m) (Rule 2.7.3.4). Consult Schindler final layout drawings for required door sizes.

5.2 Where machine/control room(s) are remote from the hoistway, electrical duct runs will be in the overhead/ceiling area. No provisions are made for underground installation.

5.3 GFCI protected duplex receptacle and telephone outlet located in machine/control room for each elevator (National Electrical Code (NFPA 70 Rule 620-85) or (CSA C22.1-02 Section 38-085)). Dedicated means of two-way communication capable of outgoing or incoming calls for emergency phone system (Section 2.27) or Schindler Ahead features (“SA”).

5.4 Lighting, ventilation, and heating of machine/control room, control space and machinery space (Section 2.7) and applicable local codes
a) Minimum lighting to be 200 lux (20fc) measured at the floor level
b) The ambient temperature at the Landing Door Unit (LDU) / inspection and test panel, or remote control space must be maintained between 32 and 104 Fahrenheit (0 to 40 Celsius)
c) The ambient temperature at the machine location must be maintained between 41 and 104 Fahrenheit (5 to 40 Celsius)
d) Heating and/or cooling may be required to maintain the required temperatures
e) Acceptable humidity level shall be maintained at 95% or less non-condensing
f) For machine room less (MRL) application, a cutout in rear wall of control space closet for ventilation is required. Coordinate size and location with Schindler field supervisor
g) Refer to section 2.0 electrical and "Schindler power data" sheets for heat emissions.

5.5 For machine room less (MRL) with control space applications, a 42” (1050mm) clear space must be provided in front of control space closet for service barriers. Corridor width must accommodate this requirement as well as any additional requirements imposed by ADAAG or other codes.

5.6 Reinforced concrete machine room floor slab or grating must not be placed until elevator machinery is set in position (Rule 2.1.3). Level machine room floor: differences in levels of machine room and machinery-space floors shall be avoided where practical (Rule 2.1.3.6). Where there is a difference in level in such floors exceeding 16” (0.4m), a standard railing conforming to Rule 2.10.2 shall be provided. Machine/control rooms shall have clear headroom of not less than 84” (2.13m) (Rule 2.7.4.1).

5.7 Hoisting beam(s), trap doors and other means of access to machinery space of adequate size for maintenance and equipment removal (Sections 2.7 and 2.9). Hoisting beam(s) in each shaft located and load rated per Schindler final layout drawings. Lifting points or beam(s) shall be visibly marked with the safe working load.

5.8 Adequate supports for machine beams where required, including wall pockets and patching after beams are set in place (Rules 2.9.1 to 2.9.6). Building interface and mounting of beams to be per Schindler requirements as indicated on final layout drawings.

5.9 The allowable deflections of machinery and sheave beams and their immediate supports under static load shall not exceed 1/1666 of the span (Rule 2.9.5).

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5.10 When structural concrete slab mounting for machines is specified, the structural engineer (g.c.) must confirm that structural concrete slab (typically 12 inches (0.3m) thick with re-bar) is designed in accordance with ASME A17.1 safety code for elevators and escalators (Section 2.9 Machinery and Sheave Beam, Supports and Foundations). Stress requirements and deflection requirements must meet ASME A17.1 code (Rules 2.9.4 to 2.9.6). Slab blockouts, coordinated with Schindler, to be provided in the structural slab by G.C. to accommodate elevator & governor rope drops, wire raceway, target holes, and rail stacks (where applicable). Schindler will provide template and locate blackouts as well as providing blackouts.

5.11 In jurisdictions not enforcing the NBCC, Class "ABC" fire extinguisher shall be provided in elevator electrical machine rooms, control rooms, and control spaces outside the hoistway intended for full body entry (Section 8.6).

6.0 Pit

6.1 Dry pit reinforced to sustain vertical forces from rails and impact loads on buffers (Section 2). Elevator and counterweight buffer impact loads as calculated (Section 8.2). Refer to Schindler final layout drawings.

6.2 Adequate sealing and waterproofing of pit. Effective prevention of pit exposure to storm water or ground water.

6.3 A pit access door must be provided if the access to the pits is other then the bottom terminal floor. The pit access door provided must be in accordance with A17.1 2010 Section 2.2.4.5 and 2.2.4.6.

6.4 Where there is a difference in level between the floors of adjacent pits, a metal guard shall be installed not less than 79” (2m) above the level of the higher pit floor (Section 2.2). Where the difference in level is 24” (0.6m) or less a standard railing conforming to National Code (Section 2.10) shall be permitted (Section 2.2).

6.5 Drains & sumps in elevator pits, where provided, shall comply with the applicable plumbing code and they shall be provided with a positive means to prevent water, gases and odors from entering the hoistway. Sumps and sump pumps in pits, where provided, shall be covered. The cover shall be secured and level with the pit floor (Section 2.2) and should be located to clear elevator equipment (cannot be connected directly to storm drain or sewer).

6.6 GFCI type duplex receptacle and light fixture with guard in pit. (National ElectricalCode (NFPA 70 Rules 620-85) or (CSA C22.1-02 section 38-085)) Minimum illumination level to be 100 lux (10fc) measured at the floor (Section 2.2)

6.7 Pit ladder to be provided by general contractor for each elevator in compliance with (Section 2.2). Locate per Schindler final layout drawings. If the distance between the lone elevator rail and clear hoistway (sf) is less 3.5" (90mm) then a pocket must be provided for pit ladder. All walk-in pits must follow the requirements of Rule 2.2.4.4. The minimum distance from the pit ladder top rung, cleat or stop to the top of the pit ladder or handhold shall not be less than 48" (1.2m) above first landing.

6.8 In elevators equipped with Firefighter’s Emergency Operation, a drain or sump shall be provided, located in a pit floor area free from elevator equipment. The sump pump/drain shall have the capacity to remove a minimum of 50 GPM (11.36m /hr) per elevator (Section 2.2) and has to be covered. The cover shall be secured and level with the pit floor.

7.0 Provisional Handover and Turnover Requirement

7.1 Temporary Service: **Schindler** shall be reimbursed for any labor and material that is not part of the permanent elevator installation and that is required to provide temporary elevator service. Schindler's temporary acceptance form shall be executed and the elevator inspected before being placed into temporary service. The costs associated with the power, operation, maintenance, and rehabilitation of the equipment and any construction permits or fees required by governing authorities shall be paid for By Others.

7.2 In addition to the above, the following work must be completed before elevator(s) are placed into automatic operation. (Prior to code required municipal authority inspection, refer to Schindler acceptance inspection standard form).

a) Finished cab flooring and if applicable, fitting of interior cab walls and/or ceiling.
b) Machine/control room to comply with code and to suit Schindler standard equipment. Proper machine/control room dimensions and safety clearances to be provided as indicated on Schindler final layout drawings with recesses and ducts to be covered as required. Proper stairways or steps and guardrails to be provided. Proper lockable fire rated door, self-closing and self-locking with label to be provided (Rules 2.7.3 & 2.11.14).
c) If applicable, smoke and/or heat detectors with signals to elevator controller(s)(See NFPA 72).
d) If applicable, emergency power generator and automatic transfer switch with capacity to run at least one elevator at a time.

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e) Seal all penetrations through 2-hour (or greater) rated walls with code approved material. Drywall liner behind all wall mounted hall fixtures. Penetration permitted by IBC 2012 Section 713.8.1 must be protected according to Section 713. Any penetration due to formed or poured concrete (e.g. block out) must be backfilled according to IBC.
f) Cab light circuits and all receptacles installed in machine/control rooms, machinery spaces located outside the hoistway must have ground fault circuit interrupter protection (GFCI) (NEC 620 or CSA 38). All receptacles installed in the hoistway and pit and in and on the car shall be the GFCI type.
g) If applicable, conduit and wire runs from elevator(s) to remote status panel.
h) If applicable, conduit and wiring for fire alarm system to each elevator control in machine/control room.
i) If applicable, conduit and wire runs for emergency/rescue communications in central alarm & control facility, fire control room, security desk, etc.
j) If applicable, conduit and wire runs for remote alarm bell from machine/control room to remote location.
k) Adequate lighting of building corridors so that illumination at the landing sill is minimum 100 lux (10FC) (Section 2.11).
l) Guarding of counterweights in multi-elevator hoistways: when a counterweight is located between elevators, the counterweight runway shall be guarded on the side next to the adjacent elevator (Rule 2.3.2.3).

You agree to indemnify and save Schindler harmless against any and all liability and costs arising out of your failure to carry out any of the foregoing requirements.

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Irving, TX 75063

Contract Requirements:

This proposal is based on furnishing our standard equipment as defined by the specification summary, in accordance with our attached standard terms and conditions. This proposal will become part of our agreement with you for this work.

We will require receipt of this fully executed proposal, including any attached amendments, final approved drawings, along with payment for pre-production and engineering costs equal to 50% of the above price prior to the release of the elevator equipment for fabrication.

You may indicate your acceptance of our proposal by signing below and returning this document to me. Upon execution this will become the final contract and will be binding to all parties.

Attached terms and conditions are fully incorporated.

Please note our proposal is valid for 30 days.

Respectfully submitted,

Steve Burke
Sales Representative

ACKNOWLEDGED AND ACCEPTED BY

_____
By

_____
Title

_____
Date

Schindler Elevator Corporation

_____
By

_____
Title

_____
Date

6631 N. Belt Line Road
Suite 130
Irving, TX 75063

Schindler

New Construction Invoice Application No. 1

Bill to:		Ship to:	
Company	Celina Govt Center Garage	Celina Govt Center Garage	Invoice Date: August 06, 2024
Address	105 N Arizona Dr	105 N Arizona Dr	Invoice Number: 0203747561
		Celina, TX 75009	
City	Celina		
State	TX		
Zip	75009		Billing Terms
Contact			Progress Bill Terms: Net Due 30 Days
Name			Final Bill Terms: Net Due 30 Days
Agent for			

Progress Billing – Elevator / Escalator Installation

Contract Amount			236,725.00
	Work Value	Retention	Net Due
Total Work Completed	124,592.11	(6,229.61)	118,362.50
Less Previously Billed	0	0	0.00
Current Application	124,592.11	(6,229.61)	118,362.50

*THIS INVOICE IS SUBJECT TO REVISION BASED ON FINAL CONTRACT PRICE

All Invoice / Payment / Contact Questions to:	
Sales Rep Name	Steve Burke
Office Name	
Phone Number	Phone (832) 098-81

Remittance
Schindler Elevator
PO Box 70433
Chicago, IL 60673-0433

Please return this portion with your payment
If paying electronically, please provide the invoice number with your remittance

---

Payer: Celina Govt Center Garage
105 N Arizona Dr
Celina, TX 75009

Invoice Number: 0203747561
Invoice Date: August 06, 2024
Invoice Amount: 118,362.50

Remit To: **Schindler Elevator Corporation**
PO Box 70433
Chicago, IL 60673-0433

Subcontractor Bid Analysis

21.00 Fire Suppression

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Chris**

		Selected Sub				x
	Subcontractor	Caruth	ecurity Fire System	Genesis Fire	xcel Fire Protectio	Caruth
	Phone	(214) 449-8778	(972) 393-2543	(972) 287-9836	(972) 542-3640	(214) 449-8778
	Contact	Dobert Denton	John Elrod	Stephanie Morgan	Mark Mehmken	Dobert Denton
	email	ddenton@caruthps.cor	john@sfsdfw.com	smorgan@genesisfire.com	mmehmken@excelfps.com	ddenton@caruthps.com
	Scope Complete	Yes	Yes	Yes	Yes	Yes
	Rank	2	4	1	3	2
	Delta To Low	0%	117.00%	-20.35%	12.79%	0.00%
	Enter SBE %	0%				
	SBE $$$	$ -	$ -	$ -	$ -	$ -
Spec or Dwg #	Item / Description	Total Cost				
		$ -	$ 230,065	$ 499,250	$ 183,252	$ 259,500	$ 230,065
Standard Requirements (if entered here, costs will be included with Breakout #1)		$ -	$ -	$ -	$ -	$ -	$ -
	Prequalification Status		Yes	Yes	No	Yes	Yes
	MSA Status		Yes	Yes	No	No	Yes
	Single Project Limit		$ 165,532	$ 6,654,809	EXPIRED	$ 1,031,247	$ 165,532
	Aggregate Limit		$ 372,447	$ 14,973,320	EXPIRED	$ 2,320,305	$ 372,447
	Exclude Sales Tax	-	excl	excl	excl	excl	excl
	Textura	-	incl	incl	incl	incl	incl
	Prevailing Wages Included	-	incl	incl	incl	incl	incl
	Responses to RFIs Included	-	incl	incl	incl	incl	incl
	Scope sheet included	-	$ -				
	Schedule included	-	$ -				
Trade Specific Requirements							
Base Bid		$ -	$ 230,065	$ 499,250	$ 183,252	$ 259,500	$ 230,065
	Base Bid	$ -	$ 195,155	$ 499,250	$ 130,252	$ 200,000	$ 195,155
		$ -	$ -				
	Fire StandPipes	$ -	incl	incl	incl	incl	incl
	Fire Sprinkler Piping	$ -	incl	incl	incl	incl	incl
	Fire Pump	$ -	incl	incl	incl	incl	incl
	Fire Riser Wet Pipe	$ -	incl	incl	incl	incl	incl
	Fire Department Connection	$ -	incl	incl	incl	incl	incl
	Dry Type Riser Assemble for Garage Standpipe	$ -	incl	incl	incl	incl	incl
AC-01	Air Compressor	$ -	incl	incl	incl	incl	incl
FP-01	Fire Pump	$ -	incl	incl	incl	incl	incl
JP-01	Jockey Pump	$ -	incl	incl	incl	incl	incl
	Insulation	$ -	incl	incl	Incl below	incl	incl
	Heat Trace	$ -	incl	incl	$ 45,000	$ 34,000	incl
	Beam Sleeves	$ -	incl	incl	incl	$ 6,500	incl
NG-01	Nitrogen Gen	$ -	$ 34,910	incl	incl	$ 15,000	$ 34,910
	BIM Coordination	$ -	incl	incl	$ 8,000	$ 4,000	incl
		$ -	$ -				
		$ -	$ -				
	Total Base Bid (excl. Bond)	$ -	$ 230,065	$ 499,250	$ 183,252	$ 259,500	$ 230,065

Caruth Protection Services

BID PROPOSAL

SCR-G-2582654
ACR-2557244
ECR-2565522
B-157977017

8/15/24

RE: Celina Government Center Parking Garage

Addendums Acknowledge - N/A

Caruth Protection Services, LLC is pleased to offer our bid proposal for the scope of work listed below for the above mentioned referenced project located at- 105 N. Arizona Drive Celina, Tx 75009 (the "Project Location") per NFPA 13 requirements.

Scope of Work

- All Labor is Figured for normal working hours of Monday - Friday 7:00am to 4:00pm Excluding Holidays
- Our Bid Proposal is based on the 100% CD Bid Documents Dated - July 11, 2024
- The Starting point of our scope of work shall be a 8" Spigot 1'ft AFF inside of the Fire Room.
- Install a City Approved Backflow Device, City Testing Fee's are included.
- Install an Electric Fire Pump Assembly rated for 1,500gpm @ 100psi w/ an Automatic Transfer Switch, Jockey Pump, Flow Meter and Test Header.
- Install a Class I Dry Pipe Standpipe system with exposed Rough Brass Fire Hose Valves in the Parking Garage. Install sleeves for Standpipe

Dry Fire Sprinkler System

- Install a Control Valve, Dry Pipe Valve, Main Drain, Pressure Gauges, Alarm Switch, Low Air Switch and Inspectors Test with a Riser Mounted Air Compressor inside of the Fire Pump room to feed the Fire Pump and Trash rooms only.
- The Design Criteria for the Dry Fire Sprinkler system shall be .20/1,950sqft for Ordinary Hazard areas.
- Install Brass Upright Sprinklers in the Fire Pump & Trash rooms only.

Wet Pipe Feed Main

- Install a Control Valve, Riser Check Valve, Main Drain, Pressure Gauges and Flow Switch.
- Install a 6" Feed Main from the Fire Pump room to the opposite side of the Parking Garage and capped off for future.
- Install Heat Trace & Insulation on the Wet Pipe Feed main from the pump room to where the feed main is capped off for future.
- Install the Thermostats & Power supplies for the Heat Trace. **"AC power provided, installed & connected by others"**
- Pipe & Fitting Insulation shall be hard fiber glass with a standard jacket.
- Install a Spare Head Box, Spare Heads, and Head Wrench's as per NFPA 13 Requirements in the Riser Room.
- Install a City Approved FDC Connection on the exterior walls of the Fire Pump Room. Knox Caps are included if required by the City.
- Install Fire Caulking at the Fire Rated walls and the floor penetrations for our scope of work.
- Lift Rental, Concrete Coring & Delivery of the materials to the jobsite for our scope of work.
- Provide our shop drawings, Hydraulic Calculations & Product Data sheets to the Arch. & Local Fire Dept. for approval.
- BIM design and coordination included

Clarifications

- It is the Owner's / Owner's Rep. responsibility to provide adequate heat to maintain a minimum of 40° degrees Fahrenheit inside of the Building where the Wet Sprinkler system is installed after water has been turned onto the system at all times.
- CAD files to be sent to Caruth Protection Services, LLC. Design Dept. free of charge.
- It is the Owner's / Owner's Rep. responsibility to insure the building structure is sufficient to support the weight of the water filled piping of the Fire Sprinkler system to meet or exceed the NFPA 13 Requirements.
- Freeze Protection of the Fire Sprinkler System is the responsibility of the Owner and/or Owner's Representative.
- This Bid Proposal is good for a minimum of 30 days from the date of the proposal.

Exclusion from this Bid Proposal

- Holiday & Afterhours Project Schedules
- FM Global Design Requirements or Fee's
- 3rd Party, PE, or FPE review or Fee's
- Prevailing Wage Rate or Wage Scale
- Free Standing FDC work or Materials
- Fire Sprinkler Protection of the Parking Garage
- Metal Jacketing for Pipe Insulation
- Fire Alarm work or Materials
- Electrical Work or Materials
- Painting Work or Materials
- Underground work or Materials
- Acoustical Caulking
- Fire Extinguishers or Cabinets
- Corrosion or MIC Protection
- Seismic or Sway Bracing
- Fire Protection of Attic Space
- Water Storage Tanks
- Adequate Water Supply
- Plan Review or Permit Fee's
- Pre-Action Systems
- Use or Sales Tax

Fire Sprinkler Based Bid - **$195,155.00**
Sales Tax on Materials Only - **$0.00**
Total Bid Price - **$195,155.00**

If there are any questions, please don't hesitate to give me a call @ (214) 449-8778 or email @ ddenton@caruthps.com

Respectfully,

DobertC. Denton

Caruth Protection Services

BID PROPOSAL

SCR-G-2582654
ACR-2557244
ECR-2565522
B-157977017

8/15/24

RE: Celina Government Center Parking Garage

Add Alternate # 1 - Install (1) Potter Nitrogen Generator for the Dry Stand Pipe and Dry Fire Sprinkler system.
Install (2) NGP-SPV Self purging valves
Install (2) NGP-AMD-1 Nitrogen air maintenance devices
Install (2) PCMS-RM Riser mount Corrosion Monitoring Stations.
Install (2) PCMPK-1 Monitoring probes

Added Cost - **$34,910.00**

EXCEL FIRE PROTECTION SYSTEMS, L. P.

321 NORTH CENTRAL EXPWY SUITE 257 MCKINNEY, TEXAS 75070
972-542-3640 FAX: 972-542-3695

8/8/24

ESTIMATION DEPT.

Project: Celina Government Garage Budget
Celina, Texas

Dear Gentlemen:

Please accept our BUDGET proposal for providing the labor and materials to install a wet/dry fire sprinkler system at the above referenced location. Our price is based upon the following items:

***Per plans, specification section 21, and no addenda.**
***Work to start at a flange 1'-0" AFF in the bldg.**
***Installing a B.F.P. on the riser.**
***Preaction system in City Vault**
***Protecting 4 Level Parking Garage with Dry standpipe system and wet bulk run.**
***Installing a 1000 GPM Fire pump to supply both Office bldg. and Garage Standpipe.**
***City Permit fee.**
***No remote FDC.**
***WAGE SCALE: $37.50 hr.**

****OUR PRICE IS:**
Garage w/Fire Pump: $200,000.00
Alt Add for heat tracing and insulation of wet bulk run: $34,000.00

****EXCLUSIONS: underground fireline, canopy anti-freeze system, remote FDC, Canopy heads, dry sprinkler system.**

Price is good for 30 days.

Sincerely,

Mark Mehmken

615 N Kaufman
Seagoville, TX 75159
Ph – 972/287-9836
Fax – 972/287-9775

8/8/2024

To: Swinerton Builders
Attn: Christopher Dencklau
Re: Celina Government Center Garage
Celina, Texas

Gentlemen,

Genesis Fire Protection Inc. is pleased to submit our proposal for the new fire sprinkler system installation on the above referred project. Our proposal is based on the review of contract documents dated up to 7/10/2024 of a 4-story building with approximately 143,000 square foot of protected non-combustible type construction. Scope of this is work is as described below.

Base Bid **$ 130,252.00**

Scope of Work:

Furnish and install a complete fire protection sprinkler system as indicated below.

Per Fire Protection bid Plans include Fire pump, Backflow, dry pipe risers, nitrogen system, and fire hose valves in stairwells.

Outside Work:

(Underground Piping)

☒ NONE	System to start 1' Above Finish Floor
☐ 5' Stub out	From 5' outside building to 1' above Finish Floor
☐ Tie in to City	City tap and valve to 1' above finish floor (? Feet of ?" pipe)
☐ Remote FDC	As indicated on bid documents (feet of ?" pipe)

(Outside Above Ground Piping)

☐ NONE	System inside heated areas only
☒ Canopies	Where combustable storage or parking exist
☐ Canopies	Pedestrian use only, no stored combustibles

Inside Work:

Genesis Fire Protection will connect to the water supply as described below. System design, submittals and installation to meet ☒City, ☒NFPA 13, ☐ Specs, ☐ TDH ☒ UL, Factory Mutual.

System Type:	*Area(s) Description*
☐ Wet	[ ]
☒ Dry	[ ]
☐ Preaction	[ ]
☐ Antifreeze	[ ]
☐ Standpipe	[ ]
☐ Fire Pump	[ ]
☐ Attic protection	[ ]

Materials:

Piping:

	Schedule 10	Schedule 40	[galvanized]
Risers (2" thru 8")	☒	☐	☐
Mains (2" thru 8")	☒	☐	☐
Lines (1" thru 2")	☒	☒	☐

Sprinklers:

We will use sprinklers listed for use in the required occupancy classification area per NFPA 13 and they will be ☐ Centered in tiles (2" tolerance) ☐ Center of tile (no tolerance) ☐ Designed to Center of tile (but not required).

Lay in Tiles	☐ Semi-Recessed	☐ Concealed	{Choose an item.}
Sheet Rock Clg.	☐ Semi-Recessed	☐ Concealed	{Choose an item.}
Public Areas	☐ Semi-Recessed	☐Concealed	{Choose an item.}

MEP design coordination: Plan coordination is crucial to success of any project and required by Genesis. Genesis has design coordination of overhead trades for this project. Additional hours or design changes resulting from delinquent design by others, ASI, RFI's, or Addendums not in original contract may result in additional cost.

Other inclusions:

- Extra spare sprinkler stock & wrench
- Wall mounted FDC (unless noted above as remote)
- Genesis will provide the flow and tamper switches along with the electric bell – no wiring or electrical connections are included
- Testing and inspection fees
- Plan review fees

Exclusions:

☒Painting of piping
☒Insulation of piping
☒Protection of heads from paint
☒MIC testing
☒Bonds
☒Underground pipe
☐Backflow Preventer
☒Fire Extinguishers
☒Fire Alarm
☐Fire pump
☒Centering of sprinklers in ceiling tiles
☒Adequate water and heat must be supplied by owner
☒City connection
☒Sprinklers at exterior canopy
☒Abatement
☒Cutting and patching
☒Concrete replacement
☒Electrical connections – for flow tamper and bell
☒Division 16 work
☒Off hours work
☒Detailed housekeeping – sweeping, dusting
☒Protection of property (remodel work)

We will design this project using AutoCAD, CAD files must be provided by the General Contractor in order for Genesis Fire Protection to produce shop drawings. This quote does not include excessive fees paid to obtain these files.

Sincerely,

Jeremy J. Moore
Genesis Fire Protection, Inc.
VP Operations

This bid may be withdrawn if not accepted within 30 days.

SECURITY FIRE SYSTEMS

196 Freeport Parkway / P.O. Box 577 / Coppell, TX 75019 972.393.2543

Protecting Texas, Oklahoma, Arkansas and Colorado
Sales ▪ Design ▪ Installation ▪ Inspections ▪ 24 Hour Service

June 27, 2024
Ariel Miller
Swinerton Builders
Dallas, Texas

Re: Celina Government Center GMP (Celina, Texas)
New Fire Sprinkler System

Ariel:

We are pleased to submit our proposal to furnish necessary design, labor and material for a complete fire sprinkler system throughout the above referenced project. Our proposal is based upon the sprinkler system being installed per the City of Celina fire code requirements, and NFPA #13 latest editions.

Fire Sprinkler System	$499,250.00
Sales Tax	Excluded
Total Sales Price:	$499,250.00

SECURITY FIRE SYSTEMS

196 Freeport Parkway / P.O. Box 577 / Coppell, TX 75019 972.393.2543

Protecting Texas, Oklahoma, Arkansas and Colorado
Sales ▪ Design ▪ Installation ▪ Inspections ▪ 24 Hour Service

Inclusions/Scope of work:
1. Starting 1-0’ AFF
2. Adequate water supply needed
3. Engineering plan and approval by the city.
4. Standard Stay Uprights
5. Class I Standpipe
6. Fire Pump
7. Nitrogen Generator
8. Black Schedule 10 Piping

Exclusions:
1. Fire extinguishers and cabinets.
2. Building fire alarm, alarm hook up to central station.
3. Painting of piping.
4. Underground piping, and remote fire department connection.
5. Heat Tracing
6. Pre-Action Systems
7. Schedule 40 Black/Galvanized Piping

Sincerely,
SFS SECURITY FIRE SYSTEMS INC.

John Elrod

John Elrod
Vice President
Sales and Estimating

Subcontractor Bid Analysis

22.00 Plumbing

Trade: 22.00 Plumbing
Project: Celina Government Center Parking Garage
Owner: City of Celina
Lead Estimator: Chris

				Selected Sub		$ 981,830	$ 874,445	$ 1,288,740	$ 1,000,818	$ 1,343,963	$ 1,324,637		
						x							
			Subcontractor	JL Parker		JL Parker	CEC Facilities Group	Kilgore	MPI	Way Mech	Weldon		
			Phone	(214) 535-2128		(214) 535-2128	(210) 995-7804	(713) 492-6524	(214) 343-1105	(682) 386-5369	(469) 451-0660		
			Contact	Brad Parker		Brad Parker	Steve Hammond	Travis Dietz	Blake McEvers	Scott Paulson	Ed Smith		
			email	arker@parkerplumbi		ad.parker@parkerplumbing.cc	shammond@cecfg.com	tdietz@kilgoreind.com	akem@mechanicalpartners.co	spaulson@waymech.com	smith@weldon-contractors.co		
			Scope Complete	Yes		Yes	Yes	Yes	Yes	Yes	Yes		
			Rank	4		4	3	5	2	1	6		
			Delta To Low	0%		0.00%	-8.86%	8.51%	-21.29%	-22.22%	13.62%		
			Enter SBE %	0%									
			SBE $$$	$ -		$ -	$ -	$ -	$ -	$ -	$ -		
Spec or Dwg #	Item	Description	Total Cost	$ 611,980		$ 611,980	$ 557,754	$ 664,055	$ 481,687	$ 476,004	$ 695,341		
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**		**$ -**	**$ -**	**$ -**	**$ 2,500**	**$ -**	**$ -**		
		Prequalification Status		No		No	No	Yes	Yes	No	Yes		
		MSA Status		No		No	No	Yes	Yes	No	Yes		
		Single Project Limit		N/A		N/A	EXPIRED	$ 38,228,379	$ 250,000	N/A	$ 4,722,493		
		Aggregate Limit		N/A		N/A	EXPIRED	$ 86,013,853	$ 562,500	N/A	$ 10,625,609		
		Exclude Sales Tax	-	excl		excl	excl	excl	excl	excl	excl		
		Textura	-	incl		incl	incl	incl	$ 2,500	incl	incl		
		Prevailing Wages Included	-	incl		incl	incl	incl	incl	incl	incl		
		Responses to RFIs Included	-	incl		incl	incl	incl	incl	incl	incl		
		Scope sheet included	-	$ -									
		Schedule included	-	$ -									
Trade Specific Requirements													
Base Bid			**$ 47,300**	**$ 611,980**		**$ 611,980**	**$ 557,754**	**$ 664,055**	**$ 481,687**	**$ 476,004**	**$ 695,341**		
		Base Bid	$ -	$ 445,980		$ 445,980	$ 482,754	$ 664,055	$ 454,419	$ 466,004	$ 692,841		
			$ -	$ -						Wont Separate			
	217	Storm Drains and Inlets	$ -	incl		incl	incl	incl	incl	incl	incl		
		Storm Lines	$ -	incl		incl	incl	incl	incl	incl	incl		
		Floor Drains, Trench Drains, Deck Drains	$ -	incl		incl	incl	incl	incl	incl	incl		
		Domestic Water Lines	$ -	incl		incl	incl	incl	incl	incl	incl		
		Wall Mounted Hose Bibs	$ -	incl		incl	incl	incl	incl	incl	incl		
		Booster Pumps	$ -	$ 52,000		$ 52,000	incl	incl	incl	incl	incl		
		Sewer Lines	$ -	incl		incl	incl	incl	incl	incl	incl		
		Waste and Vents	$ -	incl		incl	incl	incl	incl	incl	incl		
		Natural Gas Piping for Generators	$ -	$ 76,000		$ 76,000	incl	incl	incl	incl	incl		
		Gas Solenoid Shut off - no spec	$ -	$ 22,000		$ 22,000	incl	incl	incl	incl	incl		
		Plumbing Equipment	$ -	incl		incl	incl	incl	incl	incl	incl		
		BIM Coordination	$ -	$ 8,500		$ 8,500	$ 15,000	incl	$ 15,000	incl	incl		
		Storm Drain Per Geotech Report pg 16	$ 47,300	excl		excl	excl	excl	excl	excl	excl		
		Heat Trace System for all piping	$ -	incl		incl	incl	incl	$ 9,768	$ 10,000	incl		
		Control Panel	$ -	incl		incl	incl	incl	incl	incl	incl		
			$ -	$ -									
		Firestopping Needed for Penetrations	$ -	$ 7,500		$ 7,500	incl	incl	incl	incl	incl		
			$ -	$ -									
		Sleeves Needed	$ -	incl		incl	incl	incl	incl	incl	$ 2,500		
		Additional Swinerton Supervision	$ -	incl		incl	$ 60,000	incl	incl	incl	incl		
			$ -	$ -									
			$ -	$ -									
		Total Base Bid (excl. Bond)	**$ 47,300**	**$ 611,980**		**$ 611,980**	**$ 557,754**	**$ 664,055**	**$ 481,687**	**$ 476,004**	**$ 695,341**		

Subcontractor Bid Analysis

Trade: **23.00 HVAC**
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Chris**

| | | |

JL PARKER
PLUMBING, INC

P.O. Box 472963
Garland, TX 75047-2963
Phone 972.271.0431

Date: August 8, 2024
To: Swinerton Construction
Attn:
Office:
Email:

Project: Celina Gov Center Garage
Celina, Texas

Garage

Proposal for plumbing installation including:

- PVC below in lower garage for all storm drainage and sanitary for drains.
- All garage drains above FF to be cast iron piping.
- Trench drains per the plans
- No perforated drainage at garage or elevators.
- Gas to generators from existing meter. We budgeted $22,000.00 for solenoid valves with CO monitor for generators. No specification was given.
- Fixtures and piping per the following:

1	RPZ 3"	50	TD2
1	DBP-1	60	SD CI 12"
1	ESP	60	GAS UG 4"
1	FD-2	60	SD PVC 16" Need to update
1	FD-3	140	SD PVC 6"
1	NFWH	180	Pump Line
2	FD-1	180	DCW <1"
2	HB	200	DCW 3"
4	Gas Valve with CO Monitoring	200	SD PVC 4"
4	G REG-L	200	SD CI <4"
4	FS-1	200	SD CI 6"
6	PGD-2 6"	220	VENT CI <3"
11	PGD-1 4"	240	GAS RT MP 4"
12	SD1	260	SD PVC 12"
24	CO	420	SS PVC 4"
40	SD CI 10"		

Budget Price: $595,980.00

VE, deduct $45,000.00 to use PVC above grade on all drainage and vents.
Office items break out

Gas to generators for office-$76,000.00
Booster pump for domestic water for office-$52,000.00

Regulated by the Texas State Board of Plumbing Examiners
929 E. 41st St.
Austin, TX 78751
M-9075

Exclusions:
No tax on material, no piping of generator exhaust or supply, no emergency elevator drains, no stairwell drainage, no fars system, no concrete demo or pour back, no work on storm, sewer or water 5’ out from the building, no seismic bracing of overhead plumbing, no hvac condensate for RTU’s, no haul off of excavation spoils, pricing is good for 30 days.

Thanks for the opportunity,

Brad Parker

VENTURE

MECHANICAL, INC.

SUBMITTED TO:	**SWINERTON**	DATE:	**08/08/24**
ATTENTION:	**CHRISTOPHER DENCKLAU**	REVISION:	**0**
REFERENCE:	**CELINA GOV CENTER GARAGE**		

Venture Mechanical, Inc. is pleased to provide a quotation to furnish and install the HVAC system for the above referenced project. This quotation is in accordance with the documents listed below.

DOCUMENTS

Architect: HED
Engineer: DBR
Plans: 07/11/24
Specifications: 07/11/24
Addenda:

PRICING

Total Bid	**$ 357,000**
*All pricing is valid for 60 days.	

SCOPE

- Validation of building permit, by GC
- Provision & installation of the following:
  - (3) Split fan coil units
  - (5) Ductless split systems
  - (1) Electric unit heater
  - (2) Inline fans
  - (11) Louvers
  - Roof curbs, hangers and supports as specified
  - Ductwork with insulation
  - Fire and fire/smoke dampers where shown on plans
  - Fire stopping for mechanical items
  - Grilles, registers and diffusers with flex duct
  - Refrigerant piping
  - Condensate drain piping
  - Vibration isolation as specified
  - Mechanical identification
- Provision (only), of the following:
  - Ceiling access panels – installed by others
  - Motor starters – installed by others
- Installation (only), of the following:
  - Duct smoke detectors – provided by others
- AABC certified TAB
- Energy management / DDC system
- Start up of equipment
- Hoisting & man-lifts

1644 WEST CROSBY RD CARROLLTON, TX 75006 WWW.VENTUREMECH.COM 972.871.1300 TEL 972.871.1301 FAX TACLA020255E
REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS PO BOX 12157 AUSTIN, TX 78711 800.803.9200 TEL 512.463.5699 FAX

SUBMITTED TO: **SWINERTON** DATE: **08/08/24**
ATTENTION: **CHRISTOPHER DENCKLAU** REVISION: **0**
REFERENCE: **CELINA GOV CENTER GARAGE**

EXCLUSIONS

01) Bonding of any nature
02) Sales Tax
03) Generator exhaust
04) Cost of third party inspections
05) Over time or after hours work
06) Temporary HVAC
07) Provisions for LEED certification
08) Duct cleaning
09) Fire or fire/smoke dampers not shown on plans
10) Seismic restraints / wind bracing
11) Plumbing of any nature
12) Gas piping
13) Installation of motor starters
14) Provision of duct smoke detectors
15) Conduit or boxes for controls
16) Control wiring above 24 volts VAC
17) Electrical power wiring
18) Interlock wiring
19) Disconnect switches (unless scheduled)
20) Voltage transformers above 24 volts
21) Architectural louvers of any nature
22) Structural framing or engineering
23) Roofing
24) Painting
25) Caulking / weatherproofing
26) Installation of ceiling access panels
27) Cutting of sheetrock
28) Ceiling tile removal/repair or replacement
29) Saw cutting or coring in concrete/block or brick
30) Housekeeping or equipment pads
31) Leave outs for exterior wall penetrations
32) Drywall framing or chases

Thank you for the opportunity to bid this project. Should you have any questions or need additional information, please contact me at your convenience.

Sincerely,

Jason Brumfield

Jason Brumfield
Preconstruction Manager
Mobile: 214.587.2580
jbrumfield@venturemech.com

1644 WEST CROSBY RD CARROLLTON, TX 75006 WWW.VENTUREMECH.COM 972.871.1300 TEL 972.871.1301 FAX TACLA020255E
REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS PO BOX 12157 AUSTIN, TX 78711 800.803.9200 TEL 512.463.5699 FAX

CEC facilities group

1275 Valley View Lane, Irving, TX 75061
t 817 734 0040 888 799 8658
www.cecfg.com

Date: 08/08/2024

Mr. Christopher Dencklau
Swinerton Builders
469-836-0908

SUBJECT: Celina Government Center Garage GMP
Mechanical HVAC and Plumbing System Proposal
CEC Quote Number 24-354

Thank you for the opportunity to submit our proposal for this project. Our pricing is based upon the following:

I. DOCUMENTS:

A. Specifications: Dated 07/11/2024
B. Drawings: Dated 07/11/2024

II. PRICING:

Base Bid $778,870

Payment & Performance Bond ..... Add $16,419

Breakouts:
HVAC $296,116
Plumbing $482,754
Combo Scope Award Deduct……...……...…….. ($9,734)

IV. SCOPE OF WORK:

We have specifically <u>included</u> the following: HVAC Scope of Work

1. Furnish and Install New HVAC Equipment as follows.
    a. (3) Fan & Coil Dx Units
    b. (5) Mini Split Systems
    c. (1) Electric Unit Heater
    d. (2) Exhaust Fans
    e. (5) Air Diffusers
    f. (2) Motorized Dampers
    g. (2) Barometric Relief Dampers
2. Furnish & install Ductwork per Plans.
3. Furnish & install Grilles, Registers, and Diffusers per Plans.
4. Furnish & install HVAC Piping per Plans.
5. **Furnish & install Condensate Drain Piping**
6. Furnish & field Insulate Ductwork and HVAC Piping as specified.
7. Furnish & install the HVAC Control System per plans.
8. Furnish Third Party Certified Test and Balance of the HVAC System.

CEC facilities group

1275 Valley View Lane, Irving, TX 75061
t 817 734 0040 888 799 8658
www.cecfg.com

9. Identification Tags.

We have specifically <u>included</u> the following: Plumbing Scope of Work

1. Furnish and Install New Plumbing Equipment as follows.
    a. (1) ESP-1
    b. (1) DBP-1
2. Furnish and Install New Fixtures as follows.
    a. (4) FS-1
    b. (2) FD-1
    c. (1) FD-2
    d. (1) FD-3
    e. (10) SD-1
    f. (11) PD-1
    g. (5) PD-2
    h. (1) PD-3
    i. (2) TD-1 25' in length ea.
    j. (2) HB-1
    k. (1) WH-1
    l. (1) Gas Regulator
    m. (1) Gas Solenoid Valve
    n. Trap Guards as required
3. Furnish & install all required sleeves
4. Furnish & install all required stub up supports (as detailed in the plans)
5. Furnish & install domestic water piping and associated parts.
    a. **Including temporary ¾" PEX riser w/ valve on each floor for construction use.**
6. Furnish & install sanitary DWV piping and associated parts.
7. Furnish & install storm water piping and associated parts.
8. **Camera below grade drainage after inspection and before level 1 concrete pour.**
9. **Furnish & install Natural Gas Piping, including approximately 60 LF' of below grade site gas piping from point of connection indicated on the civil drawings to the new stub up location shown on the plumbing drawings.**
10. Furnish & field Insulation Plumbing Pipes as specified.
11. Identification Tags

We have specifically <u>excluded</u> the following:

1. Buy American Act Provisions
2. Voidfrom Products
3. Overtime. Premium time must be authorized prior to execution. CEC assumed a 40-hour workweek.
4. Trash removal from jobsite. We will move trash to a designated area within the lease or jobsite.
5. Asbestos abatement or handling or disposal of hazardous waste.
6. Utility consumption charges during construction and startup, including permanent and temporary.
7. Preventive and required maintenance for first year is excluded.

CEC facilities group

1275 Valley View Lane, Irving, TX 75061
t 817 734 0040 888 799 8658
www.cecfg.com

8. Contract for continued treatment of water systems is excluded. This would need to be secured by the owner before start-up.
9. Barriers, curbing, damming, or protection of any kind of bus duct assemblies, both temporary and permanent, provided by others.
10. Repairs or modifications to existing equipment or systems.
11. Spare Parts for equipment except as specified in the contract documents.
12. Motor Starters or disconnects except for those that are factory mounted on equipment.
13. Filter changes for equipment started in unclean environments.
14. Warranty on equipment furnished by others
15. Architectural Equipment Screens or Screen Walls.
16. Waterproofing of slabs building envelope.
17. Acoustical treatment for walls is excluded.
18. Floor x-rays for in-slab conduits or post tension cables. CEC will exert reasonable effort to locate conduits and cable. Any repairs are the Owner's responsibility.
19. Rock excavation.
20. Thrust blocks for underground piping.
21. Installation of access doors.
22. Architectural Louvers.
23. Fuel oil system or piping.
24. Sheetrock, including patching of any nature.
25. Structural work of any nature.
26. Painting and priming of any nature.
27. Roof work of any nature.
28. Concrete work (new concrete pads and/or demo of existing, concrete patching, pour-back, coring, saw cutting, etc.)
29. Fire protection work of any nature.
30. Ceiling removal or replacement.
31. All primary utility conduits and sleeves.
32. Duct Cleaning of any nature.
33. Smoke detectors furnished by others.
34. Duct Detectors furnished by others.
35. High Performance Butterfly valves
36. Temporary Cooling/Heating Equipment.
37. Cost of delays beyond CEC control.
38. Payment by credit or debit card. For this project, CEC accepts payments by check, ACH or wire transfer.
39. Payment & Performance Bond.
40. Permit fees (we will validate on building permit)
41. Testing of any existing piping systems (HVAC and Plumbing).
42. Video scoping of existing water lines.
43. Sales Tax.

The following <u>clarifications</u> pertain to this proposal:

1. In the event of significant delay or price increase of material occurring during the performance of the contract through no fault to the contractor, the contract sum, time of performance, or contract requirements shall be equitably adjusted by change order in accordance with the procedures of the

CEC facilities group

1275 Valley View Lane, Irving, TX 75061
t 817 734 0040 888 799 8658
www.cecfg.com

contract documents. A change in price of an item or material shall be considered significant when the price of an item increases 10% percent between the date of this quote and the date of the contract.

2. Any warranty obligations to CEC Facilities Group pursuant to this subcontract shall extend only to the labor and materials provided by CEC or specified by CEC as meeting subcontract quality and performance requirements. CEC's warranty obligation shall not extend to Owner, Designer or Contractor specified specialty products such as air conditioning equipment against manufacturing defects or for additional labor beyond the initial installation required to replace such defects. In the case of the above-mentioned items being purchased by CEC pursuant to subcontract agreements then CEC's warranty obligations shall be limited to a pass through of the manufactures or distributors product warranty.
3. Electronic CAD files shall be provided to CEC for use in creating submittal drawings at no additional cost.
4. All equipment furnished by others and installed by CEC must comply with all required codes.
5. All equipment and materials furnished by other contractors or owners must be supplied in a timely manner to fit completion schedule.
6. General contractor to establish all lines and grade for layout purposes.
7. We request written notification of acceptance of this proposal prior to any contractual performance by CEC.
8. General Contractor will provide a two-week look ahead clearly coordinating the overlapping schedules of all trades on the project.
9. This proposal is valid for 15 calendar days.
10. Project acceptance pending approved credit and terms.
11. Breakouts are accounting purposes with total price based on CEC being awarded all scopes.
12. Alternates are subject to approval.
13. CEC Facilities Group reserves the right to amend, withdraw or otherwise alter this submission without penalty or charge as a result of any event beyond its control arising from or due to the current Covid-19 epidemic or events subsequent to this epidemic/ pandemic including changes in laws, regulations, by laws or direction from a competent authority.
14. This proposal is based upon the assumption that the materials anticipated herein will be reasonably available and subject to no more than normal market fluctuations. In the event of a severe and or/ unanticipated shortage of materials, CEC, reserves the right to seek an equitable adjustment in either the contract time or contract sum, or both, to reflect such anticipated shortage and or cost increases. If this proposal is acceptable, these terms will be incorporated into any subcontract agreement to be executed by the parties covering the work herein quoted.

We appreciate this opportunity to be of service to you. Please call if you have any questions or require and additional information.

Respectfully submitted,
CEC Facilities Group

KILGORE
10050 Houston Oaks Drive | Houston, TX 77064
T 713-924-4900 | F 713-924-5900
kilgoreind.com

August 8, 2024,

Addenda: 0
Bid ID: 5911

Mr. Christopher Dencklau
Swinerton Builders

RE: **Celina Government Center Garage GMP**

Kilgore Industries is pleased to submit our bid to provide the necessary materials, labor, supervision, and tools needed to complete the Mechanical and Plumbing scope of work for the above referenced project per the Plans and Specifications dated July 11, 2024.

Mechanical Total	$ 599,985.00
Plumbing Total:	$ 664,055.00
Mechanical & Plumbing Total:	$ 1,264,040.00

ADD ALTERNATES AND OPTIONS

Mechanical breakout (included above) for BIM Coordination and drawing	$ 6,850.00
Plumbing breakout (included above) for BIM Coordination and drawing	$ 23,255.00

1. No Schedule provided
2. Assumes 16 weeks of BIM coordination
3. Assumes 1 Meeting per week
4. Any additional requirements will be priced accordingly

Add for Mechanical Payment and Performance Bond (If required):	$ 18,950.00
Add for Plumbing Payment and Performance Bond (If required):	$ 20,280.00
Add allowance for Subsurface Drainage-Non-shown Reference PG 16 Geotech Report	$ 45,445.00

1. Does not include sump pit and or basin
2. Assumes tie into new storm service
3. Includes 830 LF of 6" perforated pipe with gravel backfill

Deduct to utilize Sch 40 PVC on all above grade Sanitary and storm	$ 27,995.00
Deduct to utilize Sch 80 CPVC on all above grade domestic water	$ 4,420.00
Deduct to utilize 1-1/2" fiberglass with .016 aluminum jacket on all DCW	$ 18,440.00
Deduct to remove insulation from storm drain piping located in the parking garage	$ 19,200.00
Deduct to utilize DTS-HAZ in-line sensing thermostat in lieu of IntelliTrace panel	$ 5,200.00
Add for future Gen. B, C, & D exhaust (Carbon Steel)	$ 9,875.00
Add for future Gen. B, C, & D exhaust (SS Double wall)	$ 24,700.00

General Clarifications:

1. Our proposal is based on working eight hours a day from 7 am to 3:30 pm, Monday through Friday. We have assumed that we will be able to have continuous work available to us through the entire construction period.
2. Each of our employees has been drug tested at the time that they were originally hired by our company. We have not included re-testing the employees specifically for this project.
3. Kilgore reserves the right to review the final contract and to negotiate terms and conditions that are acceptable to both Kilgore and the GC.
4. We have included the cost to provide a construction permit for our work. Processing, review, and occupancy permits, and fees are excluded.
5. We have included the cost to produce shop drawings for coordination. We have assumed that the architectural and structural backgrounds will be provided for our use at no additional cost to Kilgore.
6. In the absence of specifications, we have assumed that the provided schedules are not meant to be single sourced. We have assumed that alternates of equal quality will be accepted.
7. One Year Warranty from substantial completion.
8. Collin County Wage Scales
9. HUB Participation as required. Final value to be determined at award to subcontractors and suppliers
10. Badging and safety as required
11. Pricing is valid for 30 Days
12. Textura Fees
13. RFI Responses 1-22 dated August 6, 2024

Mechanical Inclusions and Clarifications:

1. Mechanical systems within the building footprint and the site piping as shown.
2. Excavation and backfill as required for pre-insulated underground piping. (None Shown)
3. Above ground piping and valves with required insulation and heat trace. (None Shown)
4. One-year warranty from Substantial Completion or Owner Occupancy.
5. Rental equipment to properly handle and install the Work.
6. Project Management and Supervision is necessary to properly manage the execution of this project.
7. Controls work will be DDC by Climatec
8. Start-Up of furnished equipment
9. Pipe and Equipment Identification as required per the documents
10. Flushing of our installed piping systems.
11. We have the following equipment:
    a. (5) VRF Fan coil units
    b. (3) VRF condensing units
    c. (11) Louvers
    d. (2) EUH's

e. (2)_ exhaust fans

f. (7) motorized dampers

Plumbing Inclusions and Clarifications:

1. We have included the cost to install the plumbing systems shown or referenced in the bid documents.
   a. Sanitary and storm below grade to be Sch 40 PVC with solvent weld fittings
   b. Subsurface drainage to be ABS pipe and fittings with gravel backfill
   c. Natural Gas below grade to be polyethylene pipe and fittings with fusion joints. Underground natural gas piping to be sleeved in Sch 40 PVC
   d. Sanitary waste and storm above grade to be No-hub cast iron with wide body couplings
   e. Domestic water to be Type L Copper with press copper fittings
   f. Natural gas to be Sch 40 Blk steel pipe with 150# Blk threaded fittings thru 2"; 2-1/2" and above to be Sch 40 Blk steel with 150# Blk buttweld fittings
2. We have included the following fixtures, drains and equipment:
   a. 4 FS-1
   b. 1 FD-1-FUNNEL W/ TG
   c. 1 FD-2 W/ TG
   d. 1 FD-3 W/ TG
   e. 11 SD-1-STORM
   f. 10 PD-1
   g. 6 PD-2
   h. 1 PD-3
   i. 50 TD-2-50 LF
   j. 7 Trap Guards
   k. 10 GCO
   l. 7 WCO
   m. 1 WH-1
   n. 1 HB-1
   o. 1 ESP-1
   p. 1 DWBP-1-DUPLEX
   q. 15 BACKWATER VALVE
   r. 1 3" RPZ
   s. 4 3" SOLENOID VALVE
   t. 1 3" GAS REGULATOR
3. Plumbing insulation and heat trace as specified
   a. Domestic Cold water to be 1-1/2" Armaflex with .016 aluminum jacket and 5W/LF Heat Trace
   b. Storm to be 1" thick fiberglass with 016 aluminum jacket
   c. Heat trace panel to be capable of tie-in to the BAS system
4. Fire safe of new plumbing systems as required
5. Excavation and backfill. Backfill to be with excavated materials. Excess spoils to be stockpiled on-site
6. We have included final connections to equipment supplied by others
7. We have included $7,500 for temporary water and construction trailer connections
8. Rodding of sanitary and storm at substantial completion
9. Independent video inspection of sanitary at substantial completion

All Exclusions:

1. Any work beyond 5' outside of the building perimeter unless specifically included above
2. Management of the BIM coordination process
3. Sales Tax
4. Cost of dumpsters or trash haul-off

5. Patching of walls, floors, and roof due to modifications to existing systems
6. Setting Generators
7. Roof penetrations
8. Seismic Restraints
9. Furnishing gas meter (shall be by Utility provider)
10. Offsite removal of excess excavated materials and fine grading
11. Rock removal
12. Scanning/X-Ray of walls and slabs if required
13. Concrete saw cutting coring including breaking and removal or pour back
14. Formed concrete of any kind, specifically included housekeeping pads for condensing units or exhaust fans
15. Receiving, storing, or setting of equipment supplied by others unless identified herein
16. Responsibility for Noise, Vibration, or other sound criteria
17. Integration of the electrical, lighting and life safety systems into the BAS system unless specifically noted per specifications
18. Scope associated with the Architectural and Structural requirements
19. Cutting holes in slabs/roof or providing structural reinforcement for penetrations
20. Steel framing of floor and roof openings
21. Supplemental steel to support the piping and ductwork
22. Installation, sealing or caulking of any furnished louvers
23. Painting of any type
24. Repair and replacement of existing underground utilities
25. Utility Charges of any kind
26. Composite cleanup. We include cleanup of our generated trash associated with our scopes of work
27. Premium time or overtime. We assume none is required
28. Architectural demolition. General contractor to provide access to all our work
29. Delegated Design
30. Temporary Power
31. Compliance with the “Buy America” and/or “Buy American” Acts
32. Super void and/or void systems of any type
33. Wiring of thermostats for heat trace
34. Connection to permanent power for heat trace
35. Parking Fees
36. Bollards and/or pipe protection of any type

We appreciate the opportunity to provide this proposal and hope that you find it acceptable. If there are any questions about the statements made above, please do not hesitate to call.

Respectfully,
Kilgore Industries, LLC.

Leo Dunn
Mechanical Estimator
832-296-1243
ldunn@kilgoreind.com

Travis Dietz
Plumbing
713-492-6524
tdietz@kilgoreind.com

MECHANICAL PARTNERS, INC.

3541 W. Plano Rd.
Garland, Texas 75042

Office (214) 343-1105
Fax (214) 343-1163

August 8, 2024

Swinerton Builders
2200 Main Street, Suite 300
Dallas, Texas 75201

ATTN : Christopher Dencklau

RE: Celina Government Center Garage
100 N. Colorado Street
Celina, Texas 75009

Revised 8-15-24

Christopher,

We propose to furnish and install the **PLUMBING & HVAC SYSTEMS** on the above referenced project in accordance with DD Plans dated 10-19-23, Specifications, RFI log, GEO report, and the following Scope of Work for the associated quotation values:

BASE BID – PLUMBING & HVAC	**$917,200.00**
ADD: IF P & P BOND IS REQUIRED	**$12,799.00**
ADD: FUTURE EXHAUST FOR GENERATORS	**$43,500.00**
ADD – Subsoil Piping	**$71,203.00**
ADD – Heat Trace and Controllers	**$9,768.00**
Break-Out for Accounting Purposes Only	
Plumbing (Base Bid)	**$454,419.00**
HVAC (Base Bid)	**$462,781.00**

PLUMBING

The above quotation **includes** but is not necessarily limited to the following:

1. Parking garage drains, floor drains, trench drains, wall hydrants
2. Sanitary waste piping system to 5'-0" outside of building, PVC below grade, cast-iron above
3. Domestic water piping system as illustrated
4. Storm drain piping system to 5'-0" outside of building, PVC below grade, cast-iron above
5. Thermal insulation on specified piping systems installed by MPI
6. Natural gas piping system from discharge side of meter at existing building through garage with valves and regulators for generators
7. Flushing and/or disinfection of domestic water system
8. Concrete coring/sleeves required for installation of plumbing system
9. Fire stopping of wall and/or floor penetrations on Plumbing related items
10. Validation Only of Plumbing Permit secured by General Contractor
11. Excavation and backfill with spoils placed at a single site location
12. 2D coordination and/or shop drawings
13. Daily clean-up to dumpster provided by "Others"
14. Identification and labeling as specified for equipment and/or piping installed by MPI
15. Backflow prevention device i.e., RPZ assembly
16. Domestic water booster pump as scheduled
17. Elevator sump pump with copper discharge piping terminating at floor sink at riser room
18. ADD – Heat Trace and up to four (4) controllers
19. ADD – Perimeter subsoil system and around elevator pit

PLUMBING

Specifically **excluded** from the above Proposal are the following:

1. **Materials sales tax**
2. Plumbing fixtures, fixture carriers
3. Gas or electric water heaters
4. Subsoil system – none shown or noted
5. A/C condensate drain piping system
6. Sump pit and pump system for subsoil system added
7. Compressed air piping system, equipment and/or piping
8. Permit fees, meters and/or tap fees
9. Site utilities
10. Fire protection along with backflow prevention devices required for system
11. Lawn sprinkler or irrigation

12. Builders risk insurance
13. 'Power' wire, conduit and/or wiring
14. Painting and/or patching
15. Formed and/or finished concrete including housekeeping pads and required concrete for inertia bases
16. Provisions related to seismic or wind events and conditions
17. Temporary plumbing for construction purposes
18. Payment and performance bond
19. Receiving, off-loading and/or setting of Owner furnished equipment
20. Temporary closures, sound partitions, and/or barriers
21. Demolition of general construction items such as floors, ceilings and walls required for access to plumbing work
22. Roofing, removal, repair, and/or replacement
23. Roof work associated with sealing or weatherproofing vents through roof
24. Fountain or water feature equipment and/or piping
25. Steel framing and/or metal flashings
26. Replacement of damaged or removed paving including sub-base preparation
27. Installation of access doors
28. Natural gas meter and/or primary gas pressure regulator
29. Camera and/or TV video of plumbing systems
30. Smoke Testing
31. Concrete saw cut and removal required for installation of plumbing systems
32. Concrete replacement
33. X-ray fees of concrete slab and/or wall if required prior to saw cutting and/or coring
34. Bringing any portion of an existing plumbing system up to code
35. Haul off site of excavated spoils
36. Splash blocks
37. Rock excavation as defined by the requirement to use a track excavator or other specialized equipment in lieu of a standard backhoe
38. 3D coordination and/or shop drawings
39. BIM 3D modeling of building systems
40. Hosting of BIM 3D modeling of building systems
41. "Off hours" work schedule i.e., Premium time labor
42. "Void" systems for Below grade piping, Sanitary or Storm
43. Domestic water meters, temporary or permanent
44. Accelerated work schedule without proper notification or compensation
45. "Attic stock" i.e., the supplying of surplus replacement fixtures and/or repair parts
46. "Wrap-up" or Owner controlled insurance programs
47. Background and badging cost

HVAC

The above quotation **includes** but is not necessarily limited to the following:

1. Thermal insulation on specified piping systems installed by MPI
2. Fire stopping of wall and/or floor penetrations on MPI related items
3. Validation only of permits secured by General Contractor
4. Daily clean-up to dumpster provided by “Others”
5. Identification and labeling as specified for equipment and/or piping
6. Generator exhaust for two generators provided and installed
7. 1 Unit heater provided and installed
8. 2 Exhaust fans provided and installed
9. 11 Louvers provided and installed
10. VRF FCU’s and Heat Pumps provided and installed
11. Refrigerant Piping for VRF system provided and installed
12. New ductwork provided and installed per plans
13. New diffusers and dampers provided and installed per plans
14. BAS Controls by Climatec Controls System per plans
15. Start-up of all equipment
16. TAB by AABC Certified firm

HVAC

Specifically **excluded** from the above Proposal are the following:

1. Materials Sales Tax
2. Permit fees
3. Drywall framing, lintels, chases
4. Structural engineering or review fees
5. Duct lagging or cleaning
6. Chemical fire protection
7. Warranty/repairs/code updates to existing hvac system
8. Architectural louvers
9. Fire dampers and/or combination Fire/Smoke dampers not specifically shown on the mechanical plans (all fire dampers or combination fire/smoke dampers, required must be shown on plans per NFPA 90 and SMACNA standards)
10. Operating costs (utility cost) during test and balance phase
11. Roofing, removal, repair, and/or replacement
12. Fire alarm control wiring and/or wiring of smoke detectors to termination panel
13. Formed and/or finished concrete including housekeeping pads and required concrete for inertia bases
14. Final connections to owner furnished equipment

15. Temporary HVAC for construction purposes
16. X-ray fees of concrete slab and/or wall if required prior to saw cutting and/or coring
17. Provisions related to seismic or wind events and conditions
18. Payment and performance bond
19. Temporary closures, sound partitions, and/or barriers
20. Roof work associated with sealing or weatherproofing penetrations through roof
21. Steel framing and/or metal flashings
22. Installation of access doors
23. Ceiling tile removal/repair or replacement
24. Camera and/or TV video of plumbing systems
25. BIM 3D modeling of building systems
26. 3D coordination and/or shop drawings
27. Hosting of BIM 3D modeling of building systems
28. Equipment/piping haul off site of demo items
29. "Attic stock" i.e., the supplying of surplus replacement or repair parts
30. "Wrap-up" or Owner controlled insurance programs
31. Background and badging cost

Conditions

1. Our Proposal/Budget is contingent upon MPI's acceptance of a mutually agreeable subcontract based on the scope of work i.e., subcontract shall specifically list above exclusions

2. Builders risk insurance **total** coverage, including any deductible, must be provided to MPI at no cost

3. Electronic background files for architectural and structural systems shall be provided to MPI at no cost

4. Work shown on non-mechanical/plumbing drawings but not shown or illustrated on the mechanical/plumbing drawings is **excluded** from the above proposal/budget

5. MPI excludes "WRAP UP" insurance program participation, i.e. CIP, OCIP, CCIP, RCIP, unless provided full disclosure of all terms & conditions along with a copy of the Policy for review by our Insurance Agent and/or Lawyer

6. MPI excludes costs associated with any “Online Payment” company usage fees as with “Textura” and others

7. Layout of building will be by General contractor, site, and slab. Points needed and benchmarks will be supplied for our personnel

8. This Proposal letter will become an attachment to any executed contract for this project

9. MPI Excludes participation in Accelerated Payment Discount Programs

Should you have any questions or require additional information, please do not hesitate to call.

Respectfully,

MECHANICAL PARTNERS, INC.

Blake McEvers
blakem@mechanicalpartners.com
Plumbing

Leonard Woodard
Lwoodard@mechanicalpartners.com
HVAC

Contractor shall be entitled to additional compensation from Customer when the price for any materials to be used on the Project increases 3% or more between the time the Contract is signed and materials for the project are purchased. In such a case, Customer shall pay to Contractor, on request, all sums by which the cost to Contractor for any item of materials has increased beyond 3%. This would apply, but not be limited to price increases in Copper, Cast Iron, PVC, steel, sheet metal, fuel, manufactured products, and equipment. Contractor is entitled to demonstrate this price increase using quotes, supplier list prices, invoices, or receipts, when requested.

Due to the volatile market, the above quote will be valid for no more than 30 days. Beyond 30 days the clause above will be enacted, should a written contract not be executed.

August 8, 2024

ATTN: Chris Dencklau
Hoar Construction

Reference: Celina Government Center Garage GMP

Bid Date: August 8, 2024

Way Mechanical is pleased to submit our GMP Proposal for the project referenced above. This proposal includes labor, material, equipment, and supervision required to perform the work in accordance with the following scope and clarifications. We acknowledge receipt of the following:

1. Mechanical & Plumbing Drawings Issue for Bid-Permit dated July 11, 2024 and prepared by DBR MEP Engineer.
2. Specifications Issue for Bid-Permit dated July 11, 2024 and prepared by DBR MEP Engineer.
3. Wage Decision TX20240239 dated January 5, 2024
4. Division 221121-Natural Gas Piping Systems dated July 24, 2024
5. Geotechnical Report dated September 19, 2023
6. RFI log dated August 1, 2024 – Items 01-22 – Mechanical/Plumbing items related

BASE BID – BREAKOUTS FOR ACCOUNTING PURPOSES ONLY

HVAC (Excludes any fuel oil piping scope for the emergency generators)	$	592,821
Plumbing (Excludes any Rock Excavation)	$	466,004
Total Bid	$	1,058,825
Alternate: - F&I Future Electrical Generator Exhaust Piping - ADD	$	272,288
If Automated Logic temperature controls is acceptable by the city of Celina in lieu of Climatec Controls Deduct	$	<$43,955>

We appreciate the opportunity to quote this project and earn your business. We look forward to a thorough review of our proposal at your convenience.

Respectfully,
WAY MECHANICAL

Steve Hopkins
Senior Estimator

720 Industrial Blvd. Suite 200
Grapevine, TX 76051
www.waymech.com
t. (972) 621-0001
1-877-WAYMECH
sales@waymech.com
H.V.A.C License #TACLA15467E Held by Tommy Baxter Regulated by The Texas Department of Licensing and Registration, P.O. Box 12157, Austin, TX 78765, (800) 803-9202, (512) 463-6599. Plumbing License #M-37170 Held by Harvey Bowden Regulated by The State Board of Plumbing Examiners, P.O. Box 4200, Austin, TX, 78765,(800) [illegible]

JOB SPECIFIC INCLUSIONS AND EXCLUSIONS:

1. We include BIM and coordination with other trades in accordance with bid documents.
2. We exclude engineered backfill materials; excavated materials will be returned to the trench for backfill.
3. We exclude hauling excess excavated materials from the site.
4. We exclude fire stopping of our penetrations through rated walls and floors.
5. We exclude sealing or caulking penetrations through non-rated assemblies.
6. We include Commissioning of our scope as part of the owner's independent commissioning team.
7. We exclude sales tax.
8. We include textura fees.
9. We exclude any fuel oil piping scope.
10. We exclude Performance & Payment Bonds.
11. We exclude permits to be handled by general contractor. We include validation only for permits.

HVAC:

1. We include furnishing the following equipment items:
    a. (3) VRF Air Handling units serving Main electrical room, Emergency Electrical room and Elevator Hoistway.
    b. (3) VRF Air Cooled Condensing Units Heat pumps.
    c. (5) Ductless Split Systems units serving IDF Rooms and Elevator Control Room.
    d. (5) Air Cooled Condensing units serving (4) ductless split systems.
    e. (2) Inline Exhaust fans.
    f. (1) Electric Unit heater.
    g. (2) Motorized Dampers.
    h. (5) Mechanical Louvers scheduled on mechanical plans. (Excludes water proofing/sealing.)
    i. (Lot) Vibration Isolation
2. We include refrigerant piping with specialties.
3. We include a/c condensate drain piping.
4. We include mechanical insulation, refrigerant piping, electrical generator exhaust piping.
5. We include Building Automation Systems-by Climatec.
6. We include Testing, Adjusting & Balancing. Assistance to the TAB subcontractor is included.
7. We have included (1)-electrical generator exhaust piping for the current generator, we include double wall ducting without exterior insulation. See add above for the "future" generator exhaust scope.
8. We exclude furnishing of architectural louvers. Louver installation is by others. (We have included installation of mechanical louvers mentioned above.)
9. We exclude the cleaning of ductwork. All duct openings will be kept sealed during delivery and construction.
10. We exclude anti-microbial coatings for ductwork.

PLUMBING:

1. We include insulation of new plumbing piping per specifications.
2. We include furnishing, installation, & rough-in of the following fixtures per plumbing schedule:
    A. 4 – Floor drains
    B. 4 – Floor sinks
    C. 11 – Storm area drains
    D. 18 – Parking drains
    E. 26 – Cleanouts
    F. 2 – Trench drains
    G. 1 – Elevator sump pump
    H. 1 – Domestic water booster pump system
3. We include use of Supervoid underslab system for underground piping.

4. We exclude temporary site utilities and office-trailer connections.
5. We exclude any systems extending beyond 5 feet from building line.
6. We exclude the building water meter and building natural gas meter.

H.V.A.C License #TACLA15467E Held by Tommy Baxter Regulated by The Texas Department of Licensing and Registration, P.O. Box 12157, Austin, TX 78765, (800) 803-9202, (512) 463-6599. Plumbing License #M-37170 Held by Harvey Bowden Regulated by The State Board of Plumbing Examiners, P.O. Box 4200, Austin, TX, 78765,(800) 845-6584 (512) 936-5200

STANDARD CLARIFICATIONS

1. This proposal remains in effect for thirty (30) calendar days, or as specifically required by the bid documents. We reserve the right to review any unforeseen impacts incurred between the dates of this proposal and receipt of Notice to Proceed / Contract.
2. Way Mechanical. is not acting in the capacity of a licensed design professional and assumes no design liability.
3. If required by the bid documents, OCIP/CCIP deductions are included in the proposal amount(s).
4. Way Mechanical is to be named an additional insured on the Owner's Builders Risk Insurance Policy, including extended coverage at no cost to Way Mechanical.
5. We will provide a detailed schedule of our activities for incorporation into an overall construction schedule that is mutually agreed upon in advance of starting construction. Adequate time must be allocated in the construction schedule for installation of our work prior to installation of all walls. Priority walls are assumed to comprise no more than 5% of all walls.
6. Normal working hours are assumed, and overtime premiums are excluded, unless otherwise indicated in this proposal.
7. We require use of the owner's CAD/BIM files transmitted to us in electronic format, at no cost to Way Mechanical.
8. Temporary lighting, power and water required for our work will be provided by others at no cost to Way Mechanical.
9. If required for finishes, we will operate permanent HVAC systems, provided that: power to the required equipment has been completed; the building is weather-tight and dried-in; dust-generating activities have been completed; and sufficient controls are in place to protect equipment, ductwork and piping.
10. We include motor starters and disconnects that are integral with our equipment. All other starters and disconnects by others.
11. We include Variable Frequency Drives for equipment furnished under this scope in accordance with the bid documents. Installation is by the Div. 16/26 contractor, except where integral or factory-mounted to the equipment.
    a. To comply with IEEE 519 – Harmonic Control in Electrical Power Systems, we require the complete electrical & mechanical design from the Engineer of Record in order to perform harmonic analysis.
12. We include fire dampers, smoke dampers and fire/smoke dampers only where specifically shown on Mechanical Drawings.
13. Unless otherwise indicated within this proposal, we exclude the following:
    a. Surveying or layout of control lines.
    b. Temporary heating/cooling during construction.
    c. Temporary restroom facilities.
    d. Furnishing, installing, or relocation of any barriers, fencing, dust partitions, or similar items used for separation of work areas from occupied and public spaces as required for egress, security, infection control, etc.
    e. Participation in composite cleanup crews. We will dispose of our debris daily to dumpsters on site provided by others.
    f. Rock excavation.
    g. All power wiring 110V and above, including power wiring for controls.
    h. Fire protection, fire alarm and security systems.
    i. All roofing work, roofing repair and final flashing.
    j. Structural openings in precast or cast in place concrete. We will coordinate size and location of our required openings required with the project team. Supplemental steel, if required, for such penetrations is excluded.
    k. Supplemental supports for piping, ductwork and equipment (we assume supporting directly from building structure).
    l. X-ray and scanning of structural members, floors and walls.
    m. Cutting and patching of building structure and structural fireproofing.
    n. Concrete work, including but not limited to, saw cutting, housekeeping pads, inertia bases, concrete curbs, concrete structures or sumps, or poured-in-place concrete work of any kind.
    o. All seismic bracing and restraints.
    p. Wind load design & requirements.
    q. All painting except touch-up painting on equipment furnished by us.
    r. Weatherproofing, waterproofing, sealing and caulking of exterior penetrations.
    s. Asbestos and hazardous materials work of any kind.
    t. Repairs to any existing equipment or systems, unless clearly identified in the bid documents.
    u. All maintenance, inspections, filter changes, etc. for all HVAC & Plumbing systems after substantial completion.

720 Industrial Blvd. Suite 200
Grapevine, TX 76051
www.waymech.com
t. (972) 621-0001
1-877-WAYMECH
sales@waymech.com

H.V.A.C License #TACLA15467E Held by Tommy Baxter Regulated by The Texas Department of Licensing and Registration, P.O. Box 12157, Austin, TX 78765, (800) 803-9202, (512) 463-6599. Plumbing License #M-37170 Held by Harvey Bowden Regulated by The State Board of Plumbing Examiners, P.O. Box 4200, Austin, TX, 78765,(800) 845-0384 (512) 936-5200

August 8, 2024

Mr. Christopher Dencklau
Swinerton Builders
2200 Main Street, Suite 300
Dallas, TX 75201
ph. 469-540-5877
email christopher.dencklau@swinerton.com

Re: Celina Government Center Garage HVAC & Plumbing IFP Budget (24 019)

We are pleased to submit our IFP budget proposal as follows to provide all labor, materials, tools, equipment, and supervision necessary to complete the Plumbing and Mechanical portion only for the above referenced project based on plans indicated below and information furnished by Swinerton Builders. We acknowledge no Addendums at this time.

IFP Budget Bid (HVAC & Plumbing) ……..……..…….. $1,261,636.00
Breakouts for accounting only:
Plumbing: $ 692,841.00
Mechanical: $ 568,796.00

ADD to provide 8" carbon steel exhaust as shown on M-201 to future generators B, C, and D (this does not include connections at EGE's) ……... $ 58,000.00

ADD to INSTALL one (1) Electricians exhaust MUFFLER (not shown) ……..... $ 2,800.00

ADD to provide TAB per 230593 ……..……..... $ 2,500.00

Sales Tax not included on Labor or Materials

Scope of Work-

1. Drawings based on (Issued for Bid-Permit, dated 7/11/2024):
    a. Plumbing – P-001, P-002, P-211, P-212, P-213, P-214, P-401, P-501, P-601.
    b. Mechanical – MEP-101, M-001, M-201, M-202, M-203, M-204, M-501, M-601.
    c. Specifications (labeled for Garage): Division 22 Plumbing; Division 23 HVAC, both dated July 11, 2024.
2. Swinerton's Construction schedule – start ~ 10/1/24; finish by ~ 9/1/25.
3. Perform excavation for the below ground plumbing piping shown on the above P series drawings.
    a. Excavation is based on a maximum depth of 5'0"
    b. Backfill is based on the use of existing removed material
    c. Water for compaction is based on onsite availability, exclude water truck
4. Furnish and install Sanitary system as shown on drawings.
    a. Underground piping to be PVC DWV pipe and fittings.
    b. Above ground piping to be Cast-Iron no hub.
5. Furnish and install Storm system as shown on drawings.
    c. Underground piping to be PVC DWV pipe and fittings.
    d. Above ground piping to be Cast-Iron no hub.
6. Furnish and install Domestic Water system as shown on drawings.
    a. Buried: Type K Copper pipe with wrought fittings.
    b. Above ground: Type L Copper pipe with wrought fittings.
7. Furnish and install Gas system as shown on drawings.
    a. Below Ground: Poly Yellow pipe
    b. Above Ground: 2" and Smaller: Sch 40 black steel with 150 lb. malleable iron threaded fittings.
    c. Above Ground: 2½" and larger: Sch 40 black steel with standard weight steel butt weld fittings with 150# slip-on flanges
8. Plumbing equipment as scheduled, to include:

a. (1) ESP-1 100 GPM SS Elevator Sump Pump
b. (1) DBP-1 160 GPM Duplex Booster Pump Pkg w/hydro-pneumatic tank
c. (2) TD-2 Trench Drains (26'-0")
d. (2) HB-1 3/4" Hose BIBB
e. (1) WH-1 Wall Hydrant
f. (2) FD-1 3” FLR DRAIN
g. (1) FD-2 4” FLR DRAIN
h. (1) FD-3 4” FLR DRAIN
i. (11) SD-1 3” STORM AREA DRAIN
j. (11) PD-1 4” Parking Deck Drains
k. (6) PD-2 6” Parking Deck Drains
l. (1) PD-3 6” Parking Deck Drains
m. (3) FS-1 4” FLR SINK
n. (1) FS-1 3” FLR SINK
o. (12) BWV 4” BWV at 1st Floor
p. (5) BWV 3” BWV at 1st Floor
q. (8) GCO 4” Grade Cleanouts
r. (2) GCO 3” Grade Cleanouts
s. (1) WCO 4” Wall Cleanouts
t. (1) WCO 3” Wall Cleanouts
u. (6) FCO 4” Floor Cleanouts
v. (3) FCO 3” Floor Cleanouts
w. (2) FCO 2” Floor Cleanouts
x. (1) BFP 3” Backflow Preventer

9. Plumbing fixtures as scheduled, to include:
    a. NONE
10. Furnish and install new condensate drain piping and associated parts.
    a. Type L piping with soldered connections.
11. Furnish and install refrigerant piping and associated parts.
    a. Type L ACR Copper with brazed connections.
12. Furnish and install the Emergency Generator A Exhaust Flue.
    a. Standard weight black carbon steel pipe.
13. Mechanical equipment as scheduled, to include:
    a. (3) VRF FCU's
    b. (3) VRF Heat Pumps (Condensers)
    c. (5) Ductless DX Splits
    d. (5) Ductless DX Split Condensers
    e. (2) IN-LINE Fans
    f. (1) EUH
    g. (11) LOUVERS
14. Vibration isolation as specified.
15. We include camera of NEW underground sewer and storm lines only.
16. We include temporary water for construction purposes as described in Swinerton Plumbing Scope.
17. Duct scope:
    a. Provide and Install the following:
        I. Rectangle Duct (Exposed duct and 1st 10’ from Units are Lined)
        II. Spiral Pipe and Fittings (Lined where exposed)
        III. (5) GRDs/Flex
        IV. (11) Louvers
        V. (2) Motorized Dampers
        VI. (2) Backdraft Dampers
        VII. Shop Drawings
        VIII. Prevailing Wage Rates
    b. Provide Installation of the following only:
        I. (2) Exhaust Fans
        II. (3) FCU’s

III. (5) Ductless Split Systems
IV. (3) VRF Heat Pumps
V. (1) Electric Unit Heater

c. Includes BIM participation
d. Includes a carbon steel exhaust flue at Emergency Generator GEN A

18. Insulation Scope:
We propose to furnish and install insulation with the following scope of work:
a. Generator exhaust duct: 2 layers of 1" calcium silicate pipe insulation with .016 aluminum jacketing.
b. Refrigerant suction piping: 1" Armaflex pipe and fitting insulation, exterior piping to receive .016 aluminum jacketing.
c. A/C cold condensate drain piping indoors: ¾" Armaflex pipe and fitting insulation.
d. Domestic cold-water piping: 1" fiberglass pipe insulation with PVC fitting covers. Outdoor piping 1½"Phenolic foam pipe insulation with .016 aluminum jacketing.
e. Includes heat trace for the Domestic Cold Water piping.
f. Galvanized shields at hangers included.
g. Prevailing wages applied.

19. Controls Scope:
Distech ECLYPSE BACnet IP DDC Energy Management System
a. Install new JACE global controller to connect to customer's Ethernet LAN where required
I. IP drop, LAN cabling and IP address by others
b. Connect to City's Tridium Niagara Supervisor software/owner's existing server
c. Provide required Niagara software licenses and 1-year software maintenance agreement
d. Climatec will provide floorplan graphics, control submittals and as-built manuals
e. Includes 1-year warranty on all DDC parts/labor
f. Up to (8) hours on-site owner training of system operation
g. Climatec will provide up to (16) hours support for Commissioning of controlled equipment
h. Climatec will provide up to (4) hours support for T&B of controlled equipment
i. Climatec recognizes wage rates for low-voltage wiring installers
j. Installation with plenum rated cabling (without conduit) above accessible lay-in ceilings;
i. EMT conduit in mechanical/electrical rooms, or other exposed areas
ii. All wiring to be certified CAT6 cabling for controllers per City standard (no daisy-chain)

BACnet Interface to Split FCUs (Quantity: 5)
a. Provide BACnet interface to units for monitoring via BAS system
I. BACnet interface card provided by equipment mfg.
II. Excludes condenser unit interlock wiring
b. Install factory provided space sensors
I. Interlock manufacturers room sensor

Controls for VRF Heat Pump Fan Coil Units (Quantity: 3)
a. Controller, sensors & associated control wiring for each unit
I. Excludes condenser unit interlock wiring
b. Control and monitoring of all points as specified
I. Dampers & actuators by equipment manufacturer
c. Provide space sensors with temperature/humidity

Controls for Exhaust Fans (Quantity: 2)
a. Control and status monitoring of exhaust fans EF-G1.1, EF-G1.2

Unit Heater (Quantity: 1) EUH-G1.1
a. Installation of unit manufacturer provided thermostat

Lighting Panel
a. BACnet IP interface to master lighting controller
c. Lighting control system provided and installed by others
I. Prior to Climatec performing an interface to the lighting control system, the Division 26 lighting contractor must perform all installation, programming, software, web graphics, IP connectivity & commissioning requirements

II. Once the system is on the district network, Climatec can provide the owner a link on the Alerton frontend graphics page for the owner to access the web-based lighting software program/graphics

Utility Monitoring
- a. BACnet interface to main electrical switchgear for monitoring of kW
  - I. Excludes sub-metering or monitoring of individual tenant meters or panels
  - II. BACnet interface at meter/switchgear, 120V power, and conduit pathway into main switchgear provided & installed by DIV 26 electrical contractor
- b. Provision of (1) flow meter, monitoring of flow from primary water supply to building
- c. Provision of (1) gas meter, monitoring of natural gas from primary gas supply to building
  - I. Installation of domestic water flow meter and gas meter by plumbing contractor

Monitoring of Garage Elevator Sump Pump (Quantity: 1)
- a. Sump pump high level alarms
- b. Status monitoring
  - II. factory provided dry contacts

Miscellaneous Monitoring
- a. Outside air temperature and humidity
- b. Alarm and status for EM Generator (1)
  - III. Digital input from MFG panel
- c. Alarm and status for elevator sump pump (1)
- d. Monitoring through BACnet interface fire suppression pump (1)
  - I. Div.22 provided equipment
- e. Monitoring through BACnet interface domestic water booster pump (1)
- f. Elevator machine room space temperature

20. Fire and acoustical caulking for piping penetrations through rated partitions and decks.
21. Hoisting of equipment.
22. Working forty (40) hours per week.
23. We are in compliance with General Decision Number: TX20240239 07/05/2024 for Texas, construction type: Building; County: Collin County in Texas wage determination.
24. Drawing Requirements:
    - a. Includes BIM drawings with participation in coordination.
      - i. Exclude leading the coordination.
25. Budget is based on work being performed during normal working hours.
26. Notes
    - a. Due to the fluctuating materials market, Weldon Contractors reserves the right to reprice material and equipment 30 days from date of proposal. Increases may result in a requested Change Order.
    - b. Lead times on material and equipment have significantly increased, Weldon Contractors will provide submittals, and release material and equipment immediately upon approved submittals return to minimize wait times. With this effort in mind Weldon Contractors will not be responsible for any project delays due to Lead times. We will do our due diligence and provide frequent status updates.

Exclusions

Our budget does not include:

1. Electrical power wiring and conduits.
2. Furnishing or installing any electric motor starter's and\or disconnects that are not specifically listed on the equipment schedules to be furnished by the mechanical contractor.
3. Furnishing or installing any interlocking between thermostat and equipment or equipment to equipment.
4. Fire alarm system, sprinkler system or any Fire rated related work including fire caulking.
5. Access panels.
6. Pitch pans.
7. Any concrete saw cutting of walls, ceilings, floors, roofs, etc. for mechanical penetrations.
8. Temporary safety covers over cuts.

9. Patching and painting of architectural items, floors, walls, *roofs*, ceilings, etc. where mechanical items have been removed or where new mechanical items have been installed.
10. Formed and poured concrete work, i.e. mechanical and plumbing equipment housekeeping pads, cleanout pads, etc.
11. Rock excavation (any rock excavation that may be required will be performed on a cost plus basis)
    a. Including trench boxes, trench safety, & dewatering.
12. Site utilities beyond 5'0" from foundation.
13. Dumpster, temporary utilities, temporary toilets, any temp cooling or heating, any temp exhaust of filtration.
14. Waterproofing.
15. Utility consumption charges during construction and startup, including permanent and temporary.
16. Overtime. (proposal based on normal working hours Monday thru Friday 7:00 am to 3:30 pm)
17. Providing payment and performance bonds. (unless listed as a line item above and accepted)
18. Liquidated or consequential damages.
19. Upgrade of existing equipment and systems to meet current codes.
20. Any abatement or removal of hazardous materials from piping, tanks, vessels and equipment. Such items shall be cleaned and abated and made safe by others prior to our crews working on such items.
21. Permits or Fees. (Our proposal is based on validating on the GC or Owners Permit)
22. Unforeseen material or equipment cost increases. Due to today's volatile steel market we reserve the right to revise our proposal by the amount material prices have increased from the time the proposal is dated to the date the project is awarded.
23. Any minority participation (MBE/WBE/DBE/SBE/HUB)
24. Any Drawing, Spec Section or work not listed on this proposal, including BIM drawings or coordination.
25. UL Smoke rated dampers.
26. Government Building scope
27. Underground pre-insulated Hydronic/Chilled Water piping.
28. Any Elevator sump pump **PITS, manholes** or any electrical scope.
29. Generator louvers.
30. The TAB of the air conditioning systems according to specification 23 05 93 shall be performed by an impartial technical firm hired by the Owner.
31. Relocating existing gas meter shown on MEP-101
32. Sitework, we are 5'-0" out with domestic water, sanitary, storm and natural gas piping systems.
33. Sleeving of underground gas piping, we are providing yellow gas piping underground which does not require a sleeve.
34. All Painting of any kind.
35. Bollards, we sent you a list of the HVAC equipment at each level we think should have bollards installed.
36. BAA (Buy American Act) compliance, this requirement deleted per RFI Q&A.
37. Super void system as referenced by detail 17, drawing P-601,
38. Attachment 'B' (never received).
39. Parking costs.
40. Storm drainage overflow or downspout nozzles.
41. Generator's B, C, and or D exhaust flues (see alternate if required).
42. Double wall SS Exhaust Flue at Emergency Generators, thimbles, relief valves or silencers.
43. Communication wiring to heat tracing.
44. Engineering or seismic calculations re plumbing note # 14, on P-002.
45. Our Controls subcontractor Excludes the following unless noted otherwise above:
    a. Underground conduit pathways for control system, provided by Div 26 electrical contractor
    b. Provision or installation of any AFMSs, louvers, balancing dampers, motorized dampers, exhaust/supply fan thermostats, switches, timers, or associated interlocks not listed above
    c. Provision of any BACnet interface cards – to be provided by HVAC equipment manufacturers
    d. Any 120v power work – by Div. 26
    e. Provision/configuration of lighting control system
    f. Provision of server or site PC workstation – tying into owner's system
    g. Fire/smoke dampers, duct mounted smoke detectors and any associated control wiring

h. Bonds, taxes, and/or permits if applicable

Clarifications to our budget:

1. This budget proposal is subject to:
   a. A mutually agreeable subcontract and/or purchase order.
   b. A copy furnished of all contract documents.
   c. A review of final plans and specifications.
   d. The award of our contract and project start not later than 30 days from today.
   e. This budget proposal letter to be incorporated into this Contract.
   f. Builders risk insurance to be carried by the owner and Weldon Contractors and our subcontractors to be named as additional insured.
2. This budget proposal is valid for thirty (10) days. In the event project is not awarded by the end of 10 days we will review our costs and adjust bid price if necessary. (With exception to material cost we reserve the right to review and revise material cost at any time up until the project is awarded)
3. Payment Terms: 100% of labor and materials delivered to the jobsite or stored / prefabricated at Weldon Contractors or our subcontractors' / vendors office / warehouse, based on monthly estimates, to be paid within 30 days from our invoice date. Access will be available for Owner or Owner's representative for inspection.
4. Weldon Contractors reserves lien rights. Any provision in the contract and/or purchase order agreement waiving our lien rights in favor of the construction lender shall not include lien rights on re-movables.
5. This budget proposal is based on the assumption that ADG Concepts will provide all electronic files in a timely manner in AutoCAD format at no cost to Weldon Contractors. If Weldon Contractors is required to create the AutoCAD drawings from scratch, we reserve the right to receive additional compensation for this cost.
6. Weldon Contractors requires 24-hour notification of possible back charges so corrective action can be taken before the charge is incurred. Only charges authorized in writing by Weldon Contractors will be accepted.
7. Weldon Contractors shall be under no obligation to perform change order work without a written change order for a mutually agreed price. We reserve the right for time extension and impact costs on any change orders.
8. Weldon Contractors will not be bound by any contract documents, copies of which are not furnished to us.
9. Weldon includes a warranty for a period of one (1) year from the date of acceptance by owner. Weldon Contractors will self-perform all warranty work with our experienced service technicians per the warranty terms per the project construction documents. Warranty work shall be performed during normal working hours Monday through Friday. Weldon Contractors shall be given 24 hours' notice for warranty issues, and will respond within 48 hours of notice. Weldon Contractors typically does not provide warranty services for equipment furnished by others. Warranty service typically does not cover maintenance activities required by the manufacturer. Warranty service shall not be provided for equipment that is not maintained, or is abused, or has been tampered with.
10. Weldon Contractors is licensed and regulated by: Texas Department of Licensing and Regulation, PO Box 12157, Austin, Texas 78711, (512) 463-6599, and Texas State Board of Plumbing Examiners, 929 East 41st Street, PO Box 4200, Austin, Texas 78765, (512) 302-5090.
11. All equipment furnished by others must comply with all required codes and be supplied in a timely manner. This equipment must be supplied with all necessary accessories; i.e., fuses, lamps, thermal overloads, circuit breakers, fasteners, sealants, installation instructions and drawings, etc.
12. This budget Proposal is based on adequate lay down area for materials and equipment being available.
13. This budget Proposal is based on a minimum of 10 working days from date of notice to proceed or executed contract to mobilize and start performing our scope of work for the project.

Thank you very much for the opportunity to present this budget proposal. We would appreciate the opportunity to discuss this quote and our project approach with you in person. If we are selected to be your partner on this project, we will commit our resources to make the project successful for you. We will call

you to see if we can be of further assistance or if you have further questions or if additional information is needed, please don't hesitate to call me at 817-460-1111 extension 136.

Sincerely,

Ed Smith | Sr Estimator
esmith@weldon-contractors.com

Subcontractor Bid Analysis

Trade: **26.00 Electrical**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Chris**

		Selected Sub	x		
	Subcontractor	FSG	FSG	Prism	All-Tech
	Phone	(817) 880-2881	(817) 880-2881	(214) 991-0826	(281) 253-8658
	Contact	Bob Bennett	Bob Bennett	Cameron Vrzak	Byron Bailey
	email	bob.bennett@fsgi.com	bob.bennett@fsgi.com	cvrzak@prismelectric.com	bbailey@alltechllc.com
	Scope Complete	Yes	Yes	Yes	Yes
	Rank	1	1	3	2
	Delta To Low	0%	0.00%	20.88%	19.99%
	Enter SBE %	0%			
	SBE $$$	$ -	$ -	$ -	$ -
		$ 3,247,971	$ 3,247,971	$ 3,926,015	$ 3,897,133
Standard Requirements (if entered here, costs will be included with Breakout #1)		$ -	$ -	$ -	$ 5,000
Prequalification Status			Yes	Yes	Yes	No
MSA Status			Yes	Yes	Yes	No
Single Project Limit			$ 98,042,517	$ 98,042,517	$ 46,752,097	N/A
Aggregate Limit			$ 220,595,663	$ 220,595,663	$ 105,192,218	N/A
Exclude Sales Tax		-	excl	excl	excl	excl
Textura		-	incl	incl	incl	$ 5,000
Prevailing Wages Included		-	incl	incl	incl	incl
Responses to RFIs Included		-	incl	incl	incl	incl
Scope sheet included		-	$ -			
Schedule included		-	$ -			
Trade Specific Requirements						
Base Bid		$ 7,275	$ 3,247,971	$ 3,247,971	$ 3,926,015	$ 3,897,133
Base Bid		$ -	$ -		$ 2,187,838	$ 3,761,200
		$ -	$ -			
Fixture Package - Poles included		$ -	$ 162,524	$ 162,524	$ 1,270,907	incl
Controls Package		$ -	$ 341,814	$ 341,814	incl	incl
		$ -	$ -			
Distribution		$ -	$ 694,796	$ 694,796		
Panels		$ -	incl	incl	incl	incl
X-frmrs		$ -	incl	incl	incl	incl
Distribution Panels		$ -	incl	incl	incl	incl
		$ -	$ -			
Generator		$ -	$ 476,477	$ 476,477	$ 321,237	incl
ATS		$ -	incl	incl	incl	incl
EM Distribution Panels		$ -	incl	incl	incl	incl

		Generator Rough in	$	-		Conduit only		Conduit only	Conduit only	Conduit only
			$	-	$	-				
		Feeders	$	-	$	218,930	$	218,930	incl	
		Secondary	$	-		incl		incl	incl	incl
		Primary	$	-	$	44,733	$	44,733	incl	incl
		Conduit Only	$	-	$	-			incl	incl
		Grounding	$	-	$	38,809	$	38,809	incl	incl
			$	-	$	-				
		Branch Power	$	-	$	41,773	$	41,773	incl	incl
		Mechanical/Plumbing Power	$	-	$	141,833	$	141,833	incl	incl
		Conduit and String for EV Chargers	$	7,275		incl - 7260		incl - 7260	incl	incl at 26000
			$	-	$	-				
		Special Systems Rough in	$	-	$	-				
		Communications	$	-	$	43,939	$	43,939	incl	incl
		Security System Rough in	$	-	$	65,001	$	65,001	incl	incl
		Primary Comm Conduits	$	-		incl - 39000		incl - 39000	incl	incl at 60000
			$	-	$	-				
		Fire Alarm Complete System	$	-	$	144,633	$	144,633	incl	atus Monitoring Only
		ERRCS/Public Safety DAS System	$	-		excl		excl	excl	excl
		Lightning Protection	$	-	$	91,000	$	91,000	incl	incl
		Temp Power	$	-	$	77,492	$	77,492	$ 77,492	$ 77,492
		Temp Power Consumption	$	-	$	30,041	$	30,041	$ 30,041	$ 30,041
		Acceptance Testing	$	-	$	16,908	$	16,908	incl	incl
		Commissioning	$	-	$	38,834	$	38,834	incl	incl
		BIM Coordination	$	-		incl		incl	incl	incl
			$	-	$	-				
		Firestopping for all Penetrations	$	-	$	3,500	$	3,500	$ 3,500	incl at 11000
		General Conditions Sub	$	-	$	554,934	$	554,934	incl	incl
			$	-	$	-				
		Christmas Lights GFI (Allowance)	$	-	$	20,000	$	20,000	$ 20,000	$ 20,000
		Refeed to Annex Building	$	-		incl - 13688		incl - 13688	$ 15,000	$ 3,400
			$	-	$	-				
		Total Base Bid (excl. Bond)	**$**	**7,275**	**$**	**3,247,971**	**$**	**3,247,971**	**$ 3,926,015**	**$ 3,897,133**

8/7/2024

ELECTRICAL BUDGET BREAKDOWN:
SCHEMATIC DESIGN

Customer: **Swinerton Builders**
Project: Celina Government Center Garage
Date: 8/7/2024
Sales Tax Status: Excluded

Budget Categories:	Parking Garage			Guard House	Category Totals
Light Fixtures	$162,524.49				$162,524.49
Lighting Control / Branch	$341,814.32				$341,814.32
Branch Power	$41,773.13				$41,773.13
Distribution	$995,028.40				$995,028.40
Generator-ATS	$476,477.14				$476,477.14
Feeders	$218,930.46				$218,930.46
Primary Electric Ductbank	$44,733.83				$44,733.83
HVAC/Mechanical Branch and Terminations	$141,833.32				$141,833.32
Fire Alarm System	$144,632.86				$144,632.86
ERRCS system	$98,243.01				$98,243.01
Communications (Rough-In)	$43,938.89				$43,938.89
Cable and Basket Tray	$0.00				$0.00
Security (Rough-In)	$65,001.92				$65,001.92
Parking Assist	$272,766.59				$272,766.59
Grounding	$38,809.70				$38,809.70
Acceptance Testing	$16,908.54				$16,908.54
Commissioning	$38,834.53				$38,834.53
Fire Stopping	$0.00				$0.00
Temporary Power / Lighting	$473,241.84				$473,241.84
General Conditions	$554,934.28				$554,934.28
Budget Sub-Totals:	**$4,170,427.25**	**$0.00**	**$0.00**	**$0.00**	**$4,170,427.25**
BASE BUDGET: ELECTRICAL					**$4,170,427.25**

Scope Notations And Exclusions:

1. Sales Tax is Excluded
2. Utility company charges excluded.
3. HVAC control wiring, starters and VFDs are excluded.
4. Cutting/patching/painting of structure, street and parking surfaces by others.
5. Roof penetrations and pitch pans by others. Permit and inspection fees are excluded.
6. Excavation through rock is excluded. Concrete work is excluded.
7. Budget excludes any cost increases from tariffs imposed and impacting products subsequent to the date of this proposal document.
8. Pricing is firm for 20 days from the date of this proposal.
9. Budget excludes any provision for security, AV and Telecomunication other than rough-in.
10. Budget excludes off-site parking and shuttling of workers.
11. Government Building is Excluded from this proposal.
12. **General Conditions** category includes: Supervision (PM, Superintendant), Engineering (shop drawings), Storage, Office, Consumables/Tools, Equipment Rental.

If you have any questions, please call 214-357-5697

Thank You,

Bob Bennett
FSG Electric

Prism Electric, Inc.
Austin | Fort Worth | Garland | Houston | Tulsa
TECL #18257 | OK #00103908
prismelectric.com

BID DATE August 8, 2024

Celina Government Center and Garage SD

Design Development
Electrical Proposal Summary
Prism Proposal Number: O2300505

Start Date	12-Sep-24	**Total Hours Elect**	13,641
Finish Date	1-Jun-26	**Hours per Week**	40
Duration (Months)	21	**Avg Manload**	3.46
Duration (Weeks)	89.6	**Peak Manload**	9

Description	sf	Quoted Matl	Rental	Sub	Material	Labor $	Totals
Site	**104,578**	316,295.16	14,238.91	57,441.07	348,265.90	836,771.81	1,573,012.84
Garage	**129,930**	960,032.40	872.93	166,246.08	242,414.35	1,282,635.76	2,652,201.51
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
BASE BID COST TOTALS		1,276,327.55	15,111.84	223,687.15	590,680.25	2,119,407.57	**$4,225,214**
Temporary Power and Lighting						ADD	96,084
GRAND TOTAL BASE BID W/ TEMPORARY							**$4,321,298**

Payment and Performance Bond Adder	ADD	$48,135

BREAKOUTS:	
Lighting Package Purchase Cost	1,716,139
Generator Purchase Cost	321,237
Remove Site Lighting	(445,232)

ALTERNATES (not included in base bid above):

Celina Government Center and Garage SD
Site

		Qty	Description		Unit	Totals
$1,573,013						
Electrical Primary Ductbank:				-	-	-
$13,499.68	2E4	60		-	-	-
cost / ft	$224.99	10.00	Excacvation Per Cu Yard		155.45	1,554.49
Number of Conduits	2	8.33	Backfill Per Cu Yard		88.25	735.41
Ditch Depth	36	60	Trench Safety		7.43	446.08
Width	18	60	Ductback Layout		10.52	631.46
Concrete Depth	6	60	2-6" Sch 40 PVC		75.22	4,513.13
Conduit Diameter	4	4	PVC Elbow - 90 deg - 6"		40.29	161.18
Sand		30	6" Pvc Base or Intermediate Spacer		18.75	562.50
Minimum Cover		292.50		-	-	-
		1	6 FT X 6 FT Concrete Equipment Pad		4,895.46	4,895.46
				-	-	-
Electrical Secondary Ductbank:				-	-	-
$213,565.71	11E4	150		-	-	-
cost / ft	$1,423.77	33.33	Excacvation Per Cu Yard		155.45	5,181.62
Number of Conduits	11	22.22	Backfill Per Cu Yard		88.25	1,961.08
Ditch Depth	36	150	Trench Safety		7.43	1,115.19
Width	24	150	Ductback Layout		10.52	1,578.65
Concrete Depth	12	150	11-4" Sch 40 PVC		239.58	35,937.72
Conduit Diameter	4	22	GRC Elbow - 90 deg - 4"		111.00	2,442.02
Sand		413	4" Pvc Base or Intermediate Spacer		11.98	4,940.39
		6,600	#500MCM THHN		24.30	160,409.03
				-	-	-
Electrical Secondary Ductbank: Fire Pump				-	-	-
$48,437.89	2E4	150		-	-	-
cost / ft	$322.92	33.33	Excacvation Per Cu Yard		155.45	5,181.62
Number of Conduits	2	22.22	Backfill Per Cu Yard		88.25	1,961.08
Ditch Depth	36	150	Trench Safety		7.43	1,115.19
Width	24	150	Ductback Layout		10.52	1,578.65
Concrete Depth	12	150	2-4" Sch 40 PVC		53.96	8,093.81
Conduit Diameter	4	4	GRC Elbow - 90 deg - 4"		111.00	444.00
Sand		75	4" Pvc Base or Intermediate Spacer		11.98	898.25
		1,200	#500MCM THHN		24.30	29,165.28
				-	-	-
Electrical Secondary Ductbank: Generator A				-	-	-
$57,809.57	4E4	100		-	-	-
cost / ft	$578.10	22.22	Excacvation Per Cu Yard		155.45	3,454.41
Number of Conduits	4	14.81	Backfill Per Cu Yard		88.25	1,307.39
Ditch Depth	36	100	Trench Safety		7.43	743.46
Width	24	100	Ductback Layout		10.52	1,052.43
Concrete Depth	12	100	4-4" Sch 40 PVC		102.79	10,279.16
Conduit Diameter	4	8	GRC Elbow - 90 deg - 4"		111.00	888.01
Sand		100	4" Pvc Base or Intermediate Spacer		11.98	1,197.67
		1,600	#500MCM THHN		24.30	38,887.04
				-	-	-
Electrical Secondary Ductbank: Generator B				-	-	-
$57,809.57	4E4	100		-	-	-
cost / ft	$578.10	22.22	Excacvation Per Cu Yard		155.45	3,454.41
Number of Conduits	4	14.81	Backfill Per Cu Yard		88.25	1,307.39
Ditch Depth	36	100	Trench Safety		7.43	743.46
Width	24	100	Ductback Layout		10.52	1,052.43
Concrete Depth	12	100	4-4" Sch 40 PVC		102.79	10,279.16
Conduit Diameter	4	8	GRC Elbow - 90 deg - 4"		111.00	888.01
Sand		100	4" Pvc Base or Intermediate Spacer		11.98	1,197.67
		1,600	#500MCM THHN		24.30	38,887.04
				-	-	-

Celina Government Center and Garage SD
Site

		Qty	Description		Unit	Totals
Electrical Secondary Ductbank: Generator C				-	-	-
$57,809.57	4E4	100		-	-	-
cost / ft	$578.10	22.22	Excacvation Per Cu Yard		155.45	3,454.41
Number of Conduits	4	14.81	Backfill Per Cu Yard		88.25	1,307.39
Ditch Depth	36	100	Trench Safety		7.43	743.46
Width	24	100	Ductback Layout		10.52	1,052.43
Concrete Depth	12	100	4-4" Sch 40 PVC		102.79	10,279.16
Conduit Diameter	4	8	GRC Elbow - 90 deg - 4"		111.00	888.01
Sand		100	4" Pvc Base or Intermediate Spacer		11.98	1,197.67
		1,600	#500MCM THHN		24.30	38,887.04
				-	-	-
Electrical Secondary Ductbank: Generator D				-	-	-
$57,809.57	4E4	100		-	-	-
cost / ft	$578.10	22.22	Excacvation Per Cu Yard		155.45	3,454.41
Number of Conduits	4	14.81	Backfill Per Cu Yard		88.25	1,307.39
Ditch Depth	36	100	Trench Safety		7.43	743.46
Width	24	100	Ductback Layout		10.52	1,052.43
Concrete Depth	12	100	4-4" Sch 40 PVC		102.79	10,279.16
Conduit Diameter	4	8	GRC Elbow - 90 deg - 4"		111.00	888.01
Sand		100	4" Pvc Base or Intermediate Spacer		11.98	1,197.67
		1,600	#500MCM THHN		24.30	38,887.04
				-	-	-
B1DP Ductbank: Garage to Bldg				-	-	-
$114,731.13	4E4	200		-	-	-
cost / ft	$573.66	44.44	Excacvation Per Cu Yard		155.45	6,908.83
Number of Conduits	4	29.63	Backfill Per Cu Yard		88.25	2,614.78
Ditch Depth	36	200	Trench Safety		7.43	1,486.92
Width	24	200	Ductback Layout		10.52	2,104.87
Concrete Depth	12	200	4-4" Sch 40 PVC		102.79	20,558.32
Conduit Diameter	4	8	GRC Elbow - 90 deg - 4"		111.00	888.01
Sand		200	4" Pvc Base or Intermediate Spacer		11.98	2,395.34
		3,200	#500MCM THHN		24.30	77,774.08
				-	-	-
Communications Duct Banks: Primary Fiber Loop				-	-	-
$58,479.45	2E4	500		-	-	-
cost / ft	$116.96	83.33	Excacvation Per Cu Yard		155.45	12,954.06
Number of Conduits	2	69.44	Backfill Per Cu Yard		88.25	6,128.38
Ditch Depth	36	500	Trench Safety		7.43	3,717.30
Width	18	500	Ductback Layout		10.52	5,262.17
Concrete Depth	6	500	2-4" Sch 40 PVC		53.96	26,979.37
Conduit Diameter	4	4	GRC Elbow - 90 deg - 4"		111.00	444.00
Sand		250	4" Pvc Base or Intermediate Spacer		11.98	2,994.17
Minimum Cover		2,437.50		-	-	-
				-	-	-
				-	-	-
Communications Duct Banks: Comm Garage Connection				-	-	-
$6,382.72	2E4	20		-	-	-
cost / ft	$319.14	3.33	Excacvation Per Cu Yard		155.45	518.16
Number of Conduits	2	2.78	Backfill Per Cu Yard		88.25	245.14
Ditch Depth	36	20	Trench Safety		7.43	148.69
Width	18	20	Ductback Layout		10.52	210.49
Concrete Depth	6	20	2-4" Sch 40 PVC		53.96	1,079.17
Conduit Diameter	4	4	GRC Elbow - 90 deg - 4"		111.00	444.00
Sand		10	4" Pvc Base or Intermediate Spacer		11.98	119.77
Minimum Cover		97.50		-	-	-
				-	-	-
		1	17" x 30" Pre-cast Pull Box w/Cast Cover		3,617.29	3,617.29
				-	-	-

Celina Government Center and Garage SD
Site

		Qty	Description	Unit	Totals
Communications Duct Banks: Comm Garage Connection			-	-	-
$8,704.13	2E4	40	-	-	-
cost / ft	$217.60	6.67	Excacvation Per Cu Yard	155.45	1,036.32
Number of Conduits	2	5.56	Backfill Per Cu Yard	88.25	490.27
Ditch Depth	36	40	Trench Safety	7.43	297.38
Width	18	40	Ductback Layout	10.52	420.97
Concrete Depth	6	40	2-4" Sch 40 PVC	53.96	2,158.35
Conduit Diameter	4	4	GRC Elbow - 90 deg - 4"	111.00	444.00
Sand		20	4" Pvc Base or Intermediate Spacer	11.98	239.53
Minimum Cover		195.00	-	-	-
			-	-	-
		1	17" x 30" Pre-cast Pull Box w/Cast Cover	3,617.29	3,617.29
			-	-	-
Site Lighting:			-	-	-
$796,612.92			-	-	-
Site Lighting		***1***	***Lighting Purchase Cost (Quote)***	308,528.14	308,528.14
		8	LED Bollard	736.70	5,893.63
L-1	Tree Uplight	20	In Grade Uplight	368.35	7,367.04
L-8	Pot Uplight	6	LED Tree Light	231.54	1,389.21
		960	30A-2#10,#10G-1" PVC	13.95	13,390.69
		900	50A-6#8,#10G-1" PVC	22.64	20,377.64
		68	GRC Elbow - 90 deg - 1"	94.26	6,409.60
		1860	Trench & Backfill (12"x24" Deep)	14.30	26,602.31
		3	Quazite 11 x 18 x 12-3/4 open botton pull box w/cover	647.62	2,201.92
Decorative Lighting		1	Allowance	-	-
	Arch Light	36	LED Cove (14 ft)	871.04	31,357.45
		8	Exterior LED Outline Strip Controller	420.97	3,367.79
	Cypress Bench	10	6' Under Bench (wet)	84.19	841.95
		4	Exterior LED Outline Strip Controller	420.97	1,683.89
L-2	Festoon Light	700	LED Festival Lights (per ft)	42.10	29,468.14
		5	20 Ft Pole w/150W Decorative Luminaire	1,368.16	6,840.82
		4340	30A-2#10,#10G-1" PVC	13.95	60,537.08
		400	50A-6#8,#10G-1" PVC	22.64	9,056.73
		1528	GRC Elbow - 90 deg - 1"	94.26	144,027.44
		4740	Trench & Backfill (12"x24" Deep)	14.30	67,792.98
		76	Quazite 11 x 18 x 12-3/4 open botton pull box w/cover	647.62	49,478.47
			-	-	-
			-	-	-
Site Power:			-	-	-
$68,087.88			-	-	-
Monument Sign		2	30A 3P NF N3R Disconnect Switch	643.47	1,286.95
		2	3/4" sealtight w/3 #10, #10G	198.56	397.11
		400	30A-4#10,#10G-3/4" PVC	14.33	5,732.77
		4	GRC Elbow - 90 deg - 3/4"	75.38	301.53
			-	-	-
Motorized Gate		2	30A 3P NF N3R Disconnect Switch	643.47	1,286.95
		2	3/4" sealtight w/3 #10, #10G	198.56	397.11
		400	30A-4#10,#10G-3/4" PVC	14.33	5,732.77
		4	GRC Elbow - 90 deg - 3/4"	75.38	301.53
			-	-	-
Site Receptacles		21	Duplex WP GFCI receptacle	151.61	3,183.84
		1050	30A-2#10,#10G-3/4" PVC	11.54	12,118.55
		300	50A-6#8,#10G-1" PVC	22.64	6,792.55
		42	GRC Elbow - 90 deg - 1"	94.26	3,958.87
		1350	Trench & Backfill (12"x24" Deep)	14.30	19,308.13
			-	-	-
Site Irrigation Controller		1	Duplex WP GFCI receptacle	151.61	151.61
		250	30A-2#10,#10G-3/4" PVC	11.54	2,885.37
		2	GRC Elbow - 90 deg - 1"	94.26	188.52
Flow Sensor to Controller		50	1"PVC EC	9.76	488.15
		250	Trench & Backfill (12"x24" Deep)	14.30	3,575.58
			-	-	-
			-	-	-

Celina Government Center and Garage SD
Site

	Qty	Description		Unit	Totals
			-	-	-
Site Security:			-	-	-
$13,273.04			-	-	-
Site Camera	8	6 FT - 1" Sealtight		177.88	1,423.05
	16	GRC Elbow - 90 deg - 1"		94.26	1,508.14
	800	1"PVC EC		9.76	7,810.37
	800	Pull String		3.16	2,531.49
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
TOTAL - Site					**1,573,013**

Celina Government Center and Garage SD
Garage

		Qty	Description		Unit	Totals
$2,652,202	129,930 sf					
Lighting:						
$337,281	*Fixt Cost*					
GA		36	Garage LED Fixture		222.25	8,000.88
GB		14	Garage LED Fixture		222.25	3,111.45
F		32	4ft LED Industrial Strip w/ Chain Hanger		174.27	5,576.62
FE		34	4ft LED Industrial Strip w/ Chain Hanger		174.27	5,925.16
X		10	Edgelit Exit Light		280.41	2,804.08
GAE		25	Garage LED Fixture		222.25	5,556.17
GBE		10	Garage LED Fixture		222.25	2,222.47
EE		8	4ft Stairwell LED w/ Integral Occ Sensor		107.01	856.06
LLE		9	4ft Vaportight, Wet Location LED Strip		152.04	1,368.40
GCE		3	30Ft RTS Pole w/2-LED		1,148.33	3,445.00
EXIT		20	Edgelit Exit Light		280.41	5,608.15
		10,040	20A-2#12,#12G-3/4" ENT		7.39	74,166.64
				-	-	-
				-	-	-
			20A-6#12,#12G-3/4" EMT		-	-
		4,800	30A-6#10,#10G-3/4" ENT		12.92	62,009.33
		330	GRC Elbow - 90 deg - 3/4"		75.38	24,876.59
				-	-	-
		1	***Lighting Purchase Cost (Quote or Allowance)***		131,754.06	131,754.06
					-	-
				-	-	-
Lighting Controls:				-	-	-
$15,774						-
OS5		63	Occupancy sensor (ceiling)		188.77	11,892.59
OSW		15	Occupancy sensor (wall)		173.81	2,607.10
		1	Architectural Lighting Control Panel (277V)		1,274.68	1,274.68
				-	-	-
Branch Power:				-	-	-
$36,363						-
GFI DUP		35	Duplex GFCI receptacle		136.21	4,767.23
WP GFI DUP		2	Duplex WP GFCI receptacle		151.61	303.22
QUAD GFI		4	Quad GFCI receptacle		215.72	862.89
		4	Twist Lock L5-20R		119.28	477.14
				-	-	-
				-	-	-
		1,175	20A-2#12,#12G-3/4" ENT		7.39	8,679.86
		1,600	30A-6#10,#10G-3/4" ENT		12.92	20,669.78
		8	GRC Elbow - 90 deg - 3/4"		75.38	603.07
				-	-	-
				-	-	-
				-	-	-
HVAC:				-	-	-
$129,915						-
FCU - ADDED PER RFI	60	5	60A NF Disc and Equip Conn (w/1-1/4" EMT branch)		5,619.82	28,099.11
				-	-	-
FCU	60	1	60A NF Disc and Equip Conn (w/1-1/4" EMT branch)		5,619.82	5,619.82
				-	-	-
FCU	30	2	30A NF Disc and Equip Conn (w/3/4" EMT branch)		3,797.88	7,595.77
				-	-	-
DSS/ID	30	5	30A NF Disc and Equip Conn (w/3/4" EMT branch)		3,797.88	18,989.42
				-	-	-
DSS/OD	30	5	30A NF Disc and Equip Conn (w/3/4" EMT branch)		3,797.88	18,989.42
				-	-	-
VRF	60	3	60A NF Disc and Equip Conn (w/1-1/4" EMT branch)		5,619.82	16,859.47
				-	-	-
FAN	30	2	20A MRSW and Equip Conn (w/3/4" EMT branch)		2,969.45	5,938.90
				-	-	-
UNIT HEATER	30	1	30A NF Disc and Equip Conn (w/3/4" EMT branch)		3,797.88	3,797.88
				-	-	-
HP	30	2	30A NF Disc and Equip Conn (w/3/4" EMT branch)		3,797.88	7,595.77
				-	-	-
EF	30	6	30A NF Disc and Equip Conn (w/3/4" EMT branch)		2,738.19	16,429.14
				-	-	-
				-	-	-
				-	-	-

Celina Government Center and Garage SD
Garage

		Qty	Description	Unit	Totals
Equipment:				-	-
$148,866					-
(8) Dual EV Chargers	**Chargers Excluded**		Box	-	-
			3/4" sealtight w/3 #6, #8G	-	-
			50A-4#8,#10G-1" ENT	-	-
			GRC Elbow - 90 deg - 1"	-	-
EMPTY CONDUIT ONLY		3200	1"ENT	6.00	19,215.20
		32	GRC Elbow - 90 deg - 1"	94.26	3,016.28
		3200	Pull String	3.16	10,125.94
				-	-
Elevators		2	Bussman Elevator Module	5,720.52	11,441.05
		2	1" sealtight w/3 #3, #6G	624.65	1,249.29
		300	100A-3#3,#8G-1 1/4" EMT	35.78	10,733.94
		8	EMT Elbow - 90 deg - 1-1/4"	40.82	326.56
		2	Elevator Cab Light Conn	1,498.12	2,996.24
		2	Elev pit light, sw, recept & sump pump (w/3/4" EMT branch)	4,425.64	8,851.28
		2	30A NF Disc and Equip Conn (w/3/4" EMT branch)	3,797.88	7,595.77
		2	6 X 6 X 6 Nema 1 J-Box	55.93	111.86
		200	1 1/2" EMT EC	27.19	5,438.61
		4	EMT Elbow - 90 deg - 1-1/2"	52.54	210.17
		200	Pull String	3.16	632.87
				-	-
Signage		2	30A NF Disc and Equip Conn (w/3/4" EMT branch)	3,797.88	7,595.77
				-	-
Mobility HUB		200	(2) 2" EMT EC	55.86	11,171.20
		8	EMT Elbow - 90 deg - 2"	75.53	604.20
		400	Pull String	3.16	1,265.74
		2	Elev pit light, sw, recept & sump pump (w/3/4" EMT branch)	4,152.54	8,305.08
				-	-
(Misc. i.e. Back Flow & Unit Heater, etc.)		10	30A NF Disc and Equip Conn (w/3/4" EMT branch)	3,797.88	37,978.84
				-	-
Distribution:				-	-
$630,067					-
		1	***Switchgear Purchase Cost (Quote)***	390,607.84	390,607.84
		1	***Testing***	5,600.00	5,600.00
				-	-
MSB		1	4000 A MCB Switchboard	34,281.48	34,281.48
		1	Model SD TVSS	660.86	660.86
		5	100A-4#1AL,#6ALG-1 1/2" EMT	38.58	192.92
		1	Switchboard Metering	-	-
				-	-
ATS - PULL BOX 1HG	225A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		50	255A-4#250,#4G-2 1/2" EMT	92.79	4,639.58
		3	EMT Elbow - 90 deg - 2-1/2"	114.91	344.73
				-	-
ATS - PULL BOX 1B	400A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	400A-2 Sets(4#3/0,#3G-2" EMT)	141.96	2,129.43
		4	EMT Elbow - 90 deg - 2"	75.53	302.10
				-	-
NOTE 1			STUB OUT	-	-
		120	2-2" Sch 40 PVC	29.63	3,555.39
		8	GRC Elbow - 90 deg - 2"	153.30	1,226.39
				-	-
ATS - PULL BOX ATS2	600A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	620A-2 Sets(4#350,#1G-3" EMT)	240.57	3,608.51
		4	EMT Elbow - 90 deg - 3"	138.76	555.04
				-	-
NOTE 1			STUB OUT	-	-
		120	2-4" Sch 40 PVC	53.96	6,475.05
		8	GRC Elbow - 90 deg - 4"	111.00	888.01
				-	-
ATS - PULL BOX ATS3	600A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	620A-2 Sets(4#350,#1G-3" EMT)	240.57	3,608.51
		4	EMT Elbow - 90 deg - 3"	138.76	555.04
				-	-
NOTE 1			STUB OUT	-	-
		120	2-4" Sch 40 PVC	53.96	6,475.05
		8	GRC Elbow - 90 deg - 4"	111.00	888.01
				-	-
ATS - PULL BOX ATSR	600A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	620A-2 Sets(4#350,#1G-3" EMT)	240.57	3,608.51
		4	EMT Elbow - 90 deg - 3"	138.76	555.04
				-	-
NOTE 1			STUB OUT	-	-
		120	2-4" Sch 40 PVC	53.96	6,475.05
		8	GRC Elbow - 90 deg - 4"	111.00	888.01
				-	-
ATS - PULL BOX ATS-B1	600A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	620A-2 Sets(4#350,#1G-3" EMT)	240.57	3,608.51
		4	EMT Elbow - 90 deg - 3"	138.76	555.04
				-	-

Celina Government Center and Garage SD
Garage

		Qty	Description	Unit	Totals
ATS - PULL BOX ATS-1A	400A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	400A-2 Sets(4#3/0,#3G-2" EMT)	141.96	2,129.43
		4	EMT Elbow - 90 deg - 2"	75.53	302.10
			-	-	-
ATS - PULL BOX ATSCH	800A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	855A-3 Sets(4#300,#2/0G-3" EMT)	333.96	5,009.38
		6	EMT Elbow - 90 deg - 3"	138.76	832.56
			-	-	-
NOTE 1 ATSCH			STUB OUT	-	-
		100	3-3" Sch 40 PVC	67.13	6,713.33
		6	GRC Elbow - 90 deg - 3"	293.80	1,762.79
			-	-	-
NOTE 1 - #10			STUB OUT	-	-
		120	1-4" Sch 40 PVC	27.65	3,318.00
		2	GRC Elbow - 90 deg - 4"	111.00	222.00
			-	-	-
NOTE 1 - #13			STUB OUT	-	-
		120	1-4" Sch 40 PVC	27.65	3,318.00
		2	GRC Elbow - 90 deg - 4"	111.00	222.00
			-	-	-
1HG		1	250 A 277/480V MCB Panelboard	2,550.54	2,550.54
		50	255A-4#250,#4G-2 1/2" EMT	92.79	4,639.58
		3	EMT Elbow - 90 deg - 2-1/2"	114.91	344.73
			-	-	-
3HG		1	150 A 277/480V MCB Panelboard	2,426.48	2,426.48
		45	130A-4#1,#6G-1 1/2" EMT	48.84	2,197.84
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
			-	-	-
T-1LG		1	112.5 KVA EE 480-208/120V Xfmr	4,846.08	4,846.08
		20	175A-3#2/0,#6G-1 1/2" EMT	51.36	1,027.18
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
			-	-	-
1LG		1	400 A 208/120V MCB 2-Sec Pnl	5,651.91	5,651.91
		10	420A-4#600,#3G-4" EMT	186.13	1,861.30
		3	EMT Elbow - 90 deg - 4"	174.21	522.64
		1	Model MB TVSS	327.49	327.49
			-	-	-
T-3LG		1	112.5 KVA EE 480-208/120V Xfmr	4,846.08	4,846.08
		20	175A-3#2/0,#6G-1 1/2" EMT	51.36	1,027.18
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
			-	-	-
3LG		1	125 A 208/120V MCB Panelboard	2,110.75	2,110.75
		45	130A-4#1,#6G-1 1/2" EMT	48.84	2,197.84
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
		1	Model MB TVSS	327.49	327.49
			-	-	-
T-1LGM		1	112.5 KVA EE 480-208/120V Xfmr	4,846.08	4,846.08
		20	175A-3#2/0,#6G-1 1/2" EMT	51.36	1,027.18
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
			-	-	-
1LGM		1	400 A 208/120V MCB 2-Sec Pnl	5,651.91	5,651.91
		10	420A-4#600,#3G-4" EMT	186.13	1,861.30
		3	EMT Elbow - 90 deg - 4"	174.21	522.64
			-	-	-
3HGPV		1	250 A 277/480V MCB Panelboard	2,550.54	2,550.54
		50	255A-4#250,#4G-2 1/2" EMT	92.79	4,639.58
		3	EMT Elbow - 90 deg - 2-1/2"	114.91	344.73
			-	-	-
T-1LGN		1	112.5 KVA EE 480-208/120V Xfmr	4,846.08	4,846.08
		20	175A-3#2/0,#6G-1 1/2" EMT	51.36	1,027.18
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
			-	-	-
1LGN		1	400 A 208/120V MCB 2-Sec Pnl	5,651.91	5,651.91
		10	420A-4#600,#3G-4" EMT	186.13	1,861.30
		3	EMT Elbow - 90 deg - 4"	174.21	522.64
			-	-	-
ATS- E	Equipment	1	200 Amp,4 Pole, 600 Volt ATS w/Isolation Bypass	2,122.51	2,122.51
		10	200A-4#3/0,#6G-2" EMT	70.93	709.30
		4	EMT Elbow - 90 deg - 2"	75.53	302.10
		1	225 Amp 600V N1 Encl CB	741.48	741.48
			-	-	-
T-XMFR		1	112.5 KVA EE 480-208/120V Xfmr	4,846.08	4,846.08
		20	175A-3#2/0,#6G-1 1/2" EMT	51.36	1,027.18
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
NOTE 2				-	-
			-	-	-
NOTE 1			STUB OUT	-	-
		100	1-4" Sch 40 PVC	27.65	2,765.00
		2	GRC Elbow - 90 deg - 4"	111.00	222.00
			-	-	-
NOTE 1			STUB OUT	-	-
		100	1-4" Sch 40 PVC	27.65	2,765.00
		2	GRC Elbow - 90 deg - 4"	111.00	222.00
			-	-	-

Celina Government Center and Garage SD
Garage

		Qty	Description	Unit	Totals
				-	-
Emergency Distribution:				-	-
$796,167					-
		1	***Gen, ATS, Paralleling Switchgear Purchase (Quote)***	359,785.44	359,785.44
				-	-
Emergency Gen A		1	500 KW Emergency Generator	26,302.28	26,302.28
		200	1020A-4 Sets(4#250,#2/0G-3" PVC)	313.50	62,700.25
		12	GRC Elbow - 90 deg - 3"	293.80	3,525.57
		100	30A-12#10,#10G-1" EMT	36.67	3,666.50
		100	30A-12#10,#10G-1" EMT	36.67	3,666.50
		100	1" EMT EC	18.53	1,852.71
		100	Pull String	3.16	316.44
				-	-
Emergency Gen B	Future		500 KW Emergency Generator	-	-
		200	4-3" Sch 40 PVC	87.29	17,457.33
		12	GRC Elbow - 90 deg - 3"	293.80	3,525.57
		300	1" EMT EC	18.53	5,558.12
		300	Pull String	3.16	949.31
				-	-
Emergency Gen C	Future		500 KW Emergency Generator	-	-
		200	4-3" Sch 40 PVC	87.29	17,457.33
		12	GRC Elbow - 90 deg - 3"	293.80	3,525.57
		300	1" EMT EC	18.53	5,558.12
		300	Pull String	3.16	949.31
				-	-
Emergency Gen D	Future		500 KW Emergency Generator	-	-
		200	4-3" Sch 40 PVC	87.29	17,457.33
		12	GRC Elbow - 90 deg - 3"	293.80	3,525.57
		300	1" EMT EC	18.53	5,558.12
		300	Pull String	3.16	949.31
				-	-
ESB		1	4000 A MCB Switchboard	34,281.48	34,281.48
		1	Model SD TVSS	660.86	660.86
		1	Switchboard Metering	-	-
				-	-
ATS-B1	Equipment	1	600 Amp, 4 Pole, 600 Volt ATS w/Isolation Bypass	3,806.40	3,806.40
		200	400A-2 Sets(4#3/0,#3G-2" EMT)	141.96	28,392.39
		6	EMT Elbow - 90 deg - 2"	75.53	453.15
		1	400 Amp 600V N1 Encl CB w/shunt trip	1,136.01	1,136.01
				-	-
ATS-1A	Equipment	1	600 Amp, 4 Pole, 600 Volt ATS w/Isolation Bypass	3,806.40	3,806.40
		200	400A-2 Sets(4#3/0,#3G-2" EMT)	141.96	28,392.39
		6	EMT Elbow - 90 deg - 2"	75.53	453.15
		1	400 Amp 600V N1 Encl CB w/shunt trip	1,136.01	1,136.01
				-	-
ATS- FIRE PUMP	Equipment	1	400 Amp, 4 Pole, 600 Volt ATS w/Isolation Bypass	3,385.43	3,385.43
		200	310A-4#350,#3G-3" EMT	123.46	24,691.49
		4	EMT Elbow - 90 deg - 3"	138.76	555.04
		1	400 Amp 600V N1 Encl CB w/shunt trip	1,136.01	1,136.01
				-	-
Load Bank		1	Free Standing 1000 KVA Load Bank	71,489.47	71,489.47
		150	255A-4#250,#4G-2 1/2" EMT	92.79	13,918.74
		3	EMT Elbow - 90 deg - 2-1/2"	114.91	344.73
				-	-
RIGGING		4	Rigging Allowance	5,600.00	22,400.00
				-	-
		300	30A-12#10,#10G-1" PVC	27.90	8,370.27
		2	GRC Elbow - 90 deg - 1"	94.26	188.52
				-	-
FIRE PUMP EQUIP CONN		1	3" sealtight w/3 # 600MCM, #2G	2,882.58	2,882.58
(FEEDER INCLUDED ON SITE)				-	-
				-	-
				-	-
Tele / Data: Rough In Only				-	-
$110,425					-
DATA DEVICES		12000	1-1" PVC Type DB-60	1.96	23,480.83
		12000	Pull String	1.69	20,291.40
		75	Tele / Data rough-in (in slab) (w/ 1" empty PVC)	302.10	22,657.16
		80	Tele / Data rough-in (in slab) (w/ 1" empty PVC)	302.10	24,167.63
		6	Plywood Backboard - 4x8x3/4	681.57	4,089.41
				-	-
WAP		1400	1-1" PVC Type DB-60	1.96	2,739.43
		1400	Pull String	1.69	2,367.33
		7	Tele / Data rough-in (in slab) (w/ 1" empty PVC)	302.10	2,114.67
				-	-
		4	Equip conn w/box & whip 20A 3W (w/3/4" EMT branch)	2,129.41	8,517.62
				-	-
DAS: Excluded				-	-
					-
				-	-
				-	-
				-	-

Celina Government Center and Garage SD
Garage

	Qty	Description	Unit	Totals
Fire Alarm: System		-	-	-
$230,342				-
	1	***Fire Alarm System (Quote or Allowance)***	39,193.28	39,193.28
	129930	Fire Alarm Rough-in (full conduit system)	1.31	170,661.56
FACP	1	FA Control panel	4,498.01	4,498.01
ACC	1	FA Remote Annunciator	5,342.30	5,342.30
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	5	Equip conn w/box & whip 20A 3W (w/3/4" EMT branch)	2,129.41	10,647.03
		-	-	-
Area of Rescue / Two-Way Communication:			-	-
$35,491				-
	1	***Area of Rescue System (Allowance)***	16,800.00	16,800.00
		-	-	-
	5	System rough-in (w/ 3/4" empty EMT)	1,608.81	8,044.07
		-	-	-
		-	-	-
	5	Equip conn w/box & whip 20A 3W (w/3/4" EMT branch)	2,129.41	10,647.03
		-	-	-
ERRCS / Public Safety DAS: Excluded		-	-	-
				-
		ERRCS System (Quote or Allowance)	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
Audio / Visual: Excluded		-	-	-
				-
		-	-	-
		-	-	-
		-	-	-
Security:		-	-	-
$80,771				-
	33	Card Reader (Rough-in)	215.90	7,124.84
	5000	1"PVC EC	9.76	48,814.79
	5000	Pull String	1.69	8,454.75
BADGE PRINTER	8	Card Reader (Rough-in)	215.90	1,727.23
CARD READER	1	Card Reader (Rough-in)	215.90	215.90
MOVING CAMERA	25	Camera (Rough-in)	145.64	3,640.91
FIXED CAMERA	1	Camera (Rough-in)	145.64	145.64
	5	Equip conn w/box & whip 20A 3W (w/3/4" EMT branch)	2,129.41	10,647.03
		-	-	-
Lightning Protection:		-	-	-
$47,492				-
	1	***Lightning Protection System (Allowance)***	38,707.20	38,707.20
	610	1 1/2"PVC EC	12.71	7,753.48
	610	Pull String	1.69	1,031.48
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
Grounding:		-	-	-
$47,273				-
	1	***Grounding Counterpoise (Quote or Allowance)***	14,851.20	14,851.20
	1000	# 4/0 Bare Cu Bldg Counterpoise (Sub)	13.44	13,440.00
	1	***Ground Risers - Elec & Telecom (Quote or Allowance)***	9,654.40	9,654.40
	2000	Service Entrance Grounding	2.58	5,150.53
	290	1 1/2"PVC EC	12.71	3,686.08
	290	Pull String	1.69	490.38
		-	-	-
Demolition / Make-Safe / Misc:		-	-	-
				-
		-	-	-
		-	-	-
		-	-	-
Allocated Temporary Power:		-	-	-
		-	-	-
		-	-	-
		-	-	-
TOTAL - Garage				**2,652,202**

GENERAL COMMENTS / QUALIFICATIONS:

1 This proposal is based on working conditions prior to the current COVID19 Pandemic or any other unforeseen infectious disease control process, whether such processes are instituted by owners, general contractors, local, state, or federal governmental authorities. Additional costs and schedule impacts could affect our proposal pricing and until the control processes are fully determined, a cost estimate cannot be calculated. Prism Electric reserves the right to adjust pricing based on any new control processes that are implemented on this project.

2 This proposal is based on the assumption that infectious disease control processes and impacts from both the disease and control thereof are a Force Majeure. Prism Electric cannot accept any contractual risk of impacts due to events that are Force Majeure, cannot be reasonably anticipated, or are beyond our control.

3 This Proposal is based on the assumption that the materials anticipated herein will be reasonably available and subject to no more than normal market fluctuations. In the event of a severe and/or unanticipated shortage or price increase of materials, Prism Electric, Inc. reserves the right to seek an equitable adjustment in either the contract time or the contract sum, or both, to reflect such unanticipated shortage and/or cost increases.

4 This project is based on a 20.6 month construction duration

5 This proposal is based on the Design Development set, dated 7/11/2024.

6 Costs, units, and totals shown in detailed breakdown for items or systems are for accounting purposes only and shell not be used for adds and deducts of scope. Costs for adds, deducts, and adjustments will be provided upon request.

7 This proposal is valid for 15 days. Due to current instability and increases of commodity costs, this proposal will be subject to revision after that time.

SCOPE OF WORK QUALIFICATIONS:

	#	DESCRIPTION	INCLUDED	EXCLUDED
GENERAL	1	Permit & inspection fees		X
	2	Payment & Performance Bonds (see adder in Summary)		X
	3	Sales Tax on Incoporated Materials		X
	4	Renovation / Use Tax		X
	5	Builders Risk Insurance		X
	6	Clean-up to an on-site General Contractor furnished trash receptacle.	X	
	7	Composite Clean-up Crew		X
	8	Utility company fees and consumption charges		X
	9	CAD operator time to furnish coordination drawings and for BIM/3D modeling as directed.	X	
	10	Hoisting and/or Tower Crane (Rental or other fees for Hoisting Equip.) We have included hoisting only for equipment we are furnishing when necessary.		X
	11	HUB Participation		X
	12	M/WBE Participation		X
	13	Cost of workers compensation & general liability insurance (excluded if enrolled in CCIP program	X	
	14	Davis Bacon or other Prevailing wage rates	X	
	15	Safety in accordance with Prism standards: full time on-site safety monitor when man-power exceeds 25-men.	X	
	16	Safety in accordance with cusomters safety policy (if it exceeds Prism's)	X	
	17	Overtime		X

	18	Handling and setting of equipment furnished under other contracts		X
	19	Handling and setting of owner furnished equipment		X
	20	Handling, managing, setting and/or installation of Systems furnished by owner or others (Unless specifically noted in our proposal).		X
	21	Vibration & Seismic control requirements above those customary for the location of this project.		X
	22	Employee Parking Cost		X
	23	Make-Safe		X
	24	Demolition		X
	25	Contractor shall be responsible for retaining the code-certified Inspector to certify that the building has been constructed in compliance with the State mandated Building Energy Efficiency Standards (i.e. IECC). Contractor shall submit the required compliance forms (Signed by Designer) to the City to obtain the final Certificate of Occupancy.		X
	26	The Use of MC cable for branch circuits - Per NEC & AHJ & Spec's	X	
	27	The Use of PVC & ENT Conduit within concrete slabs and walls-Per NEC & AHJ	X	
	28	EMT minimum trade size - 3/4"	X	
	29	Fire Caulking per system and raceway furnished under our contract only		X
	30	Sound Proofing, Acoustical Sealants of electrical outlets or other similar items		X
	31	Flashing and sealing of roof penetration		X
	32	Pitch Pans or requirements for roof penetrations		X
	33	Spare parts and equipment.		X
	34	Independent Third Party Testing		X
	35	Infrared Scanning		X
	36	Engineering		X
SITE	37	Primary electrical conduit [(2) 4" PVC Conduits @ 100' Allowance]	X	
	38	Construction of Utility Vault		X
	39	Site Communications [(4) 4" PVC Conduits @ 200' Allowance]	X	
	40	Excavation and backfill of Prism's scope of work	X	
	41	Relocation of infrastructure or other similar items within the excavation area if any.		X
	42	Select fill for excavations.		X
	43	Rock Excavation and/or what is shown in the geotech report	X	
	44	Irrigation sleeves under sidewalk and roadways		X
	45	Concrete encasement for incoming primary Service raceways only		X
	46	Formed Concrete of any nature		X
	47	Concrete equipment pads.		X
	48	Concrete pole bases.		X
	49	Concrete cutting and patching		X
	50	Manholes		X
	51	Concrete or Asphault Restoration		X
	52	Lighting for Arched Light Sculpture by others (Power Only)	X	
LTG & CNTRLS	53	Light fixtures in accordance with the bid documents	X	
	54	Light fixtures and controls per our assumptions		X
	55	Light controls included to meet minimum IECC 2021 Code Requirements	X	
	56	Site / Landscape Lighting and Controls as shown in the bid documents		X
	57	Site / Landscape Lighting and Controls as shown in our budget	X	
	58	Structural supports for light fixtures		X
	59	Fire boxes for light fixtures and or other electrical equipment or devices		X
	60	Aircraft Warning Lights		X
	61	Owner training (lighting controls)	X	

BRANCH POWER	62	Branch power devices, floor boxes, etc. per the drawings		X
	63	Branch power devices, floor boxes, etc. per our assumptions	X	
	64	Core Drilling & Scanning (unless caused by this subcontractor		X
	65	UL 2-Hour Fire Rating for Life Safety Feeders and Circuits (unless specifically indicated)		X
	66	Furnishing or Installing Pre-manufactured headwall units (ie. BLOX, Amico, etc.)		X
	67	Home run quantity based on 6 outlets per circuit average		X
MECH & EQUIP CONNECTIONS	68	Feeders to Chillers are based on Aluminum Conductors to Starter/VFD and Copper from Str/VFD to Motor.		X
	69	Motor starters & Combination Startersfor mechanical equipment (FURNISH)		X
	70	Motor starters & Combination Startersfor mechanical equipment (INSTALLATION)		X
	71	VFD's for mechanical equipment not integral to equipment (FURNISH)		X
	72	VFD's for mechanical equipment not integral to equipment (INSTALLATION)		X
	73	Disconnect switches for mechanical equipment shown on mechanical drawings schedules or drawings as furnished with unit or option to furnish with the unit.		X
	74	Heat trace tape and controllers		X
	75	Heat trace power and equipment connections	X	
	76	Interlock wiring between starter and motor only.		X
	77	Control/ Building Automation wiring for mechanical equipment.		X
	78	Building Management and EMS wiring, conduit, and System		X
	79	Instrumentation and Control for HVAC		X
	80	Temperature control devices or other items		X
	81	Sequencing of operations for HVAC Controls		X
	82	Motor Shaft Grounding		X
	83	EV Car Charging Stations - Turn-Key (4)	X	
	84	EV Car Charging Stations - Installation, Power, and Low Voltage conduit only		X
	85	EV Car Charging Stations - Rough-in for future stations only (8)	X	
	86	Electrically Operated Solar Shades or Connection of		X
DIST & SWITCHGEAR	87	Lead Times (Current) ▪MSB – 48-50 weeks ▪480v panels – 22-24 weeks (for longest type) ▪Xfmrs – 4-6 weeks (if not in stock) ▪SPDs – 8-10 weeks	X	
	88	Medium Voltage Electrical work (Cabling, Equipment, Terms)		X
	89	Concrete encasement for Life Safety feeders routed through the building where required for rating and physical protection		X
	90	UL 2-Hour Fire Rating for Life Safety Feeders and Circuits (unless specifically indicated)		X
	91	All Feeders included as Copper conductors	X	
	92	UPS System		X
	93	Power Factor Correction Capacitor		X
	94	Generator A	X	
	95	Generators B, C & D (Future)		X
	96	Paralleling Switchgear		X
	97	Standby Switchboard is quoted as a standard UL891 Switchboard	X	
	98	ATS's 1A & B1	X	
	99	ATS's SG, 1B, S2, S3, SR & CH (Pull Boxes Only No ATS Included)		X
	100	Generator Load bank Testing		X
	101	Generator Factory Witness Testing		X
	102	Generator fuel tank - [Nat Gas]		X
	103	Diesel fuel for below ground storage tanks		X

	104	Diesel fuel for Generator Testing		X
	105	Generator Tank Initial fill & Cap off after testing		X
	106	Permanent Load bank System		X
	107	Remote Fuel Fill Station for Generator (furnish)		X
	108	Remote Fuel Fill Station for Generator (installation)		X
	109	Generator Exhaust System and Muffler (furnish)		X
	110	Generator Exhaust System and Muffler (installation)		X
	111	Owner training (generator)	X	
	112	Coordination Study, Arc flash	X	
LOW VOLTAGE SYSTEMS	113	Building Systems Automation		X
	114	Distributed Antenna System (DAS) - Budget	X	
	115	Two Way Communications / AOR Systems - Budget	X	
	116	AOR Signage consisting of either Photoluminescent sign or 120/277 Edge Lit Sign stating "Area of Refuge"		X
	117	Leak Detection System		X
	118	Pre-Action System		X
	119	Vesda System		X
	120	Suppression System		X
	121	Carbon Monoxide Monitoring System & Wiring Installation		X
	122	Parking Control Equipment & Installation of system		X
	123	Parking Space Count System & Rough-in For		X
	124	Security and/or Code Blue Systems rough-in for Parking garage areas (See adder above).		X
	125	Security Systems (minimum access at ground level doors)	X	
	126	Security system rough-in as backboxes and conduit stub-ups to accessible ceiling	X	
	127	Security system rough-in as a full conduit system		X
	128	Tele/data equipment, devices and wiring.		X
	129	Tele/data system rough-in as backboxes and conduit stub-ups to accessible ceiling	X	
	130	Tele/data system rough-in as a full conduit system		X
	131	Cable Tray System		X
	132	Telephone, Data and System cable management systems throughout corridors and other areas.		X
	133	Telephone system backboards		X
	134	Wireless Communications System		X
	135	Clock System		X
	136	Intercom, Paging, Dictation Systems		X
	137	PA System		X
	138	White Noise System		X
	139	Lightning Protection System	X	
	140	Counterpoise grounding system	X	
	141	Grounding System	X	
	142	Electrical Power Logic Scada System		X
	143	Amenity Deck - Low Voltage Systems Rough-in		X
	144	Fire alarm system (Design Build Code Minimum)	X	
	145	Fire alarm system rough-in as back boxes and conduit stubs to accessible ceiling	X	
	146	Fire alarm system rough-in as back boxes and full conduit system		X
	147	Duct Mounted Smoke Detectors.	X	
	148	Smoke Control System for control of Dampers and Fans		X
	149	Smoke Control / Firefighter's Control Panel		X
	150	In accordance with NFPA 72 5-3.7.1.2 Detectors will not be installed until after the construction clean up of all trades is complete.	X	

	151	Additional cleaning and or replacement of fire alarm detectors where required to be installed prior to final clean up to meet schedule		X
	152	Emergency Responders Radio Communication System		X
TEMPORARY	153	Temporary power and lighting "Per OSHA Standards"	X	
	154	Temporary Heat during construction		X
	155	Task lighting for specialized trades		X
	156	Power and equipment connection to 4 temporary office trailer sections	X	
	157	Power and equipment connection to 1 tower crane(s)	X	
	158	Power and equipment connection to 1 elevators for temporary use	X	
	159	Power and equipment connection to 1 man/material hoist(s)	X	

Please don't hesitate to call if you have any questions, require additional information, or if there is anything else that we can do to help.

Respectfully Submitted,
Jared Rury
Preconstuction Manager
972 926 2000 office | 214.991.0826 cell

Prism Electric, Inc.
2985 Market Street, Garland, Texas 75041
TECL #18257 | OK #103908

ALL TECH ELECTRIC

8.9.2024

Swinerton
Christopher Dencklau

Project: Celina Government Center Garage GMP

All Tech Electric Texas (All Tech) is submitting this proposal to provide and install the electrical scope as described in the design documents and further enumerated below.

BASE	**$ 3,761,200**

DOCUMENTS:

DRAWINGS:	Dated 07.11.2024
SPECIFICATIONS:	Dated 07.11.2024
RFI 4:	Dated 07.23.2024

UTILITY SERVICES:

1. We have included empty conduits from property line for utilities as shown
2. We assume Electrical utility will provide Utility transformer, line side conductors, and all terminations at transformer.
3. We have included grounding per utility standards for transformer pad
4. We have not included concrete pad or piers
5. We have not included relocation of any existing utilities.
6. We assume no modifications are required for site lighting or power.
7. We assume EV charging stations are future.

BUILDING DISTRIBUTION:

8. We have included service feed from utility transformer to MSB
9. We have included switchgear as shown on E-401, E-402, E-501 UNO.
10. We have included generator A
11. We have included feeders as shown.
12. We assume most feeders will be run underground in PVC.
13. We assume load bank will be located within 75’ of ESB
14. We have included empty conduits from switchboard to street stake locations for both sides of future ATS’s.
15. We assume all ATS’s not connected to loads are future.
16. We assume that feed from TE to existing building is serviceable and will be re-used.

17. We have included 100A feeds to 2 elevators at the roof level.
18. We have included an allowance for an arc study and OCPD coordination for new equipment.
    a. We assume drawings and AFC information are available for existing gear to remain.
    b. We have not included a full study of all existing equipment in the building.
19. We have included third-party testing for new equipment only.
20. We assume standard AIC ratings will be sufficient for electrical equipment.
21. We have included standard manufacturer's warranties

BUILDING LIGHTING:

22. We have included lighting quantities as shown on drawings
23. We have not included any cove or edge lighting inside or outside the building
24. We have included lighting controls and installation

BUILDING POWER:

25. We have included receptacles for General Power shown on drawings
26. We assume there are no lighted mirrors, hand dryers, or electronic faucets on the project.
27. We have included single circuit branch circuitry as EMT.

BUILDING MECHANICAL:

28. We have included connections 30a and smaller as branch circuitry.
29. We have included feeds larger than 30A as dedicated feeds.
30. We assume all mechanical and plumbing equipment is furnished with integral disconnect, control power transformer, and/or overcurrent protection, for single point electrical connection.
31. We assume heat trace is not required for this project or is integral to the equipment it protects.
32. We assume all temperature controls, wiring, backboxes, and systems are furnished and installed with the equipment they control.

BUILDING LOW VOLTAGE:

33. We assume fire alarm will be backboxes with conduit stub to ceiling space:
    a. We assume duct detectors are provided with and pre-wired to the equipment they monitor. Fire alarm system is status monitoring / shutdown input only.
    b. We have included all additional code required devices and cabling.
34. We assume telecom will be full conduit system.
35. We assume any plywood backing, racks, and/or cable tray in telecom rooms is by others.

SCOPE CLARIFICATIONS:

1. We assume any necessary backing or framing for electrical equipment is by others.
2. We assume formed/finished concrete is by others (pipe barriers or bollards, pole bases, housekeeping pads, sidewalks, driveways and curbs, etc.) including the re-pour of saw cutting.
3. We have included an allowance for temp power as follows:
    a. Lighting – OSHA required

ALL TECH ELECTRIC

   b. Power – spider boxes within 100’ of all enclosed spaces
   c. Trailers – 5 connections within 150’ of available power or temp utility connection point.
4. We assume all cutting, chipping, coring, patching, and restoration of existing surfaces, finishes and conditions is by others.
5. We assume all utility charges and fees for the project will be by others.
6. We assume removal and/or disposal of contaminated or unsuitable soils is by others.
7. We assume any water required for backfill operation will be available onsite.
8. We assume rock excavation will not be required.
9. We assume hydro excavation or hand digging will not be required.
10. We assume any dewatering required will be by others.
11. We assume site surveying, staking, and control points will be provided to us by others.
12. We assume all existing underground utilities or structures will be marked prior to start of work.
13. We assume any traffic control, trench plates, traffic, and pedestrian barriers for the site are by others.
14. We assume dumpsters for trash will be provided onsite by others. We will remove our waste to the dumpsters. We have not included any hours for a composite cleanup crew.
15. We assume sanitary facilities are by others.
16. We assume seismic engineering and restraints are not required for this project.
17. We assume parking and laydown will be available onsite or within one block.

GENERAL CLARIFICATIONS:

1. We assume all work to be done during normal business hours.
2. We have not included sales tax on materials.
3. We assume a bond is not required.
4. We have not included any cost for Textura payments or subscription-based document control.
5. This proposal is subject to mutual agreement on and execution of a written contract.
6. Our bid includes a standard (1) year warranty from the time of substantial completion.
7. This proposal is based on a 10-month, mutually agreeable schedule.
8. Any price breakouts are provided for accounting purposes only. This proposal is based on all parts performed under one continuous schedule.
9. We assume we will have open access to all work areas and continuous flow once work begins.
10. If any light fixtures, equipment, and materials are furnished by others they shall be provided to the jobsite complete with lamps, accessories, special mounting hardware, etc. All items shall be shipped fully assembled.
11. The following pertains to inflation, diseases, acts of war, and government regulations:
    a. If All Tech is unable to obtain materials in the timeframe expected when this contract was originally signed All Tech will be granted additional time to complete its work and will not be liable for liquidated or delay damages.

ALL TECH ELECTRIC

b. All pricing and equipment lead times are subject to the daily changes due to the current economical issues and will have to be updated once approved submittals are received.
c. Texas of All Tech Electric, LLC Electric ("All Tech") is a certified HUB/NCTRCA/WBENC small business and follows Governor Abbott's current Executive Order GA-40 which forbids private employers from mandating vaccinations of its employees. All Tech therefore submits this proposal subject to All Tech and Contractor agreeing on mutually acceptable subcontract terms, including a construction schedule that may not be accelerated without All Tech's prior agreement, and any terms Contractor or Owner may impose requiring proof of COVID-19 vaccinations as a condition of entry onto the Project site of any All Tech personnel.
d. Upon issuing a contract the below items must be specifically negotiated:
i. Delays in the delivery of equipment and materials.
ii. Changes in material, equipment and/or labor prices.
iii. Rights to terminate or suspend performance because of adverse developments involving reduced availability or unavailability of labor, equipment and/or materials that is beyond our control.
iv. Rights to terminate or suspend performance because of actions and/or orders of federal, state, OSHA and/or local governmental agencies.
v. Any other factors related to the pandemic which may materially impede the abilities of the Parties to timely and/or properly meet their contractual obligations.
vi. Adjustments to our contract amount and/or time, and termination rights, associated with any of the above issues.

Thank you for the opportunity to submit this proposal, should you need any additional information please contact us at your earliest convenience.

Sincerely,

BYRON BAILEY
CHIEF ESTIAMTOR
All Tech Electric Texas

Subcontractor Bid Analysis

Trade:	**27.00 Communications**
Project:	**Celina Government Center Parking Garage**
Owner:	**City of Celina**
Lead Estimator:	**Chris**

	Selected Sub		x			
Subcontractor	**FSG**	**Ari Jet Communication**	**FSG**	**Lantek**	**Prism Tech**	**Able Communication**
Phone	(214) 357-5697	(817) 350-7868	(214) 357-5697	(972) 642-9994	(817) 371-9126	(469) 774-0100
Contact	Rick Dean	Byron Lehew	Rick Dean	Jim Cole	James Crump	Damon James
email	rick.dean@fsgi.com	byron@arijet.com	rick.dean@fsgi.com	m@lantekcommunications.cor	jcrump@prismelectric.com	djames@ablecomm.net
Scope Complete	Yes	Yes	Yes	Yes	Yes	Yes
Rank	1	3	1	5	2	4
Delta To Low	0%	35.26%	0.00%	301.35%	4.13%	65.27%
Enter SBE %	0%					
SBE $$$	$ -	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost											
				$ 198,355	$ 268,300	$ 198,355	$ 796,102	$ 206,554	$ 327,826
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		Yes	No	Yes	No	Yes	No
		MSA Status		Yes	No	Yes	No	Yes	No
		Single Project Limit		$ 98,042,517	NA	$ 98,042,517	Expired	$ 46,752,097	NA
		Aggregate Limit		$ 220,595,663	NA	$ 220,595,663	Expired	$ 105,192,218	NA
		Exclude Sales Tax	-	excl	excl	excl	excl	excl	Excl
		Textura	-	incl	incl	incl	Incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	Incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	Incl	incl	incl
		Scope sheet included	-	$ -					
		Schedule included	-	$ -					
Trade Specific Requirements									
Base Bid			$ 70,000	$ 198,355	$ 268,300	$ 198,355	$ 796,102	$ 206,554	$ 327,826
		Base Bid	$ -	$ 128,355	$ 118,300	$ 128,355	$ 646,102		$ 177,826
		Communications	$ -	$ -				$ 59,583	
		Fire Sleeves	$ -	incl	incl	incl	incl	incl	incl
		Fire Stopping	$ -	incl	incl	incl	incl	incl	incl
		Cabling UTP Cable	$ -	incl	incl	incl	incl	incl	incl
		Cabling Cat6 Max cable	$ -	incl	incl	incl	incl	incl	incl
		Jacks	$ -	incl	incl	incl	incl	incl	incl
		Racks and Cable Management	$ -	incl	incl	incl	incl	incl	incl
		Cable Runway	$ -	incl	incl	incl	incl	incl	incl
		Backboards	$ -	incl	incl	incl	incl	incl	incl
		Grounding in MDF/IDF rooms	$ -	incl	incl	incl	incl	incl	incl
		Patch Cables	$ -	incl	incl	incl	incl	incl	incl
		Fiber Cables	$ -	incl	incl	incl	incl	incl	incl
		Security	$ -	incl	$ 80,000	incl	$ 80,000	$ 76,971	$ 80,000
		Access Card Reader	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000
		Code Blue Station	$ -	incl	incl	incl	incl	incl	incl
		Pendant Cap	$ -	incl	incl	incl	incl	incl	incl
		Pendant Mount	$ -	incl	incl	incl	incl	incl	incl
			$ -	$ -					
		Cameras	$ 66,000	$ 66,000	$ 66,000	$ 66,000	$ 66,000	$ 66,000	$ 66,000
			$ -	$ -					
			$ -	$ -					
		Total Base Bid (excl. Bond)	**$ 70,000**	**$ 198,355**	**$ 268,300**	**$ 198,355**	**$ 796,102**	**$ 206,554**	**$ 327,826**

printed: 8/28/2024, 3:04 PM

lighting > electrical > energy
technology > signs

FACILITY SOLUTIONS GROUP

August 8, 2024

Quote 240143DT – Celina Government Center Garage

Division 27 Low Voltage Cabling

Pricing Summary

PRICING SUMMARY		
MATERIALS	$	87,053.05
LABOR	$	41,302.62
SUBTOTAL	***$***	***128,355.67***
MATERIAL TAX	$	-
LABOR TAX	$	-
TOTAL TAXES	$	-
SUBTOTAL	***$***	***128,355.67***
BID TOTAL	***$***	***128,356.00***

Pricing includes 35% HUB Participation via Material Purchases.

Pricing above does not include any applicable taxes

Pricing Excludes,

- Plywood backboards within the IDF/MDF
- All active network components.
- Basket tray outside IDF/MDF
- Emergency Phones, cable to phone included.
- Any cabling not shown on the T-Series drawings
- Any Applicable Taxes

Scope of Work

- FSG shall install one hundred forty-nine (149) horizontal drops of CAT 6 cable for data services to Network, AV, and security category cabling.
- All horizontal cables shall originate from the appropriate communications room in each area as indicated on the provided project drawings.
- Each CAT 6 cable shall be terminated with an appropriately colored RJ45 jack insert at the station end.

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  - WAP and camera jack outlets shall be placed in surface mount boxes.
  - Faceplates for all wall drops
  - One (1) 5' and one (1) 10' patch cord for each new cable installed.
- All cables to be tested using industry standard practices.
- Each cable to be labeled on each end as well as faceplate and patch panel using a machine generated label.

Drop Table

	Level 1		Level 2		Level 3		Level 4		Totals	
Outlet Description	Outlets	Cables	Outlets	Cables	Outlets	Cables	Outlets	Cables	Outlets	Cables
1-Cable, Wall	1	1	2	2	2	2	2	2	7	7
2-Cable, Display	2	4	1	2	1	2	1	2	5	10
2-Cable, Wall	19	38	2	4	2	4	2	4	25	50
2-C6/4s Fiber, Camera	7	14	8	16	8	16	10	20	33	66
4-Cable, Floor	1	4	0	0	0	0	0	0	1	4
1-Cable, Wireless AP	0	0	12	12	0	0	0	0	12	12
		61		36		24		28		149

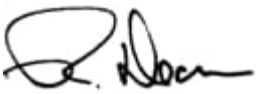
MDF/IDF Build Out

- Closets will be built out as per drawings.

Backbone

- One (1) 12-strand OS2, from IDF 131 to the new garage MDF
- Fiber to terminate using LC fiber connectors

Respectfully submitted,



Rick Dean, RCDD
Technology Estimator

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Pathway				
Product	Manufacturer	Part Number	Quantity	UOM
27 Cal. Strip Shot, Yellow	ITW Ramset	4RS27	600	Ea
6' Grid Wire w/shot	LH Dottie	CWC6	6	Pk
2" J-Hooks	Panduit	JP2W-L20	600	Ea
2" Fire Sleeve	STI	FS200	8	Ea
1" Fire Sleeve	STI	FS100	8	Ea
Fire Stop, 10 Oz Tube	STI	SSS100	4	Ea
Plenum Rated Velcro	Velcro USA	30987	4	Ea

Closet Build Out				
Product	Manufacturer	Part Number	Quantity	UOM
2-Post Equipment Rack, Black	CPI	46353-703	32	Ea
Rack Installation Kit	CPI	40604-003	32	Ea
6" Vertical Wire Manager	CPI	35571-703	42	Ea
2RU Horizontal Wire Manager	CPI	35441-702	64	Ea
12" Ladder Rack, Black	CPI	10250-712	90	Ea
Butt Splice	CPI	16301-701	27	Ea
Junction Splice	CPI	16302-701	64	Ea
Wall Angle Support Bracket, 12"	CPI	11421-712	44	Ea
Triangle Support Bracket, 12"	CPI	11312-712	26	Ea
Rack to Runway Mounting Plate, 12"	CPI	10595-712	32	Ea
Radius Drop, Stringer, 12"	CPI	12101-701	42	Ea
Runway Elevation Kit 6"	CPI	10506-706	32	Ea
Movable Cross Member	CPI	12115-712	42	Ea
Vertical Wall Brackets	CPI	10608-001	40	Ea
#6 Ground Wire	Generic	#6 Green	850	Ft
#6 Ground Lugs	CPI	40162-913	172	Ea
Rack Mount Ground Bar	Panduit	RGRB19	32	Ea
Shield Bond Connector	Corning	4460-D	40	Ea
Vertical PDU	Eaton	EMI310-10	32	Ea

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Backbone				
Product	Manufacturer	Part Number	Quantity	UOM
48-Strand OS2 Armored Plenum	Corning	048T88-61190-A3	2,600	Ft
24-Strand OM4 Armored Plenum	Corning	024T88-33190-A3	2,600	Ft
4U Fiber Enclosure	Corning	CCH-04U	2	Ea
2U Fiber Enclosure	Corning	CCH-02U	8	Ea
SM 12-Fiber LC Fiber Adapter Panel	Corning	CCH-CP24-A9	36	Ea
MM 12-Fiber LC Fiber Adapter Panel	Corning	CCH-CP24-E4	18	Ea
SM LC Fiber Connector	Corning	95-200-99	864	Ea
MM LC Fiber Connector	Corning	95-050-99	432	Ea
SM 2M LC-LC Duplex Fiber Jumper	Corning	040402G5120002M	36	Ea
MM 2M LC-LC Duplex Fiber Jumper	Corning	050502Q5120002M	18	Ea
25-Pair Cat 3 Plenum	SPSX	18-475-46	2,600	Ea
48-Port Modular Patch Panel	Panduit	CPPL48WBLY	5	Ea
24-Port Modular Patch Panel	Panduit	CPPL24WBLY	8	Ea
Cat 6 RJ45 Modular Insert	Panduit	CJ688TGWH	384	Ea
Backbone Installation Consumables	FSG	-	1	Lot
Fiber Termination Consumables	FSG	-	1,296	Ea
Fiber Testing & Labeling	FSG	-	1,296	Ea
Copper Testing & Labeling	FSG	-	8	Ea

Horizontal				
Product	Manufacturer	Part Number	Quantity	UOM
Cat 6A Plenum, White	Panduit	PUP6AHD04WH-G	223,000	Ft
Cat 6A RJ45 Modular Insert	Panduit	CJ6X88TGWH	2,002	Ea
48-Port Modular Patch Panel	Panduit	CPPL48WBLY	29	Ea
24-Port Modular Patch Panel	Panduit	CPPL24WBLY	16	Ea
2-Port Surface Mount Box	Panduit	CBX2WH-AY	475	Ea
Blank Insert	Panduit	CMBWH-X	20	Ea
5' Cat 6A Patch Cable	Panduit	UTP28X5WH	1,001	Ea
10' Cat 6A Patch Cable	Panduit	UTP28X10WH	1,001	Ea
Install Customer WAP	FSG	-	156	Ea
Installation Consumables	FSG	-	475	Ea
Copper Testing & Labeling	FSG	-	1,001	Ea

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Prism Electric, Technology Division

1400 Everman Parkway, Ste. 108

Fort Worth, Texas 76140

Thursday, August 8, 2024

Christopher Dencklau
Swinerton Builders

Re: Celina Government Center LV Proposal
Prism Electric, Technology Division respectfully submits this budgetary proposal in conjunction with the Technology scope of work to be performed at the above referenced project. This proposal is based entirely upon the furnished drawings and specifications. This bid response is to the following bid documents:

- Drawings dated 07/11/2024.
- Specifications dated 07/11/2024.
- Wage Rate per General Decision Number TX20240239 dated 01/05/2024.

Please see exclusions and clarifications for all items not included in this proposal.
The following considerations are included in this proposal:

1. Prices are firm until (30 days from date of proposal)
2. Our pricing structure is based upon payment of invoices within thirty (30) days.

3. Prism will be providing professional services to install a structured cabling infrastructure solution that will meet current BICSI standards, the National Electrical Code and local electrical codes.

4. Prism will be providing a 1-year workmanship warranty for the network cabling infrastructure. This warranty shall only apply to cabling and connectivity tested and certified by Prism. Prism will provide the manufacturer's 25 Year Extended Product and Application Warranty for all cabling. Warranty shall not apply to extensions or additions to the original installation if made by others. Workmanship warranty shall commence from the final project turnover inspection date for a maximum period of one year. No warranty work shall be performed if any invoice is past due, including change orders.

Prism Electric, Technology Division

1400 Everman Parkway, Ste. 108

Fort Worth, Texas 76140

SCOPE OF WORK

Our base proposal includes the following:

1) Structured Cabling System

A. Closet Buildout

1. Garage MDF 102

A. Provide and install one (1) Wallmount equipment cabinet.
B. Provide and install a 12" basket tray system.
C. Provide and install 48-port patch panels for the termination of the station cabling.
D. Provide and install one (1) strain relief bar per patch panel.
E. Provide and install horizontal wire managers.
F. Provide and install one (1) 1RU fiber enclosure.
G. Provide and install one (1) PDU.
H. Provide and install plywood along the walls.
Busbars by electric.

2. Government Center MDF.

A. Provide and install one (1) 1RU fiber enclosure.
Busbars by electric.

3. Garage Storage 202, 302, and 402 (typical)

B. Provide and install a 12" ladder rack system.
C. Provide and install plywood along the walls.
Busbars by electric.

B. Cable Pathways

1. Provide and install an independent cable support system compliant with EIA/TIA 569B using suspended J-hooks.

C. Backbone Cabling

1. Provide and install one (1) 12-strand SM OSP fiber cable from the existing Government Center to the Garage.
2. Terminate fiber backbone cables on fusion-spliced LC connectors installed into bulkheads in the closets.
3. Test each cable in strict compliance with BISCI TDMM recommendations.

As there was no pathway available at the time of this proposal, a length of 500' has been utilized for this run. If proven to be farther at the time of install, additional charges may be incurred.

D. Horizontal Cabling

1. Provide and install a total of eighty-two (82) plenum rated Cat 6 cables for DATA, and CAM communications, totaling approximately 17,000 feet of Cat 6 cable.
2. Provide and install a total of one (1) plenum rated composite cables for CARD READER communications, totaling approximately 200 feet of composite cable.
3. Terminate Cat 6 cables on connectors installed into faceplates or surface mount boxes at the WAO.
4. Terminate Cat 6 cables on 48-port patch panels in the closets.
5. Prism will furnish labor and materials for the labeling and testing of each Cat 6 cable in strict compliance with BISCI TDMM recommendations.

E. Patch Cords

1. Provide twenty-one (21) 3' Cat 6 patch cords for DATA, 25% at the CLOSET.
2. Provide twenty-one (21) 5' Cat 6 patch cords for DATA, 25% at the CLOSET.
3. Provide twenty (20) 7' Cat 6 patch cords for DATA, 25% at the CLOSET.
4. Provide twenty (20) 10' Cat 6 patch cords for DATA, 25% at the CLOSET.
5. Provide ninety (90) 15' Cat 6 patch cords for DATA, 100% plus an additional 10% at the WAO.
6. Provide twelve (12) 3M LC/LC fiber patch cords.

F. Security

1. Clarifications and exclusions

    a. All work to be performed during normal business hours Monday through Friday 8am-5pm.
    b. Access Control to be Avigilon AVA
    c. Video Management System to be Avigilon AVA
    d. Emergency Intercom to be Code Blue
    e. Door contacts (provided and installed by others) to be connected to AVA
    f. The General Contractor shall be responsible for providing all electronic locking hardware at the Card Reader (CR) locations.
    g. Firetrol shall be responsible for providing final terminations and testing to all electrified locking hardware.
    h. Installation of conduit, raceway, boxes and fittings by others.

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Fort Worth, Texas 76140

i. All networking devices, racks, switches, routers, PoE switches, wireless access points, etc. by others.
j. All Camera and Card Reader Licensing Included.
k. All Door hardware by Division 8 contractor including electrified hardware, push bars, electrified strikes, electrified handsets and transfer hinges.
l. Provide and connect card readers to electrified door hardware (Div 8 contractor) and connect to AVA Controllers.
m. 1 Year Parts and Labor Warranty included.
n. Permits included.

PART #	DESCRIPTION	QTY
	Avigilon AVA	
AVA Dome-W-4K-30	4K Dome	25
AVA Dome-B-5MP-30		1
OP-ACC	Admin App	1
Card Reader	AVA Std Card Reader	1
SW-ETP-P1	Pack of 1 Entry	1
Code Blue CB-2-E	Code Blue Wall Station	8
ACC-PEN-CAP-B	Pendant Cap	26
ACC-MNT-ARM-W	Pendant Mount	26
ACC-CON-A34-W	Conduit Adapter	26

STRUCTURED CABLING		
Cable Place	Y	
Outlet Trim Out	Y	
Telecom Room Trim Out	Y	
Outlet Patch Cords	Y	
Telecom Room Patch Cords	Y	
Patch Cord Installation		X
Cable Certification Test	Y	
Machine Generated Cable Labels	Y	
Machine Generated Outlet Labels	Y	
Machine Generated Patch Panel/Termination Block Labels	Y	
BACKBONE		
Copper Backbone – Cat 6		X
Fiber Backbone 12-strand OS2	Y	
Coax Backbone		X
Continuity Test (Copper Backbone)		X
Power Meter Fiber Test - Unidirectional	Y	
OTDR Fiber Test - Bi-directional		X
Fiber Patch Cords	Y	

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Copper Backbone Cross-Connects		
Machine Generated Cable Labels	Y	
Machine Generated Patch Cord/Cross-Connect Labels		X
Machine Generated Outlet Labels		X
Machine Generated Patch Panel/Termination Block Labels		X
Power Meter Fiber Test - Unidirectional	Y	
WARRANTY		
Prism - Standard 1 Year Warranty	Y	
Manufacturer Extended Warranty	Y	
OWNER FURNISHED CONTRACTOR INSTALLED EQUIPMENT		
Wireless Access Points (OFCI)	Y	
PATHWAYS		
J-Hook Pathways	Y	
WAP Supports	Y	
Cable Tray		X
Conduit Stub-Ups		X
WAP Enclosures		X
Manufacturer Firestop Devices		X
Field Engineered Firestop Sleeves		X
Firestop for Provided Pathways (stub-ups, cores, conduit runs, etc.)		X
Engineer Drawings, Certification, Stamp drawing		X
TELECOM ROOM BUILD OUT		
Plywood Backboard(s)	Y	
Horizontal Runway System	Y	
Vertical Runway		X
19" 4-Post Rack		X
19" 2-Post Rack		X
19" Wall Mount Cabinet	Y	
Vertical Wire Management		X
Horizontal Wire Management	Y	
UPS Devices		X
PDU Devices	Y	
Rack/Wall Mount Shelves		X
SYSTEMS		
A/V System		X
Access Control System	Y	
Video Intercom System		X
Video Surveillance System	Y	
ERRC DAS		X
SPECIAL WORK CONDITIONS		

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Noise/Loud Work After Hours		X
Scheduled Deliveries	Y	
Daily Check-In / Check-Out	Y	
2nd, 3rd Shift		X
Weekend Work		X
Holiday Work		X
GROUNDING/BONDING		
Communications Ground/Bond Backbone Conductor(s)		X
Bonding Bus Bars		X
Rack Bonding Bus Bars	Y	
Rack Bonding	Y	
Runway Bonding		X
Sleeve/Conduit Bonding		X
Engineer Drawings, Certification, Stamp drawing		X
SERVICE PROVIDER		
Service Provider Circuit Extensions		X
Innerduct/Maxcell in Service Provider Conduit		X
SUBMITTAL / CLOSE OUT		
Submittal/Close Out Package	Y	
As-Built Drawings in Computer Drafting Software (AutoCAD, Visio, etc.)		X
Customer Training Session(s)		X
BIM Participation (Prism provides info, Others create model)	Y	
BIM Modeling		X

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Exclusions and Assumptions

1. Prism excludes the provision and installation of the emergency phone system.
2. Prism excludes the provision and installation of busbars (by Div 26).
3. Prism excludes the provision and installation of switches due to none being shown on the floorplans.
4. Prism excludes the audio video systems.
5. Prism excludes the grounding system backbone (by Div. 26).
6. Prism excludes provision or installation of NEMA enclosures, vaults, handholes, power poles, EMT conduit, conduit bushings, sleeves, floor boxes, back boxes, pull boxes, or junction boxes.
7. It is assumed that Prism will be able to present a schedule to the owner and that no overtime, expediting or acceleration fees shall be included and that all work can be performed during normal business hours.
8. Prism is not responsible for business interruptions or losses resultant there-from

Terms and Conditions

1. Pricing is firm for 30 days from date of proposal.
2. Proposal is conditioned upon the parties entering a mutually agreeable contract.
3. Proposal is conditioned upon receipt of a mutually agreeable project schedule.
4. Payment shall be made for materials stored offsite and/or prefabricated at PRISM Technology's warehouse.
5. We request written notification of acceptance of this proposal prior to any contractual performance by Prism Electric, Technology Division.
6. Prism Electric, Technology Division will not indemnify, defend, or hold harmless the owner, general contractor, or other parties for the consequences of their own sole or partial negligence.
7. This proposal excludes the assumption of risk of nonpayment to the general contractor, if applicable.
8. Customer will supply Prism Electric, Technology Division with updated electronic files at no charge to Prism.
9. Per Texas Business and Commerce Code Section 56.054, Prism Electric, Technology Division hereby requests proof of adequate funding and reserves the right to rescind this bid if such is not provided. Additionally, Prism cannot subordinate its rights.
10. This proposal excludes liability for consequential or undefined damages.
11. This proposal does not include builder's risk insurance coverage. If the owner or the general contractor are not carrying builder's risk, please contact our office for additional pricing

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Pricing Breakdown

Breakouts	Totals
Horizontal Cabling	$32,562.00
Backbone Cabling	$8,847.00
Pathways	$7,599.00
Closet Buildout	$10,575.00
Security	$76,971.00
Subtotal	$136,517.00
Taxes	$4,918.00

Grand Total $141,435.00

Shannon Sifford
Vice President, Technology Division
Prism Electric, Technology Division, Inc.

I have read this document, including all attachments, and I accept the prices, specifications, project terms and conditions, notes, standard terms and conditions as stated. I understand that upon signing, this proposal becomes a binding contract.

Swinerton Builders
Christopher Dencklau
Authorized Signature: _____
Date: _____

Prism Electric, Technology Division, Inc.
Shannon Sifford
Authorized Signature: _____
Date: _____


ABLe
CONNECTING COMPANIES
Information Technology Systems
Performance Audio Video Solutions
Connecting you to your world

Quote: 24324 / Date: 8/14/2024
Project Number: 24324

ABLe Communications, Inc.
1413 East Avenue H
Grand Prairie, TX
75050, US
(972) 660-2253

Prepared By:
Michael Ruggieri
(972) 660-2253
mruggieri@ablecomm.net

Customer

Swinerton Builders - Dallas

Donnie Mixon
214-910-2205
Donnie.mixon@swinerton.com

Project: **24324 - Celina Government Bldg.**

Scope of Work

We are pleased to offer this **BUDGET** proposal to furnish and install the following as shown below. This proposal consists of all supervision, labor, materials, tools, equipment, labeling, indirect and incidentals related to the Communication Infrastructure for**: Celina Government Bldg. 50% DD - BUILDING**

-

SOW Building

Horizontal Cabling

1. ABLe shall furnish and install (**1006**) Category 6A cables and associated components as follows:

- **65** - 1 Data Cat6A WAO Type A.
- **187** - 2 Data Cat6A WAO Type B.
- **136** - 2 Data Cat6A WAP Type B.
- **7** - 3 Data Cat6A WAO Type C.
- **67** - 4 Data Cat6A WAO Type D.
- **1** - 6 Data Cat6A WAO Type E.
- **136** - Install owner provided WAPS.
- **1** - 6 strand multi-mode OM4 fiber cable Type E.

Patch Cords

- ABLe shall furnish and install (**1006**) category 6A 7ft patch cords.
- ABLe shall furnish and install (**1006**) category 6A 10ft patch cords.

Communications Room Build Out (1) MDF 016.

- ABLe shall furnish and install 2-Post racks.
- ABLe shall furnish and install 6" Vertical Wire Managers.
- ABLe shall furnish and install an 18" Horizontal and Vertical Ladder Runway.
- ABLe shall properly ground all components to the ABLe provided Grounding Bus Bar.
- ABLe shall furnish and install 18" Radius drops.
- ABLe shall furnish and install 24 & 48 port module patch panels and 2u horizontal wire managers.

- ABLe shall furnish and install fire-rated plywood.

Communications Room Build Out IDF 004, 104, 131, 242, 215, 353, 349, 415 & 426

- ABLe shall furnish and install 2-Post racks.
- ABLe shall furnish and install 6" Vertical Wire Managers.
- ABLe shall furnish and install an 18" Horizontal and Vertical Ladder Runway.
- ABLe shall properly ground all components to the ABLe provided Grounding Bus Bar.
- ABLe shall furnish and install 18" Radius drops.
- ABLe shall furnish and install 24 & 48 port module patch panels and 2u horizontal wire managers.
- ABLe shall furnish and install fire-rated plywood.

Communications Room Build Out IDF AV 414

- ABLe shall furnish and install an 18" Horizontal and Vertical Ladder Runway.
- ABLe shall properly ground Ladder Runway components the ABLe provided Grounding Bus Bar.
- ABLe shall furnish and install fire-rated plywood.

Communications Fiber Backbone

- ABLe shall furnish and install (1) 48 strand single-mode fiber cable with LC associated hardware from MDF 016 to (8) IDF's.
- ABLe shall furnish and install (1) 24 strand multi-mode fiber cable with LC associated hardware from MDF 016 to (8) IDF's

Communications Copper Backbone

- ABLe shall furnish and install (1) 25 pair category 3 cable from MDF 016 to (9) IDF's.
- ABLe shall furnish and install (1) 200pair lighning protecter panel and surge protection modules.

Pathway J-Hooks

- ABLe shall furnish and install a 2" & 4" j-Hook assembly pathway and horizontal fire rated wall sleeves to support new cabling as needed.

Pathway Basket Tray

- ABLe shall furnish and install an 18" x 4" deep basket tray as shown on provided prints.

Testing/Documentation

- All cabling will be tested after termination.
- Printed labels will be installed on all cable, patch panels and cable terminations points.

ALT#1 - Garage Scope of Work:

Horizontal Cabling

1. ABLe shall furnish and install (**150**) Category 6 cables and associated components as follows:

- **20** - 1 Data Cat6A WAO Type A & G.
- **33** - 2 Data Cat6A WAO Type Cams F.
- **30** - 2 Data Cat6A WAP Type B.
- **1** - 4 Data Cat6A WAO Type D.
- **33** - 6 strand multi-mode OM4 fiber cable Type F.

Patch Cords

- ABLe shall furnish and install (**150**) category 6 7ft patch cords.
- ABLe shall furnish and install (**150**) category 6 10ft patch cords.

Communications Room Build Out (1) MDF 102.

- ABLe shall furnish and install (1) Cube-It wall cabinet 26U with Fan kit.
- ABLe shall furnish and install an 12" Horizontal Ladder Runway.
- ABLe shall properly ground all components to the ABLe provided Grounding Bus Bar.
- ABLe shall furnish and install 48 port module patch panels and 2u horizontal wire managers.
- ABLe shall furnish and install fire-rated plywood.

Testing/Documentation

- All cabling will be tested after termination.
- Printed labels will be installed on all cable, patch panels and cable terminations points.

Excluded (-)

1. Applicable Sales Tax.

Notes

Quote: 24324 / Date: 8/14/2024
Project Number: 24324

Summary

Subtotal	$1,012,423.41
Textura	$2,227.33

Subtotal	$1,014,650.74
Alternates	
ALT#1 - Garage	$177,826.31
Total	**$177,826.31**

$1,192,477.05

Accepted By .....

Date .....

ABLe Communications, Inc.
1413 East Avenue H
Grand Prairie, Texas 75050
www.ablecomm.net
800-717-7411

Terms and Conditions

All ABLe Communications, Inc. (ABLe) work is conditioned on the following terms and conditions, which are incorporated by reference and, together with ABLe's Proposal included herewith (the "Proposal"), form the agreement between ABLe and CLIENT (the "Agreement"):

1. **ABLe's Scope of Work**. ABLe will perform its work in accordance with the terms, plans and specifications as set forth in its Proposal. CLIENT shall permit ABLe free and timely access to areas and equipment and allow ABLe to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during ABLe's normal working hours.

2. **Changes**. If CLIENT requests any alteration to, or deviation from, the Proposal involving extra work, cost of materials or labor, ABLe will be entitled to an equitable adjustment to the contract price for extra work or additional costs associated with the change by the CLIENT. Prior to performing the changed work, ABLe and CLIENT will execute a written change order authorizing the change in the Proposal. ABLe is not required to perform any extra or changed work without an executed change order. ABLe will invoice CLIENT for any additional work performed and expenses incurred which are not described in this Agreement.

3. **Payment Terms.** CLIENT shall pay the contract sum for ABLe's work as set forth on the Proposal. ABLe may invoice CLIENT on a monthly basis or as otherwise set forth in the Proposal. CLIENT will promptly pay invoices within thirty (30) days of receipt. Should a payment become thirty (30) days or more delinquent, ABLe may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately without notice or demand. In addition, if ABLe does not receive payment of a properly submitted invoice within thirty (30) days, CLIENT shall accrue a late charge on the balance outstanding at the lesser of (a) 1 1/2% per month of (b) the highest rate allowed by law, in each case compounded monthly to the extent allowed by law. With the exception for taxes due on ABLe's net income, CLIENT shall pay all taxes applicable to the work performed in this Agreement.

4. **Project Completion and Acceptance**. Unless otherwise indicated in this agreement, CLIENT agrees that staff labor only augmentation services and services performed on a time and materials basis shall be deemed accepted as performed. Unless otherwise indicated in this agreement, projects shall be deemed accepted upon the earlier of ABLe's receipt a signed Project Completion and Acceptance document which has been signed and dated by an authorized representative of CLIENT, or thirty (30) calendar days from the date of the delivery of the final project deliverable. If acceptance is refused, the CLIENT shall provide, in writing to ABLe, its reasonable basis for refusal, prior to the expiration of the thirty (30) calendar day period. ABLe shall address the issue before subsequent work is undertaken.

5. **Shipment**. All equipment, materials and products delivered to CLIENT hereunder shall be shipped FOB origin, freight collect. Title and risk of loss shall pass to CLIENT at point of origin. Products shall be deemed accepted upon delivery.

6. **Limited Warranty**. ABLe warrants that its work shall be free from defects in material and workmanship. This warranty excludes any remedy for damages or defects caused by ordinary wear and tear, improper or insufficient maintenance, shipping, mishandling, neglect, accident, abuse, Acts of God or work/modifications performed by others. All warranty claims must be received by ABLe not more than one (1) year after completion of the work, and ABLe must be provided a reasonable opportunity to inspect and make corrections, or such warranty claims are barred.

7. **Limitations of Warranties**. EXCEPT AS SPECIFICALLY PROVIDED IN SECTION 6 ABOVE, ABLE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, WRITTEN OR ORAL, STATUTORY, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF DESIGN, IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OR ANY WARRANTIES ARISING FROM A COURSE OF DEALING, TRADE USAGE OR TRADE PRACTICE. NO REPRESENTATION OR OTHER AFFIRMATION OF FACT, ORAL OR WRITTEN INCLUDING, BUT NOT LIMITED TO, STATEMENTS REGARDING SUITABILITY FOR USE OR PERFORMANCE OF PRODUCTS, WHETHER MADE BY ABLE OR ITS EMPLOYEES, AGENTS OR OTHERWISE, WHICH IS NOT CONTAINED IN THIS AGREEMENT SHALL BE DEEMED TO BE A WARRANTY TO CLIENT FOR ANY PURPOSE OR GIVE RISE TO ANY LIABILITY OF ABLE, ITS AGENTS OR EMPLOYEES WHATSOEVER. ALL PRODUCTS AND EQUIPMENT PROVIDED BY ABLE ARE PROVIDED "AS IS,"

WITH ALL FAULTS. ANY AND ALL ORIGINAL EQUIPMENT MANUFACTURER (OEM) WARRANTIES, CERTIFICATIONS AND GUARANTEES, IF ANY, ARE PASSED THROUGH TO CLIENT.

8. **Intellectual Property**. CLIENT acknowledges that ABLe, its vendors, and/or its licensors retain all patents and/or copyrights in and to all proprietary data, processes and programs, if any, provided in connection with its work performed hereunder; any ABLe software provided to CLIENT as part of the work provided shall be subject to the vendor's, licensor's or OEM's copyright and licensing policy. To the extent such software is prepared by ABLe, it is provided by nontransferable, nonexclusive license for CLIENT'S internal use only, subject strictly to the terms and conditions of this Agreement and shall terminate upon termination or expiration of this Agreement. CLIENT shall not duplicate, use or disclose for the benefit of third parties, reverse engineer or decompile any such software.

9. **Confidential Information**. The parties agree that Confidential Information means any information disclosed by the disclosing party to the receiving party, either directly or indirectly, in writing, orally or by inspection of tangible objects (including without limitation documents, prototypes, samples, plant and equipment, "CLIENT" lists or other "CLIENT" information not known to the public), which is designated as "Confidential," "Proprietary" or some similar designation, or is the type of information which should reasonably be recognized as Confidential or Proprietary. The receiving party shall not use any Confidential Information of the disclosing party for any purpose except to evaluate and engage in discussions concerning this Proposal. Each party agrees to protect the other party's Proprietary and Confidential Information to the same extent that it protects its own Proprietary and Confidential Information but with no less than a reasonable degree of care.

10. **Waiver of Consequential Damages**. CLIENT WAIVES AND WILL REQUIRE ITS INSURERS TO WAIVE RIGHTS OF SUBROGATION WITH RESPECT TO, ALL LIABILITY FOR CLIENT'S INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND WHATSOEVER, ARISING IN CONTRACT, TORT OR OTHERWISE. THESE DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, LOSS OF USE, LOSS OF BUSINESS OPPORTUNITY, LOSS OF PRODUCT OR OUTPUT, LOSS OF PROFIT OR REVENUE, COST OF CAPITAL, AND CLAIMS OF OTHERS NOT A PARTY TO THIS AGREEMENT.

11. **General Limitation of Liability**. THE TOTAL LIABILITY OF ABLE AND ITS DIRECTORS, OFFICERS, EMPLOYEES, MEMBERS, INSURERS, SUBCONTRACTORS, VENDORS AND AGENTS TO CLIENT, CLIENT'S AFFILIATES, INSURERS, AND ANY THIRD PARTIES REFERRED TO BELOW (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CLIENT") SHALL BE LIMITED TO ACTUAL DAMAGES NOT TO EXCEED THE AMOUNT ACTUALLY PAID BY CLIENT FOR THE SERVICES AND/OR PERFORMANCE HEREUNDER. THIS LIMITATION OF LIABILITY APPLIES TO ALL LIABILITY ARISING FROM THE ALBE'S ACTIVITIES AND OBLIGATIONS RELATED TO THIS AGREEMENT, AND ANY SEPARATE AGREEMENT WITH A THIRD PARTY TO PERFORM SERVICES FOR CLIENT'S BENEFIT AT THE SITE OF THE WORK HEREUNDER, INCLUDING BUT NOT LIMITED TO, DUTY ARISING IN CONTRACT, WARRANTY, STATUTE AND TORT (WHETHER SUCH OCCURRENCE ARISES OUT OF ABLE'S SOLE OR CONCURRENT NEGLIGENCE OR BREACH OF ANY STANDARD OF STRICT LIABILITY). THIS LIMITATION WILL SURVIVE THE AGREEMENT. IF CLIENT FAILS TO BIND TO THIS LIMITATION ANY THIRD PARTY HAVING, OR HEREAFTER ACQUIRING, ANY INTEREST IN CLIENT'S PROPERTY, CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD ABLE HARMLESS FROM AND AGAINST SUCH LIABILITY TO THE EXTENT THAT IT WOULD CAUSE ABLE'S TOTAL LIABILITY TO EXCEED THE LIMIT OF LIABILITY STATED ABOVE. ABLE SHALL HAVE NO LIABILITY TO CLIENT FOR ANY LOSS, COST OR EXPENSE RESULTING FROM LOSS OF OR DAMAGE TO PROPERTY (EXCLUDING LOSS OR DAMAGE TO WORK PAID BY BUILDERS' RISK INSURANCE REQUIRED UNDER THIS AGREEMENT). CLIENT WAIVES ALL RIGHTS OF RECOVERY THAT IT MAY HAVE NOW OR IN THE FUTURE AND SHALL LIKEWISE REQUIRE EACH INSURER OF CLIENT'S PROPERTY TO WAIVE ALL SUBROGATION RIGHTS AGAINST ABLE FOR ANY SUCH LOSS, COST OR EXPENSE. Further, and without limiting the foregoing, ABLE will have no responsibility for the adequacy or performance of (i) any third-party software provided to ABLE under this agreement; (ii) any hardware, and (iii) any services provided by any third party.

12. **Non-Solicitation Provision**. During ABLe's performance of work under this Agreement and for twelve (12) months thereafter, CLIENT will not solicit for a permanent or other position any employee or subcontractor of ABLe to whom the CLIENT was introduced as a result of this agreement. Should CLIENT solicit and/or hire an employee or contractor from ABLE, CLIENT shall pay to ABLE an administrative fee equal to 1 year's salary of the employee's new starting salary based on the CLIENT's employment offer.

13. **Force Majeure**. ABLe shall not be liable for any failure or delay in performance of its obligations hereunder where such performance is prevented or delayed by causes beyond its reasonable control, including without limitation, flood, war, embargo, strike or other labor dispute, riot, acts of God or the intervention of any government authority.

14. **Choice of Law and Venue**. The parties will attempt to settle any claim or controversy arising under this agreement through consultation and negotiation in good faith and a spirit of mutual cooperation. This agreement and all matters relating thereto shall be governed exclusively by the substantive law of the State of Texas. Any dispute relating directly or indirectly to this agreement or any other contract or agreement between the parties which cannot be resolved through the process of consultation and negotiation shall be brought in a court of competent jurisdiction in Tarrant County, Texas, that being the exclusive venue for any dispute between or any claims held by any of the parties to this agreement.

15. **Hazardous Materials**. ABLe's obligation under this Agreement does not include the identification, abatement or removal of asbestos, mold or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, ABLe shall immediately stop work have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed or rendered harmless by a qualified laboratory at CLIENT's expense. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted. ABLe shall be held harmless and shall not be liable for any claims, liabilities, damages, losses and expenses related to such substances, wastes and materials, including the failure to identify or notify CLIENT of such substances, wastes and materials.

16. **Escalation.** ABLe and CLIENT understand and agree, as of the date of this Contract, certain markets providing materials, components and equipment for this technology construction project are experiencing, are expected or may experience industry-wide fluctuations during performance of the Contract that may impact price, availability and delivery time frames. This Agreement is conditioned upon the ability of ABLe to complete this technology constriction project at the present prices, delivery timelines and at the existing scale of wages for labor. ABLe will use its best, reasonable efforts to guard against changes in contract price or time for performance, but in the event of significant delay or price increase of materials, components or equipment occurring during the performance of the Contract through no fault of ABLe or its subcontractors, the contract price, contract time or contract requirements shall be equitably adjusted by change order. Any claim by ABLe for payment of a cost increase, as provided above, shall require written notice delivered by the Contractor to CLIENT with appropriate documentation substantiating such adjustment. Notwithstanding any other provision to the contrary, ABLe shall not be liable to CLIENT for any expenses, losses or damages arising from a delay in the delivery of materials, components and equipment not the fault of ABLe, subcontractors or its suppliers."

17. **Miscellaneous**.

(a) Each of the parties hereto is an independent contractor and neither party is, nor shall be considered to be, an agent or representative of the other. Neither party shall act or present itself, directly or indirectly, as an agent of the other or in any manner assume or create any obligation on behalf of, or in the name of, the other.

(b) The parties agree that neither may assign its rights or duties under this contract without the prior written consent of the other party, which consent shall not be unreasonably withheld.

(c) This Agreement including, but not limited to the Proposal, constitutes the entire agreement of the parties and supersedes all prior written or oral agreements, representations and understandings relating to the subject matter hereof. This Agreement shall not be amended or modified except by written instrument signed by the parties.

(d) The provisions of this Agreement are severable. If any provision of this Agreement or its application to any person or circumstance is ever held by any court of competent jurisdiction to be invalid for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances shall not be affected.

ABLe Communications, Inc.
1413 East Avenue H
Grand Prairie, Texas 75050
www.ablecomm.net
800-717-7411

If this Proposal is acceptable to Client, please indicate said acceptance by signing in the appropriate space below. Once signed by Client, this Agreement including the Terms and Conditions, which are attached hereto and incorporated herein by reference, will be binding on all parties hereto.

By signing below, I affirm that I am a responsible corporate officer, acting within the scope of my authority, to bind the company."

_____
Name

_____
Title

_____
Company

***THIS QUOTE EXPIRES 30 DAYS FROM THE DATE OF THE PROPOSAL.**

WHERE CABLE & CONNECTIVITY MERGE AT THE HIGHEST LEVEL
2419 S Pleasant Circle – Arlington, Texas 76015
office – (817) 853-0444
www.arijet.com | info@arijet.com

STRUCTURED CABLING PROPOSAL – CELINA GOVERNMENT CENTER GARAGE GMP

Project Address: 105 N Arizona Dr.
Celina, TX 75009

Date: August 8, 2024

Contract Documents

- IFB Drawings (Dated 07/11/2024) – Technology Sheets
- IFB Project Manual (Dated 07/11/2024) – Division 27

Structured Cabling - Scope of Work

- All cabling will be supported utilizing a J-hook cable support system in all plenum spaces above the ceiling beyond basket tray and/or conduit
- Arijet Communications will provide all cable, jack inserts, faceplates, blanks, & patch panels in quantities sufficient to support the horizontal cabling infrastructure.
- Each data cable will be tested according to industry standards and test documentation will be provided.

Horizontal Cabling

- Provide and install **(95)** Category 6, Plenum UTP Cables to outlet locations within 295' from IDF 102.
  - **(1)** "N1D" Floor Outlet 4 Cat6 ea.
  - **(2)** "N2B" Wall Display Outlet 2 Cat6 ea.
  - **(7)** "N10G" Wall WAP Outlet 1 Cat6 ea.
  - **(16)** "N11F" Wall Security Camera Outlet 2 Cat6 ea.
  - **(0)** "N12F" Wall Security Camera Outlet 2 Cat6 ea.
  - **(3)** "N13B" Wall Utility Outlet 2 Cat6 ea.
  - **(3)** "N14B" Wall Parking Sensor Outlet 2 Cat6 ea.
  - **(1)** "N16B" Security Card Reader Outlet 2 Cat6 ea.
  - **(8)** "N18A" Wall Security Blue Phone Outlet 1 Cat6 ea.
  - **(9)** "N19B" Wall Electric Car Charger Outlet 2 Cat6 ea.
  - **(4)** "N25F" Ceiling Parking Counter Outlet 2 Cat6 ea.
- Provide and install **(55)** Category 6, "EfficienCMax" cables to outlet locations over 295' from IDF 102.
  - **(0)** "N1D" Floor Outlet 4 Cat6 ea.
  - **(4)** "N2B" Wall Display Outlet 2 Cat6 ea.
  - **(5)** "N10G" Wall WAP Outlet 1 Cat6 ea.
  - **(5)** "N11F" Wall Security Camera Outlet 2 Cat6 ea.
  - **(5)** "N12F" Wall Security Camera Outlet 2 Cat6 ea.
  - **(0)** "N13B" Wall Utility Outlet 2 Cat6 ea.
  - **(8)** "N14B" Wall Parking Sensor Outlet 2 Cat6 ea.
  - **(0)** "N16B" Security Card Reader Outlet 2 Cat6 ea.
  - **(0)** "N18A" Wall Security Blue Phone Outlet 1 Cat6 ea.
  - **(0)** "N19B" Wall Electric Car Charger Outlet 2 Cat6 ea.
  - **(3)** "N25F" Ceiling Parking Counter Outlet 2 Cat6 ea.
- Terminate all Cat6 cabling at the TR end onto 48 port Punchdown Patch Panels
- Terminate all Cat6 cabling at the station end with Cat6 jacks (color to be determined by cabling system). Furnished with 2 port faceplates at wall outlets where the backbox is not covered by a device.
- Label all cables on both ends with wrap around labels
- Label all faceplates and patch panels accordingly
- Test all data cables
- Provide and install Cat6 patch cords at both ends of each installed cable. Coordinate lengths, colors, and port assignments with City of Celina IT.
- Provide and install **(33)** 6-strand OS2 Fiber Cables to the outlet locations which call for fiber. (each run to utilize 4 strands and leave 2 strands dark/spare)
  - **(21)** "N11F" Wall Security Camera Outlet 4 OS2 Fiber Strands ea.
  - **(5)** "N12F" Wall Security Camera Outlet 4 OS2 Fiber Strands ea.
  - **(7)** "N25F" Ceiling Parking Counter Outlet 4 OS2 Fiber Strands ea.
- Provide and install (1) 4RU Rack Mount Fiber Enclosure to house all head end fiber terminations.
- Provide and install (1) 1-FAP Wall Mount Fiber Enclosure at each outlet location receiving fiber to house all station end fiber terminations.
- Provide and install OS2 Fiber Adapter Panels, Fiber Pigtails, and Fusion Splice Trays in quantities sufficient to support all fiber terminations.
- Provide and install OS2 Duplex, LC to LC Fiber Patch Cords in quantities sufficient to patch each strand of fiber on both ends. Coordinate patch cord length and port assignments with City of Celina IT.

TR Buildout (IDF Room 102; Storage Rooms 202, 302, & 402)

- Provide and install the following materials for TR Buildout in IDF Room 102 as reflected in drawing sheet T-401:
  - (2) 4" Firestop Sleeves for cable pathway penetrations into IDF
  - (1) 19RU Wall Mount Equipment Cabinet
  - (1) Secondary Bonding Busbar

- (1) 12" W x 4" H cable runway tray
- All necessary cable runway tray support accessories (all thread support, support brackets, runway drop-outs, etc.) in quantities sufficient to support the cable runway infrastructure
- Grounding/bonding connections from SBB to racks, patch panels and cable runway using #6 AWG ground wire and two-hole compression ground lugs.
- ¾" fire-rated plywood backboards as reflected in drawing sheet T-401

- Provide and install the following materials for TR buildout in each of the (3) Storage Rooms (202, 302, & 402) as reflected in drawing sheet T-401:
  - (2) 4" Firestop Sleeves for cable pathway penetrations into Storage Room
  - (1) 12" W x 4" H cable runway tray
  - All necessary cable runway tray support accessories (all thread support, support brackets, runway drop-outs, etc.) in quantities sufficient to support the cable runway infrastructure
  - Grounding/bonding connections from SBB in IDF 102 to cable runway tray using #6 AWG ground wire and two-hole compression ground lugs.
  - ¾" fire-rated plywood backboards as reflected in drawing sheet T-401

Bill of Materials

BILL OF MATERIALS - CELINA GOVERNMENT CENTER GARAGE GMP			
QTY	**DESCRIPTION**	**MANF**	**PART NUMBER**
	PATHWAY		
8	FIRE SLEEVES, 4"	STI	FS400
2	FIRE STOP PUTTY	STI	SSP100
	JACKS & FACEPLATES		
150	MINICOM CAT6 JACK - BLUE	PANDUIT	CJ688TGBU
84	MINICOM WALL FACEPLATE - 2 PORT, WHITE	PANDUIT	CFPL2WHY
4	MINICOM BLANK INSERTS, WHITE (PKG/10)	PANDUIT	CMBWH-X
	COPPER CABLING		
23000	CAT6 UTP CABLE, CMP, BLUE	PANDUIT	PUP6004BU-WLP
18000	CAT6 EFFICIENCMAX CABLE	GENERAL	8131800
4	48 PORT PATCH PANEL, FLAT, LOADED	PANDUIT	DP48688TGY
	RACKS & CABLE MANAGEMENT		
1	CUBE-IT WALL MOUNT CABINET, 19RU	CPI	12419-736
	CABLE RUNWAY BUILDOUT		
4	12" W x 4" H CABLE RUNWAY TRAY, BLACK	PANDUIT	PWB4X12EZ
8	WALL SUPPORT KIT, BLACK (PKG/2)	PANDUIT	PWBWMWBL
1	HARDWARE KIT (50 PIECES)	PANDUIT	PWBHKBL
2	BOTTOM WATERFALL, BLACK	PANDUIT	PWBWFWBL
2	TRAPEZE SUPPORT BRACKET, BLACK (PKG/2)	PANDUIT	PWBTB12BL
6	3/8" ALL THREAD	DOTTIE	ROD38
	BACKBOARDS		
32	3/4" FIRE RATED PLYWOOD BACKBOARD, AC GRADE, PAINTED WHITE	GENERIC	PLYWOOD
	GROUND & BONDING		
1	GROUNDING BUSBAR (IDF)	PANDUIT	GB2B0306TPI-1
350	GROUND WIRE #6 AWG PER FOOT	GENERIC	6-THHN
20	TWO HOLE CRIMPON GROUNDING LUG	PANDUIT	LCC6-14AW-L
	PATCH CABLES		
150	PATCH CORD 015' RJ45 CAT 6	PANDUIT	UTPSP15WHY
150	PATCH CORD 010' RJ45 CAT 6	PANDUIT	UTPSP10BUY
	FIBER CABLING		
11000	6 STRAND OS2 FIBER CABLE, PLENUM, NON-ARMORED	PANDUIT	FSDP906Y
33	WALL MOUNT FIBER ENCLOSURE, 1 FAP	PANDUIT	FWME1BL
1	RACK MOUNT FIBER ENCLOSURES 4RU	PANDUIT	FRME4
9	SINGLE-MODE FIBER ADAPTER PANEL, 12 DUPLEX PORTS	PANDUIT	FAP12WBUDLCZ
264	OS2 FIBER PIGTAILS, 1M	PANDUIT	F91BN1NNNSNM001
132	FIBER PATCH CORDS LC TO LC OS2, 3M	PANDUIT	F92ER1N1NNNM003
	MISCELLANEOUS		
1	CONSUMABLES (TAPE, STRING, SCREWS, ETC.)	ARIJET	MISC

Exclusions & Clarifications

- Arijet Communications reserves the right to conduct a scope review with the general contractor, architect, consultant, or end user in order to assure accurate interpretation of plans, specifications, and expected scope of work.
- All conduit, conduit stub ups, back-boxes, wall boxes, floor boxes, basket tray, backbone grounding, cores and penetrations are NOT included in this proposal.
- All outlets shown in the drawings must have a back-box with a conduit and/or basket tray pathway to the IDF/Storage Rooms which will be provided and installed by the EC. Arijet Communications shall provide pathways in the IDF/Storage Rooms only.
- Any provisions and/or installation of electronic equipment including PDU's, UPS's, WAP's, Cameras, Switches, Hubs, Routers, or any other network equipment is excluded from the telecom portion of this proposal, unless specifically stated in the scope of work portion of this proposal.
- Any Earthing or Backbone Grounding is excluded from this proposal. Arijet Communications shall provide bonding connections from SBB to racks and cable runways only.
- Provision and installation of service fiber to IDF Room 102 is excluded from this proposal. Arijet Communications shall provide horizontal fiber to outlet locations only.
- All requests for work to be performed outside of this scope of work will be considered a change order and must be requested electronically via email and approved by the customer before work commences.
- This scope of work must be incorporated into any contractual agreement and PO must be issued before procurement of material and mobilization of Arijet Communications technicians and site supervisors.
- This proposal includes labor based on normal business hours (M-F, 7:00-4:00). Overtime hours including evenings and weekends are not built into the labor portion of this proposal. Accelerated schedules will incur additional cost.
- Arijet Communications is not responsible for delays caused by other trades.

Pricing Section

Material	$	71,600.00
Labor	$	46,700.00
Grand Total (Excluding Tax*)	**$**	**118,300.00**

*If applicable, sales tax will be added to invoice upon billing

If you have any questions about this proposal, please do not hesitate to call or email me. Thank you for your consideration!

Byron Lehew | *Arijet Communications*
WHERE CABLE & CONNECTIVITY MERGE AT THE HIGHEST LEVEL
2419 S Pleasant Circle – Arlington, Texas 76015
office – (817) 853-0444
mobile – (817) 350-7868 | byron@arijet.com | www.arijet.com



2780 N. Great Southwest Pkwy.
Grand Prairie, TX 75050
Office: 972-642-9994
lantekavc.com

Celina Government Center - Communications			
Section	**ITEM**		**COST**
	BASE BID		
	50% DD Set	Labor Sub Total	$ 203,090.34
		Material Sub Total	$ 443,011.88
		Tax	$ -
	Proposal Total - Labor:		**$ 203,090.34**
	Proposal Total - Material:		**$ 443,011.88**
	TAX		**$ -**
	Proposal Total:		**$ 646,102.22**
	P & P Bond (if required):		$ 12,922.04

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LANTEK
AUDIO, VIDEO & COMMUNICATIONS

Date	July 23, 2024
Valid Until	September 21, 2024
Quote #	
Estimator	JEM/SMJ

Customer

City of Celina

Quote/Project Description

Celina Government Center
Communications/Structured Cabling

Qty	Description	Manufacturer	Part/Model No.	Each Price	Ext. Price
	Horizontal Structured Cable				
27	1 Port Data Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 128.76	$ 3,476.52
185	2 Port Data Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 257.52	$ 47,641.20
7	3 Port Data Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 386.28	$ 2,703.96
58	4 Port Data Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 515.04	$ 29,872.32
155	2 Port WAP Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 257.52	$ 39,915.60
55	1 Port Camera/Security Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 128.76	$ 7,081.80
1	6 Port Data Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 772.56	$ 772.56
	WAO/Station Component				
240	Surface Mount Box, 2 Port, Off-White	Panduit	CBX2IW-AY	$ 5.85	$ 1,404.00
2	6 Port Faceplate, Off-White	Panduit	CFPL6IWY	$ 2.09	$ 4.18
200	4 Port Faceplate, Off-White	Panduit	CFPL4IWY	$ 2.09	$ 418.00
40	2 Port Faceplate, Off-White	Panduit	CFPL2IWY	$ 2.09	$ 83.60
50	4 Port Furniture Faceplate, Black	Panduit	CFFPL4BL	$ 4.28	$ 214.00
50	4 Port 106 Frames (Floor Boxes), Off-White	Panduit	CF1064IWY	$ 2.61	$ 130.50
700	Blank Inserts, Off-White	Panduit	CMBIW-X	$ 0.34	$ 238.00
200	Blank Inserts, Black	Panduit	CMBBL-X	$ 0.34	$ 68.00
1,021	CAT6A Modular Jacks, Blue	Panduit	CJ6X88TGBU	$ 11.62	$ 11,864.02
	Patch Panels				
26	48 Port CAT6A Flat Patch Panel, 110 Style Loaded	Panduit	DP486X88TGY	$ 756.71	$ 19,674.46
52	Strain Relief Bar, 2" Off Set	Panduit	SRB19BLY	$ 17.24	$ 896.48
	Patch Cords				
800	CAT6A, Blue, 7' Patch Cords (Comm Room)	Panduit	UTP28X7BU	$ 14.55	$ 11,640.00
221	CAT6A, Blue, 10' Patch Cords (Comm Room)	Panduit	UTP28X10BU	$ 16.37	$ 3,617.77
800	CAT6A, Blue, 10' Patch Cords (WAO)	Panduit	UTP28X10BU	$ 16.37	$ 13,096.00
221	CAT6A, Blue, 14' Patch Cords (WAO)	Panduit	UTP28X14BU	$ 18.86	$ 4,168.06
44	LC-LC MM Fiber Jumper, 3m	Corning	050502T5116003M	$ 26.94	$ 1,185.36
88	LC-LC SM Fiber Jumper, 3m	Corning	040402R5116003M	$ 25.56	$ 2,249.28
	Fiber Backbone				
3,400	48 Strand SM Fiber - OS2, Plenum Rated, TB, Armored	Corning	048E88-61131-A3	$ 8.53	$ 29,002.00
3,400	24 Strand MM Fiber - OM4, Plenum Rated, TB, Armored	Corning	024T88-33190-A3	$ 6.69	$ 22,746.00
432	MM OM4 LC Fiber Connector	Corning	95-050-99-x	$ 16.58	$ 7,162.56
864	SM OS2 LC Fiber Connector	Corning	95-200-99	$ 19.77	$ 17,081.28
18	12 Port Duplex LC Fiber Adapter - MM Aqua (24 Fiber)	Corning	CCH-CP24-E4	$ 184.11	$ 3,313.98
36	12 Port Duplex LC Fiber Adapter - SM Blue (24 Fiber)	Corning	CCH-CP24-A9	$ 209.55	$ 7,543.80
8	2RU Fiber Enclosure	Corning	CCH-02U	$ 292.79	$ 2,342.32
2	4RU Fiber Enclosure	Corning	CCH-04U	$ 373.08	$ 746.16
24	Unused Port - Blank Covers	Corning	CCH-BLNK	$ 15.04	$ 360.96
	Copper Backbone				
3,400	25 Pair, CAT5e, Plenum Rated	General	2131550E.99	$ 4.32	$ 14,688.00
18	50-Pair Split M66 Block	Leviton	40066-M50	$ 14.66	$ 263.88
18	89D Standoff Mounting Bracket for M66 Block	Leviton	40089-00D	$ 5.24	$ 94.32
12	100 Pair Wall Mount 110-Style Block	Panduit	P110KB1004Y	$ 61.70	$ 740.40
12	100 Pair Rack Mount 110-Style Block	Panduit	P110B1004R2Y	$ 162.47	$ 1,949.64
	Comm Room Build Out				
32	2-Post Rack, 84"H	CPI	55053-703	$ 228.00	$ 7,296.00
32	2-Post Rack to Runway Mounting Kit, 18"	CPI	10595-718	$ 46.44	$ 1,486.08
32	2-Post Rack Elevation Kit, 6"H	CPI	10506-706	$ 50.50	$ 1,616.00
50	Cable Drop-Outs / Waterfalls, 18"	CPI	12100-718	$ 46.59	$ 2,329.50
42	Vertical Wire Managers - 6"	Panduit	PR2VD06	$ 1,284.00	$ 53,928.00
35	Horizontal Wire Managers, 2U	Panduit	WMPHF2E	$ 87.99	$ 3,079.65
85	Ladder Rack - 18"	CPI	10250-718	$ 159.34	$ 13,543.90
66	Junction Splice - Ladder Rack	CPI	11302-701	$ 13.16	$ 868.56
30	Butt Splice - Ladder Rack	CPI	11301-701	$ 12.59	$ 377.70
25	Triangle Support Bracket - 18" Ladder Rack	CPI	11312-718	$ 86.74	$ 2,168.50

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46	Wall Angle Support - 18" Ladder Rack	CPI	11421-718	$	36.88	$	1,696.48
100	Vertical Wall Brackets	CPI	10608-701	$	21.80	$	2,180.00
32	Rack Mounted PDU	CPI	13239-753	$	207.93	$	6,653.76
25	18"W x 4"H x 10'L Wire Basket Tray, Black Finish	WBT	WBT4X18SBL	$	140.81	$	3,520.25
8	Washer Splice Kit (50/Box), Black Finish	WBT	WBTSPLICEBA	$	91.55	$	732.40
2	Square Splice Wacher (50/Box), Black Finish	WBT	WBTGRDSPLICEBL	$	106.19	$	212.38
8	4" Deep 90 Degree Radius Kit, Black Finish	WBT	WBTRCSPLICEBL	$	41.45	$	331.60
63	Under Floor Support Stand, 20"W	WBT	WBTUS04	$	44.90	$	2,828.70
	Pathways						
1,200	6Ft Ceiling Wire w/wire and shot	Hilti	421822	$	1.20	$	1,440.00
300	J Hooks - 4"	Panduit	JP4W-X20	$	5.77	$	1,731.00
500	J Hooks - 2"	Panduit	JP2W-L20	$	2.97	$	1,485.00
400	J Hooks - 1.31"	Panduit	JP131W-L20	$	2.46	$	984.00
40	Velcro Cable Wrap	Velcro	31090	$	30.78	$	1,231.20
	Grounding/Bonding						
1000	#6awg Ground Wire	General	6G-0601-04	$	1.14	$	1,140.00
200	2 Hole Ground Lugs	Panduit	LCC6-14AW-L	$	3.53	$	706.00
40	Armored Cable Grounding Kit	Panduit	ACGK	$	9.40	$	376.00
20	Busbar Label Kit (10/pack)	Panduit	LTYK	$	8.78	$	175.60
32	Electrostatic Discharge Port Kit	Panduit	RGESD2-1	$	16.07	$	514.24
32	ESD Wrist Strap	Panduit	RGESDWS	$	26.72	$	855.04
32	Rack Grounding Kits	Panduit	RGS13448-1	$	93.99	$	3,007.68
10	Main Grounding Bus Bar (TMGB)	Panduit	GB4B0624TPI-1	$	166.17	$	1,661.70
	MATERIAL SUBTOTAL					**$**	**430,607.89**

MISCELLANEOUS

1	General Supplies	1LANtek	$	6,459.12	$	6,459.12
1	Storage, Freight, Handling and Delivery	1LANtek	$	3,444.87	$	3,444.87
1	1 Yr. Service Warranty	1LANtek	$	-	$	-
2	Man Lift Rental	1LANtek	$	1,250.00	$	2,500.00
	MISCELLANEOUS SUBTOTAL				**$**	**12,403.99**

LABOR

1 Lt	Installation Technician	1LANtek	$	140,108.00	$	140,108.00
1 Lt	Project Management	1LANtek	$	39,230.24	$	39,230.24
1 Lt	Documentation & Design Services	1LANtek	$	15,692.10	$	15,692.10
1 Lt	Installation of Owner Provided Wireless Access Points	1LANtek	$	8,060.00	$	8,060.00
	LABOR SUBTOTAL				**$**	**203,090.34**

Notes & Exclusions: Lantek excludes the installation of any conduit pathways, conduit sleeves, underground ducts, fabric inner ducts (MaxCells), back boxes, floor boxes, and pull boxes for the division 27 low voltage cabling. Lantek excludes main grounding backbone. Lantek excludes providing and installing electronic devices (Switches, Cameras, Etc.) Lantek excludes installation of all cable tray outside of MD/IDF rooms. Lantek excludes all security/access control cabling (Except CAT6A cabling). Lantek excludes fire rated plywood boards in the MDF/IDFs. Lantek excludes providng and installing all UPS's. Lantek includes installing Owner Provided Wireless Access Points.
Addenda: 50% DD

SUB TOTAL $ 646,102.22
Tax $ -

This quote is valid for 60 days

GRAND TOTAL $ 646,102.22
P&P Bond(If Required) $ 12,922.04

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Subcontractor Bid Analysis

Trade: **31.00 Earthwork**
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Benny**

			Selected Sub	x				
		Subcontractor	K CONSTRUCTION	RPMX CONSTRUCTION LLC	HTX DIRT	HOLBROOK	DIRTXPRO	TRIDAL
		Phone	(469) 318-2872	(469) 318-2872	(562) 325-3998	(214) 738-0045	(214) 529-3080	(817) 424-4351
		Contact	Will Cappell	Will Cappell	Michael Singh	Kevin Holbrook	Jason Maifert	Tyler Hunt
		email	pell@rpmxconstructio	appell@rpmxconstruction.cc	michael.s@htxdirt.com	in@theholbrookcompany.c	bids@dirtxpro.com	Tyler_Hunt@tridal.com
		Scope Complete	Yes	Yes	Yes	Yes	Yes	Yes
		Rank	1	1	5	4	2	3
		Delta To Low	0%	0.00%	48.12%	25.14%	3.21%	13.46%
		Enter SBE %	0%					
		SBE $$$	$ -	$ -	$ -	$ -	$ -	$ -
Spec or Dwg #	**Item**	**Description**	**Total Cost**					
			$ 573,152	**$ 573,152**	**$ 848,964**	**$ 717,216**	**$ 591,529**	**$ 650,296**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
		Prequalification Status		Yes	Yes	Yes	Yes	No	Yes
		MSA Status		Yes	Yes	Yes	Yes	No	No
		Single Project Limit		$ 100,280,637	$ 100,280,637	$ 296,696	$ 250,000	N/A	$ 250,000
		Aggregate Limit		$ 225,631,433	$ 225,631,433	$ 667,567	$ 562,500	N/A	$ 562,500
		Exclude Sales Tax	-	excl	excl	excl	excl	excl	excl
		Textura	-	incl	incl	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl	incl	incl
		Scope sheet included	-	$ -					
		Schedule included	-	$ -					
Trade Specific Requirements									
Base Bid			**$ 561,049**	**$ 573,152**	**$ 573,152**	**$ 848,964**	**$ 717,216**	**$ 591,529**	**$ 650,296**
		Base Bid	$ -	$ 284,765	$ 284,765	$ 495,423	$ 363,675	$ 273,693	$ 323,755
		Mobilization as required	$ -	Included	Included	Included	Included	Included	Included
		Layout, Survey & Staking	$ -	Included	Included	Included	Included	Included	Included
		Provide, Install, maintain and remove temporary construction entrance.	$ -	$ 2,330	$ 2,330	$ 2,984	$ 2,984	$ 2,984	$ 2,984
		Inlet Protection	$ -	Included	Included	$ 2,500	$ 2,500	Included	$ 2,500
		Traffic control and Flagmen.	$ -	Included	Included	$ 6,500	$ 6,500	$ 6,500	$ 6,500
		Dewatering	$ -	Included	Included	Included	Included	Included	Included
		EROSION CONTROL - Provide, Install, maintain and remove:	$ -	$ -					
		Silt Fence	$ -	Included	Included	Included	Included	$ 2,984	Included
		Construction Entrance	$ -	Included	Included	Included	Included	Included	Included
		Inlet Protection	$ -	Included	Included	Included	Included	Included	Included
		12" Straw Wattles	$ -	Included	Included	$ 3,500	$ 3,500	$ 3,500	$ 3,500
		DEMO & AND HAUL OFF AS REQUIRED.	$ -	$ -					
		Sawcut & Curb Demo	$ -	Included	Included	$ 52,000	$ 52,000	Included	Included

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		Bollard Demo	$ -	Included	Included	Included	Included	Included	Included
		DEMO RCP ON ARIZONA DRIVE	$ -	Included	Included	Included	Included	Included	Excluded
		CONCRETE PAVEMENT AND SIDEWALK REMOVAL	$ -	Included	Included	Included	Included	Included	Included
		ASPHALT PAVEMENT REMOVAL	$ -	Included	Included	Included	Included	Included	Included
		STRIP EXISTING VEGETATION, SELECTIVE TREE REMOVAL, HOUS OFF AND CLEAR & GRUB SITE	$ -	Included	Included	Included	Included	Included	Included
		GARAGE PAD PREP.	$ -	$ -					
		The Extent of the pad preparation area should extend at least 5 feet laterally from the building slab edges.	$ -	Included	Included	Included	Included	Included	Included
		MOISTURE CONDITION 9.3 Feet Below Cap, Allowable PVR 1"	$ -	Included	Included	Included	Included	Included	Included
		8" Thick Cap - Lime stabilized soil / Flexible base as per Geo technical recommendation and specification over MC soil	$ -	Included	Included	Included	Included	Included	Included
		EARTH WORK	$ -	$ -					
		Grading of site, building pad and flatwork areas to +/- 0.10'	$ -	Included	Included	Included	Included	Included	Included
		STRIP AND STOCKPILE EXISTING TOPSOIL, PREP AREAS PRIOR TO FILL	$ -	Included	Included	Included	Included	Included	Included
		DIRT EXCAVATION & EMBANKMENT	$ -	Included	Included	Included	Included	Included	Included
		IMPORT FILL AS NEEDED	$ -	Included	Included	Included	Included	Included	Included
		Back filling under the ramp as shown in the drawing.	$ -	Included	Included	Included	Included	Included	$ 25,000
		Lime stabilization	$ -	Included	Included	Included	Included	$ 15,811	Included
		EXPORT EXCESS MATERIAL - GENERATED BY THIS SCOPE ONLY	$ -	Included	Included	Included	Included	Included	Excluded
		EXPORT EXCESS MATERIAL - GENERATED BY OTHERS	$ -	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
		CONSTRUCTION WATER	$ -	Included	Included	Included	Included	Included	Included
		CARE OF WATER	$ -	Included	Included	Included	Included	Included	Included
		STREET SWEEPING	$ -	Included	Included	Included	Included	Included	Included
		PAVING SUBGRADE PREPARATION	$ -	Included	Included	Included	Included	Included	Included
		SCARIFY & RECOMPACT SUBGRADE (PRIOR TO PLACEMENT OF FILL MATERIALS)	$ -	Included	Included	Included	Included	Included	Included
		MACHINE GRADE SITE TO +/- .10' (ALLOWING FOR THICKNESS OF PVMT)	$ -	Included	Included	Included	Included	Included	Included
		Sub Grade of Laydown area	$ 27,353	$ 27,353	$ 27,353	$ 27,353	$ 27,353	$ 27,353	$ 27,353
		Haul off Pier Drilling soil	$ 19,392	$ 19,392	$ 19,392	$ 19,392	$ 19,392	$ 19,392	$ 19,392
		Stormwater Management	$ 7,491	$ 7,491	$ 7,491	$ 7,491	$ 7,491	$ 7,491	$ 7,491
		Site Fence, Maintenance	$ 166,821	$ 166,821	$ 166,821	$ 166,821	$ 166,821	$ 166,821	$ 166,821
		Annex Yard Allowance	$ -	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
		Supply and installation of 4" Thick washed crush stone under grade slab	$ -	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000
		Total Base Bid (excl. Bond)	**$ 561,049**	**$ 573,152**	**$ 573,152**	**$ 848,964**	**$ 717,216**	**$ 591,529**	**$ 650,296**

Construction, LLC

RPM xConstruction, LLC.
6500 MEYER WAY, SUITE 100
MCKINNEY, TEXAS 75070

ESTIMATOR: Will Cappell
PHONE (469)318-2872
EMAIL WCappell@RPMxConstruction.com

PROJECT: CELINA GOVERNMENT CENTER GARAGE
LOCATION: CELINA, TEXAS

VERSION: FOR AWARD
BID DATE: August 8, 2024

EARTHWORK

ITEM	DESCRIPTION	
1	MOBILIZATION **(INCLUDES 2 MOBILIZATIONS)**	
2	SUPERVISION	
3	STAKING FOR EARTHWORK SCOPE	
4	CONSTRUCTION ENTRANCE **(INITIAL INSTALLATION ONLY - EXCLUDES WASH RACKS)**	
5	SILT FENCE **(INITIAL INSTALLATION ONLY - EXCLUDES SAFETY CAPS)**	
6	INLET PROTECTION **(INITIAL INSTALLATION ONLY) (EXISTING INLETS ONLY)**	
7	12" STRAW WATTLE	
8	SAWCUT & CURB DEMOLITION **(EARTHWORK SCOPE ONLY)**	
9	DEMO RCP ON ARIZONA DRIVE	
10	CONCRETE PAVEMENT REMOVAL **(ALLEY AND SIDEWALK)**	
11	ASPHALT PAVEMENT REMOVAL **(EXCLUDES PAVEMENT REMOVAL FOR UTILITY SCOPE)**	
12	TREE REMOVAL, CLEAR & GRUB SITE **(EXCLUDES ROOT RAKING OR HAND CLEARING)**	
13	STRIP SITE AND STOCKPILE TOPSOIL	
14	SCARIFY & RECOMPACT SUBGRADE **(PRIOR TO PLACEMENT OF FILL MATERIALS)**	
15	DIRT EXCAVATION	
16	PAD PREP GARAGE: MOISTURE CONDITION 10 FEET	
17	PAD CAP GARAGE: LIME STABILIZED SOILS **(8" DEPTH AT 6%)**	
18	CUT BACK FOR SITE WALLS	
19	TRUCKING ALLOWANCE FOR IMPORT OF COMMON FILL **(NO PI REQUIREMENTS)** OR EXPORT OF SPOILS **(EARTHWORK SCOPE ONLY)**	
20	MACHINE GRADE SITE TO +/- .10' **(ALLOWING FOR THICKNESS OF PVMT)**	
21	CONSTRUCTION WATER	
22	CARE OF WATER	
23	STREET SWEEPING - **EARTHWORK SCOPE ONLY**	
	EARTHWORK BID SUBTOTAL	**$ 236,000.00**

PREPARATION FOR ON-STREET PARKING AND APPROACHES

ITEM	DESCRIPTION	
1	MOBILIZATION (INCLUDES TOTAL OF ONE (1) MOBILIZATION FOR BOTH APPROACHES AND ON-STREET PARKING)	
2	DEMO AND PAVEMENT REMOVAL	
3	EXCAVATION	
4	LIME STABILIZE PAVEMENT SUBGRADE **(6" DEPTH AT 7%)**	
5	MACHINE GRADE PAVEMENT SUBGRADE TO +/- .10'	
	PREPARATION FOR ON-STREET PARKING AND APPROACHES	**$ 44,250.00**

ALTERNATE PAD CAP - FURNISH AND INSTALL 8" FLEX BASE IN LIEU OF LIME STABILIZATION

ITEM	DESCRIPTION	
1	ADDITIONAL EXPORT	
2	FURNSH AND INSTALL 8" FLEX BASE	
	ALTERNATE PAD CAP - FURNISH AND INSTALL 8" FLEX BASE IN LIEU OF LIME STABILIZATION	**$ 94,955.00**

ALTERNATE - FURNISH AND INSTALL 6" DRAIN LAYER BENEATH GARAGE (IF REQUIRED)

ITEM	DESCRIPTION	
1	ADDITIONAL EXPORT	
2	FURNISH AND INSTALL FILTER FABRIC	
3	FURNSH AND INSTALL 6" FREE DRAINING #57 STONE	
	ALTERNATE - FURNISH AND INSTALL 6" DRAIN LAYER BENEATH GARAGE (IF REQUIRED)	**$ 109,737.00**

ADD ITEMS

ITEM	DESCRIPTION		
A.1	HAUL OFF SURFACE DEBRIS OR TRASH, PER LOAD **(IF NECESSARY)**	$	2,000.00
A.2	FURNISH LAYDOWN YARD (6" CRUSHED CONCRETE WITH FILTER FABRIC), PER SY **(EXCLUDES REMOVAL)**	$	19.50
A.3	DEMO EXISTING PIERS UP TO 30" DIAMETER, PER EACH **(IF ENCOUNTERED)**	$	500.00
A.4	DEMO EXISTING CULVERT	$	4,515.00
A.5	ADDITOINAL MOIBLIZATION FOR LIME STABILIZATION, IF REQUIRED	$	24,500.00
A.6	RESPREAD 6" STOCKPILED TOPSOIL TO WITHIN 1' BACK OF CURB **(CURB BACK FILL BY OTHERS) - 1 MOBILIZATION**	$	5,600.00
A.7	REMOVE LAYDOWN YARD, PER SY	$	8.50
A.8	REMOVAL OF CONSTRUCTION ENTRANCE UPON COMPLETION OF PROJECT	$	1,750.00
A.9	REMOVAL OF SILT FENCE UPON COMPLETION OF PROJECT	$	2,230.00

GENERAL CLARIFICATIONS:

ANY ITEMS NOT SPECIFICALLY MENTIONED ABOVE ARE UNDERSTOOD TO BE EXCLUDED.
THIS PROPOSAL IS SUBJECT TO COST ESCALATION DUE TO INCREASES IN FUEL OR MATERIAL PRICES.
THIS PROPOSAL IS BASED EARTHWORK RETAINAGE BEING RELEASED UPON SUBSTANTIAL COMPLETION OF SCOPE OF WORK.
THIS PROPOSAL IS BASED ON WATER BEING READILY AVAILABLE ON-SITE. TRUCKING IN WATER FROM OFF SITE IS EXCLUDED.
GC REQUIRED TO PROVIDE TEMP WATER TAP IF NO WATER ACCESS IS ON SITE
EXCLUDES HANDLING, HAULING, EXPORTING, OR RESPREADING OF SPOILS GENERATED BY OTHERS
GC IS TO PROVIDE ALL CONTROL AND CAD FILES PRIOR TO MOBILIZATION
DEWATERING IS LIMITED TO THIS SCOPE ONLY, WHILE ON SITE ONLY. EXCLUDES DEWATERING FOR OTHERS OR FOR GROUNDWATER.
EXCLUDES STRUCTURAL DEMO (BUILDING, FOUNDATIONS, PIERS, GRADE BEAMS, STEM WALLS, ETC.)
EXCLUDES DEMO AND REMOVAL OF ABOVE GROUND OR BELOW GROUND TANKS AND EQUIPMENT
EXCLUDES DEMOLITION, CAPPING, OR MAKE SAFE OF EXISTING UTILITIES
EXCLUDES REMOVAL OF CONTAMINATED OR HAZARDOUS MATERIAL
EXCLUDES PAVEMENT REMOVAL FOR UTILITY CONSTRUCTION
EXCLUDES HANDLING OR REMOVAL OF SURFACE DEBRIS. SEE ADD ALTERNATE
EXCLUDES BACKFILL OF STRUCTURES OF ANY KIND (I.E. RETAINING WALLS, GRADE BEAMS, DOCKS, BASEMENT WALLS, ETC.)
EXCLUDES SHORING AND/OR SOIL RETENTION
EXCLUDES, SAND, POLY, OR DRAINAGE LAYER BELOW SLABS UNLESS OTHERWISE NOTED
EXCLUDES LIME STABILIZATION, SELECT FILL, FLEX BASE, OR SAND UNDER SIDEWALKS
EXCLUDES REMOVAL OF BURIED DEBRIS
EXCLUDES DEPTH VERIFICATION OF EXISTING UNDEGROUND UTILITIES
EXCLUDES SWPPP BOOKS, INSPECTIONS, PROPOSED INLET PROTECTIONS
EXCLUDES SEEDING, SODDING, HYDRO-MULCH, IRRIGATION, ROCK SIFTING,OR AMENDING TOPSOIL
EXCLUDES IMPORT OF LANDSCAPING AGGREGATE, TOPSOIL, OR SOIL AMENDMENTS
ALL VEHICLE PAVING & BUILDING SLABS ARE TO BOTTOM OF PAVING ELEVATIONS. UNLESS OTHERWISE STATED IN PROPOSAL
BASE BID EXCLUDES SIDEWALK EXCAVATION. GRADES AT SIDEWALK AREAS ARE TO BE LEFT AT PROPOSED TOP OF CONCRETE.
EXCLUDES FURNISH OR INSTALL OF ROCK RIP RAP
EXCLUDES UTILITY POLE BRACING, REMOVAL, RELOCATION, OR SALVAGE
EXCLUDES SALVAGE OF FENCE, SIGNS, GATES (TO BE PERFORMED BY OTHERS)
INCLUDES ALL TAXES, FEES & INSURANCE APPLICABLE TO THIS SCOPE ONLY
EXCLUDES REWORK OF EXISTING FILL SOILS BEYOND LIMITS OF BUILDING PAD PREPARATION
EXCLUDES ROCK EXCAVATION. UNLESS OTHERWISE NOTED IN PROPOSAL.
EXCLUDES INSTALL OR REMOVAL OF TEMPORARY SEDIMENT BASINS AND/OR SKIMMER DRAINS AND RISERS
EXCLUDES TRAFFIC CONTROL & BARRICADES

GEOTECH: EST REPORT 23-03278 DATED 09/19/2023
PLANS: KIMLEY HORN CIVIL PLANS DATED 07/11/2024
HED STRUCTURAL PLANS DATED 07/11/2024

DirtXpro.com | 4760 Preston Rd. Ste 244-354 | Frisco, TX 75034 | 214.529.3080 | bids@dirtxpro.com

Earthwork Proposal VALID FOR 90 DAYS

BID DATE
8/8/2024

PROJECT NAME
CELINA GOVERNMENT CENTER PARKING

PROJECT LOCATION
CELINA, TX

BID#
557

DATE OF PLANS

ARCH:	**7/11/2024**
STRUCT:	**7/11/2024**
CIVILS:	**7/11/2024**
GEOTECH:	**9/19/2023**
SPECS:	**7/11/2024**

ADDENDUM (S) RECV'D

PREPARED BY:
Jason Maifert

Jason Maifert

BID ITEM	DESCRIPTION	Total	QTY / UNIT
	EROSION CONTROL	***$5,968.75***	
1	CONSTRUCTION ENTRANCE 20' X50'		1 EA
2	SILT FENCE		875 LF
3	EXISTING INLET PROTECTION		1 EA
	DEMOLITION	***$30,512.56***	
4	SAW CUTTING AND CURB REMOVAL - FOR THIS SCOPE ONLY		250 LF
5	CONCRETE PAVING DEMO		161 SY
6	ASPHALT PAVING DEMO		4,083 SY
7	DEMO CULVERTS AND HEAD WALLS		281 EA
8	TREE REMOVAL		6 EA
	EARTHWORK	***$68,758.67***	
9	MOBILIZATION (**2**), LAYOUT / SURVEY, WATER METER		1 LS
10	STRIP AND STOCKPILE EXISTING TOPSOIL, PREP AREAS PRIOR TO FILL		134 CY
11	DIRT EXCAVATION & EMBANKMENT		531 CY
12	EXPORT EXCESS MATERIAL - GENERATED BY THIS SCOPE ONLY		688 CY
13	STREET SWEEPING - THIS SCOPE ONLY		1 LS
	BUILDING PAD PREP	***$143,253.68***	
14	MOISTURE CONDITION EXISTING SOILS **9.3'** DEEP PER GEOTECH		13,926 CY
15	F & I **8"** SELECT FILL CAP OVER MC SOILS		1,003 CY
16	F & I SELECT FILL AT RAMP AREA - EXCLUDES WALL BACKFILL OR DRAINAGE ROCK		955 CY
	PAVING SUBGRADE PREP & FINE GRADING	***$12,947.44***	
17	SCARIFY AND RECOMPACT PAVING AREAS 6" DEEP - EXC. SIDEWALKS		158 SY
18	BUILDING PAD +/- .10', PAVING AREAS +/- .10', GRASS AREAS +/- .20' - EXCLUDES SIDEWALKS		5,846 SY
19	RESPREAD STOCKPILED TOPSOIL 4" to 6" DEEP , HAUL OFF EXCESS TOPSOIL IF REQUIRED		134 CY

SUBTOTAL WITH TAX INCLUDED $261,441.10

Additional Items

1	REMOVE ALL EROSION CONTROL ITEMS	$2,984.38	1 LS
2	LIME STABILIZE PAVING AREAS 8" @ 6% (36 lbs / sy) - 1 MOBILIZATION	$15,811.11	158 SY
3	GRADE FOR SIDEWALKS - 1 MOBILIZATION	$6,597.00	4,398 SF
4	ADDITIONAL MOBILIZATIONS - PER PIECE OF EQUIPMENT	$1,500.00	1 EA
5	HAUL OFF SPOILS (NO ROCK) GENERATED BY OTHERS- PER LOAD- EXCLUDES MOBILIZATIONS	$500.00	1 LD
6	TRAFFIC CONTROL & BARRICADES ONE MONTH ONLY - IF REQUIRED FOR THIS SCOPE	$6,500.00	1 MO

Clarifications: Any Items not listed in proposal above are Excluded, Proposal is valid for 90 days from bid date, Excludes OCIP/CCIP ADD 4% if credit is required. Excludes all bond cost, Add 8% to final bid amount if Bonds will be required. Contractor to provided control, Final sidewalk "Line" grading by others, Excludes cushion sand below building slabs or sidewalks, Excludes poly or vapor barrier below slabs, Excludes Rip-Rap of any kind, Excludes backfill of retaining walls or any other structures, Excludes structural excavation of any kind (foundations, grade beams, pits, footings, ETC.), Excludes traffic control barricades or any other devices. Excluces removal of Contaminated or Hazardous Material, Excludes removal of existing utilities or irrigation. Excludes under cut and moisture conditioning at paving areas

The Holbrook Company, Inc.
3430 High Prairie Road
Grand Prairie, TX 75050-4225
972.399.0007 office
972.399.0008 fax
www.theholbrookcompany.com

Excavation Proposal

Celina Government Center Garage
411 W Walnut St
Celina, TX 75009

Bid date / time: August 9, 2024 - 2:00 p.m.

Bidding information provided to Holbrook:

- complete set of plans
- complete geotechnical report - geotechnical report dated **September 1, 2024**
- complete set of specifications; earthwork specifications only; partial earthwork specifications only; no specifications (excludes grading shown on the landscape plans)
- this proposal may be withdrawn if not accepted within 30 days
- addenda acknowledged - **number and date - or note none**
- grading plan dated **September 1, 2024**

Scope of Work

Item #1: Earthwork - Includes work at the garage site only

Includes:

- two mobilizations - one mass excavation and one respread onsite topsoil & backfill flatwork with onsite topsoil **(additional mobilizations add $5,500.00 each)**

- clearing including removal of existing concrete and asphalt paving (sawcutting of existing flatwork for removals is included) shown on the plans to be removed – **Excludes: detaching removals from existing structures/portions to remain; utility work and associated paving removal; selective demolition; salvage and relocations**

- strip and stockpile onsite topsoil including machine respreading of onsite, salvaged topsoil; machine backfill of paving and sidewalks with onsite topsoil - **import topsoil is not included**

- site excavation and embankment utilizing common, unclassified on site excavated materials and common, unclassified borrow for all fills

- provide and install common, unclassified borrow as required to balance site after utilizing all suitable surplus excavated materials generated by other trades (if needed by Holbrook - **Holbrook does not anticipate needing all the spoils generated by others**)

- provide and install 9.5' of moisture conditioned existing on site clays (or common, unclassified borrow - moisture conditioning to extend 5’ beyond the building limits and include adjacent flatwork) and 8” of select fill under the proposed building (select fill to extend to the moisture conditioning limits - any fill under the select fill to be common, unclassified fill - all of this work prior to any structural/foundation work by others – GC to provide fire hydrant accessible water at the site – bid includes cost of water for our scope of work)

- grading of site, building pad, flatwork areas to +/- 0.10'

- provide, install, maintain while mobilized (with heavy equipment, additional rock is not included) and remove 25 tons of 3" x 5” limestone aggregate for one temporary construction entrance

- provide, install, maintain while onsite and remove the perimeter silt fence as shown on the plans - **excludes TCEQ Notice Of Intent (NOI) and required reporting, seeding, sodding, erosion control mats/blankets and irrigation**

- provide, install, maintain while onsite and remove the inlet protection at **existing inlets only**

- construction staking for this scope of work (property corners, cad files and benchmarks by others)

- flagmen for this scope of work - **barricades and traffic control devices by others**

- dewatering of rainwater for this scope of work (groundwater by others)

- assumes minimum six day work week and ten hours per working day

- notify digtess to mark applicable existing utilities for this scope of work. Utilities that conflict with the excavation or stabilization (or within 12” of it) are to be relocated by others prior to scheduling Holbrook’s work. This bid does not include locating existing utilities and does not include confirming if the design conflicts with the existing facilities. General Contractor will procure a ground penetrating radar generated design and assure no conflicts exist prior to Holbrook’s work.

Total Bid Item #1: $ 329,835.00

Item #2: Lime Stabilization - 32 pounds per square yard
Add $ 33,840.00 to item #1 above

- one lime mobilization (additional mobilizations add $6,500.00 each)

- provide and place 6" deep 32 pounds per square yard lime stabilization (approximately 7% lime by weight - no minimum plasticity index guaranteed) under proposed paving; grading to +/- 0.10' - maintenance or seal coat of limed areas is by others – excludes damage to utilities in or within 12” of the stabilization zone - excludes additional lime hydrate due to the presence of sulfates in the soil

Exclusions (unless noted otherwise in items above):

- barricades / traffic control devices
- handwork/small machine work (work that cannot be performed with a Cat 414 box blade or larger machine)
- structural/foundation excavation, backfill or removal of spoils (sidewalks, grade beams, curbs, inlets, piers, footings, retaining walls, pits, recessed areas, etc.)
- cost of permits, fees or bonds
- shoring / slope protection
- repair utilities or facilities in or within 12" of the excavation or stabilization area; conflicting utilities need to be relocated prior to scheduling Holbrook's work; This bid does not include locating existing utilities and does not include confirming if the design conflicts with the existing facilities. General Contractor will procure a ground penetrating radar generated design and assure no conflicts exist prior to Holbrook's work.
- hazardous or contaminated materials, asbestos, buried trash or debris (concrete, bricks, wood, structures, etc.) - assumes site is not classified by the TCEQ as an industrial generator
- handling or removal of spoils generated by any other trades
- any work from the MEP, architectural, landscape or structural drawings
- cushion sand

Provisions (unless noted otherwise in items above):

- covering subgrade with slab, paving, etc. is 100% acceptance of subgrade and all fill beneath it
- if excavation of the above project begins prior to a subcontract being executed by both parties, this quotation and the standard AIA A401 subcontract will govern price, contractual obligations and scope of work until execution of a mutually agreeable subcontract by both parties
- testing
- detaching removals from portion to remain (other than sawcutting flatwork)
- import or backfill (of any kind) other than machine stockpiling and machine respreading of on site topsoil
- erosion control not noted above / notice of intent / reporting
- select materials not noted in the scope of work above (cushion sand, rock, flex base, etc. - all fill common and unclassified)
- tree protection, relocation or mitigation
- off site work (work in areas where no grading is to be performed)
- temporary roads or access
- demolition of existing buildings, structures or paving (including additional depth of paving to be removed)
- turn lane or median demolition, excavation, lime stabilization or grading
- salvage or relocation of existing items
- bid is calculated using current spot fuel costs at the day of the bid. If the price of fuel increases over 5% of today's costs, Holbrook's contract will increase the proportionate percentage above 5%. For example, if fuel goes up 6%, Holbrook's contract would increase 1%.

If you have any questions concerning this bid, please do not hesitate to contact Gary, Kevin, Dustin or John at the numbers listed below:

Sincerely,
The Holbrook Company, Inc.

Gary Walters, Business Development Manager - cell 972.978.1840 gary@theholbrookcompany.com
Kevin Holbrook, Chief Estimator - cell 214.738.0045 kevin@theholbrookcompany.com
Dustin Montemayor, Estimator - cell 972.978.0752 dmontemayor@theholbrookcompany.com
John G. Holbrook, Chief Executive Officer - cell 214.546.1759 john@theholbrookcompany.com
Stephen Holbrook, President - cell 972.948.3041 sholbrook@theholbrookcompany.com

Estimate 103-8

Issue Date August 8, 2024
Expires September 7, 2024

PREPARED BY
Michael Singh
HTX Dirt, Inc
(562) 325-3998
michael.s@htxdirt.com
7619 County Road 1014A Joshua, TX 76058, USA

PREPARED FOR
Ariel Miller
Swinerton
ariel.miller@swinerton.com
100 North Colorado Street
Celina, Texas 75009

ESTIMATE DETAILS
100 North Colorado Street
Celina, Texas 75009

DESCRIPTION	
HTX Pre-construction	
Mobilization Provide the necessary trucking, time, and manpower to assemble and deliver the necessary items for the project to flow in a timely manner.	
Site layout Provide the manpower to set up the project plan and install visual controls to convey the plan to others.	
Sales and Planning Sales and Planning labor to completely qualify scope and price.	
Preliminary pictures and job setup HTX walk through and picture taking to verify site conditions before work begins	
Subgrade Treatment by Moisture Conditioning	
Strip and grub Clear the designated area of all debris, vegetation, and unsuitable material.	
Moisture conditioning subgrade treatment Excavate approximately 10-feet-down, scarify and compact top 6 inches of subgrade and replace excavated soils with native soils, compacted to 92-98% of maximum dry density at +4 percentage points above optimum (ASTM D698), placed in loose lifts not exceeding 9 inches, extending 5 feet beyond the limits of the proposed buildings.	
Install eight (8) inch recycled concrete flexible base cap Material meeting TxDOT Standard Specifications, Item 247, Grade 1-2, Type A or D, compacted to 95% of the maximum dry density within ±2% of optimum moisture content.	
Topsoil replacement	
Haul off Loads of spoils where the fill requirements have been exceeded.	
Equipment to complete scope	
Labor to complete scope	
Materials to complete scope	
	TOTAL **$495,422.79**

ARTICLE I
• The Contractor shall build and construct in a good and workmanlike manner all work included in the accompanying ESTIMATE.
• PERMITS, APPROVALS AND SURVEYS.
1. Client/Owner shall secure and pay for all city/government required building permits. All estimates (related to permitting) presented on quote are allowance numbers for budget purposes only.

2. Client/Owner shall secure and pay for all federal, state, municipal, or deed restriction required approvals by any control board or similar body.
3. Client/Owner shall secure and pay for any easements or other property rights for changes in existing facilities.
4. Client/Owner shall secure and pay for any changes, alterations, or extras to the Plans provided by Contractor that are required by governmental bodies.
5. Client/Owner shall secure and pay for all surveys required and be responsible for the accuracy of all survey markers.
• LIMITATION ON WORK.
1. WORK SHALL NOT INCLUDE CORRECTION OF ANY CONCEALED OR HIDDEN DEFECTS OR ADDITIONAL COSTS INCURRED BY THEIR EXISTENCE or additional costs incurred by the existence of rock under the soil surface in areas of the Work. It is the responsibility of the client/owner to mitigate the risk of price changes as a result of rock by securing a soil report and providing it to the contractor prior to the start date.
2. Unless specifically included in the scope of work, the Work does not include rerouting or removal of vents, pipes, yard sprinklers, ducts, sewage disposal systems, swimming pool equipment, landscape lighting, wiring or any change to existing utilities or service, including extensions or increases in service size required by any governmental body or utility. Client/owner is solely responsible for location of ALL private lines including irrigation and removes contractor from liability of any lines not properly marked.
3. Any items noted as an allowance will be billed at a rate of cost plus the agreed upon mark up.
4. OWNER SHALL BE RESPONSIBLE FOR ALL COSTS INVOLVING OR LOCATING AND/OR REPAIRING CONCEALED DEFECTS and/or water, electric, telephone, gas or other lines or objects in the area of the Work.
5. Client/owner shall be responsible for damages to installed materials as a result of pre-existing electrical infrastructure inadequacies, moisture conditions that cause adhesives to fail, moisture conditions that cause soils to be unsupportive of any paving surface, allowing heavy traffic on paving intended for light duty use only.
• CONTRACTOR'S LIABILITY FOR DAMAGE.
1. Contractor shall not be responsible for damage caused by client/client agents or owner/owner's agents (including damage or inadequacies caused by following direct orders of Owner), employees, other contractors, any weather damage or delays, soil slippage, flood, earthquake, fire, riot, civil commotion, or acts of public enemy.
2. Client/owner shall remove or protect all items of personal property in the areas to be worked on, including, without limitation, shrubs and flowers, in those portions of the property involved in the Work.
3. Contractor shall not be responsible for damage to driveways, walks, lawns, trees, shrubs and other items of personal property unless such damage is due to Contractor's negligence.
4. In the event Owner contracts with other parties to perform work which is not a part of this Contract Scope of Work, Owner shall keep such other parties from interfering with the progress of the Work done by Contractor. To the extent reasonably practical, Contractor shall cooperate with such other parties, but will not be responsible for coordinating their work, for the quality of their work or for any damage done by such other parties.
• DELAYS: EXTENSIONS. In the event of delays caused by any of the following occurrences, the time for the performance of the Work shall be reasonably adjusted: acts of neglect or omission by the client/owner, client/owner's agents or employees, natural disasters, stormy or inclement weather affecting the Work, strikes, lockouts, boycotts or other labor union activities, additional work ordered by client/owner, acts of public enemy, riots or civil commotion, inability to secure materials, equipment or supplies through regular recognized channels, failure by client/owner to make Payments when due; or delays caused by processing of building permits, inspection, or changes ordered by governmental bodies. If the owner causes a delay in the work, Contractor reserves the right to charge a remobilization fee.
• NO WORK PERFORMED. This contract is executed, acknowledged and delivered before Contractor has performed any labor or furnished any material in connection with the Work.
• DISPUTES
Written Notice of dispute or warranty claim by Owner shall be mailed by Certified mail, return receipt requested or uploaded to the customer portal. Any claims, disputes, or unsatisfactory items discovered must be communicated through the customer portal for timely handling.
• CHANGE ORDERS. Clients are responsible for providing the contractor with a written request to add, remove, or alter in any way the work as outlined in the accompanying estimate through the vendor portal. Contractor will provide the client with a change order form that will include the requested scope and price changes. No work may be authorized to deviate from the original agreed upon scope until a written change order is executed and signed.
ARTICLE II.
This work order excludes unless specifically included:
Surveying/Construction staking
Civil plan accuracy verification
Geotechnical laboratory testing
Respreading of topsoil/grubbing
Lime stabilization of subgrade
Seeding / Sodding
Finish grading
Backfill of curbs

Landscaping, fencing, light poles, paving, etc.
Permits and Fees
Utility connection / disconnection
Design changes post-bid
Hazardous material handling
Special insurance and bonding
Unforeseen / concealed site conditions
Sub-grade rock not shown on provided Geo report
Costs created by ‘Weather or other Natural Disasters’
Damages and penalties caused by other subcontractors/client
Overtime / off-hours labor costs
Saturday Work
Multiple Mobilizations / Demobilizations caused by other subcontractors/client
Warranties for work for other subcontractors
Fixing damage to finished work
Repair damage to drive caused by normal construction work
Any work not explicitly explained in scope of work

TRI DAL EXCAVATION, LTD.

540 COMMERCE ST.

SOUTHLAKE, TX 76092

Contact: **Tyler Hunt ▯ (817) 424-4351 ▯ tyler_hunt@tridal.com**

Contact **Enrique Flores ▯ (817) 424-4388 ▯ enrique_flores@tridal.com**

Fax: **817-481-0825**

Quote To:	Swinerton Builders 2200 Main St., Suite 300 Dallas, TX 75201	TDE Bid #:	X241215
		Job Name:	Celina Government Center Garage
		Bid Date:	8/8/2024
Phone:	469-836-0908	Bid Time:	2:00 PM
Fax:		Date of Plans	7/11/2024
		Revision Date:	
	dallas.estimating@swinerton.com		

Per 9/19/2023 EST Geotech Report

ITEM	DESCRIPTION	QUANTITY	UNIT		
9999	**BASE BID: SITE WORK & GARAGE**				
10000	GENERAL SUPERVISION / SITE SUPERINTENDENT	1.00	LSUM		
20002	MOBILIZATION	2.00	EACH		
20500	LAYOUT SURVEY & STAKING	1.00	LSUM		
21002	SILT FENCE INSTALLATION	884.00	LNFT		
21502	CONSTRUCTION ENTRANCE	1.00	EACH		
30502	SAW CUT & DEMO CURB	267.00	LNFT		
31011	BOLLARD DEMOLITION	2.00	EACH		
32002	ASPHALT DEMOLITION	51,626.00	SQFT		
32502	CONCRETE FLATWORK DEMOLITION	7,983.00	SQFT		
33502	SELECTIVE TREE REMOVAL	6.00	EACH		
40503	STRIP EXISTING VEGETATION & HAUL OFF	230.00	CUYD		
41200	EXCAVATION / SITE CUT	1,117.00	CUYD		
41502	EMBANKMENT / SITE FILL	2,690.00	CUYD		
42502	IMPORT COMMON FILL	1,573.00	CUYD		
44002	LIME STABILIZATION (6"-7%)[32#/SY)	217.00	SQYD		
44500	GRADE GARAGE PAD +/- .10'	35,762.00	SQFT		
44501	ROUGH GRADE BUILDING PAD +/- .10' TO 687.40'	24,916.00	SQFT		
44502	GRADE ROADWAYS & PARKING AREAS +/- .10'	217.00	SQYD		
44503	GRADE GREEN AREAS TO +/- .10' OF TOPSOIL SUBGRADE	31,902.00	SQFT		
50502	8" TYPE D RECYC.CONC.FLEXBASE CAP @ GARAGE PAD	1,509.00	TONS		
51110	9.3' MOISTURE CONDITIONING @ GARAGE PAD	13,781.00	CUYD		

ITEM	DESCRIPTION	QUANTITY	UNIT		
59999	**TOTAL SITE WORK & GARAGE**				**323,755.00**
60000	**REMOB & BASEMENT EX. @ BUILDING PAD**				
60005	GENERAL SUPERVISION / SITE SUPERINTENDENT	1.00	LSUM		
60008	MOBILIZATION	1.00	EACH		
60010	LAYOUT SURVEY & STAKING	1.00	LSUM		
60020	EXCAVATION BASEMENT PAD & HAUL OFF	14,306.00	CUYD		
60022	RELOCATE INTERIOR RAMP FOR CONSTRUCTION ACCESS	1.00	TIME		
60030	GRADE BASEMENT PAD +/- .10'	24,916.00	SQFT		
60099	**TOTAL REMOB & BASEMENT EX. @ BUILDING PAD**				**318,460.00**

GRAND TOTAL **$642,215.00**

NOTES:

THE ABOVE PROPOSAL IS BASED ON THE ITEMIZED COSTS AND CLARIFICATIONS SPECIFIED BELOW - Any items of work not specifically identified in this proposal are not included in the scope of our work.

***This proposal shall remain firm for THIRTY (30) days.

-This proposal and any subsequent agreement is contingent on verifiable payment guarantees from owner, satisfactory to Tri Dal Excavation prior to the signing of any contract.

THIS PROPOSAL IS BASED UPON A MUTALLY AGREEABLE CONSTRUCTION SCHEDULE (ONLY AFTER RECEIPT OF AN EXECUTED SUBCONTRACT AGREEMENT AS WELL AS THE SURVEY REQUIREMENTS LISTED BELOW WILL THE PROJECT BE ADDED TO OUR CURRENT CONSTRUCTION SCHEDULE ***

*NOTE WE ARE CURRENTLY SCHEDULING PROJECT STARTS 6-8 WEEKS FROM RECEIPT OF THE FOLLLOWING:

***EXECUTED SUBCONTRACT
***GENERAL CONTRACTOR / OWNER TO PROVIDE TWO ONSITE BENCHMARKS (INCLUDING COORDINATES AND ELEVATION) AS WELL AS THE CIVIL GRADING CAD FILE ***

***THIS PROPOSAL IS BASED ON A 58 HOUR WORK WEEK IN ORDER TO ACHIEVE SCHEDULE MILESTONES:
MONDAY - FRIDAY 7:00AM - 5:30PM
SATURDAY 7:00AM - 3:30PM

This proposal recognizes the following addendum:

None

Construction water will be from an existing on-site water source provided by the owner / general contractor. Access must be available to construction water at the project site. (The cost of water used for the performance of this scope of work is included in this proposal).

***FOUNDATION/PAD PREPARATIONS WILL BE COMPLETED AS FOLLOWS:

Garage:
8" Type D recycled concrete flexbase cap within slab limits over 9.3' moisture conditioning extending 5' beyond garage slab limits.
Per Geotech pg 19 & S-101

Garage ramp to be excavated/benched 2' beyond bottom/face of foundation walls, and sloped into the pad at a 1H:1V. Import/placement of backfill material is not included in this proposal.

Building:
Excavate/rough grade building pad to +/-.10' of FFE 687.40'. No other soil remediation included.
- Remobilize at a later date, and excavate/grade building basement to 16'- 6" below FFE and allow for a 4" drainage layer base (import/placement by others). Basement walls to be shored (by others). Coordination with shoring contractor is included in this proposal.
Per Geotech pg 19 & S-101

***PARKING/PAVEMENT AREA PREPARATION WILL BE COMPLETED AS FOLLOWS:

6" lime stabilization (7%).
Per Geotech pg 24

***GRADING IN GREEN SPACES / LANDSCAPED AREAS:

This proposal includes grading behind curbs in landscaped and "green" areas to an elevation 4" below finish grades unless otherwise noted above. The proposal item above grade green areas to +/- .10' of topsoil subgrade is the elevation required to accommodate the placement of topsoil by others.

OUR PROPOSAL EXCLUDES THE FOLLOWING:

- This proposal is based on three (3) mobilizations. Any additional mobilizations will be at additional cost.
- Composite Clean Up Crew
- SWPPP plan development, implementation, maintenance of SWPPP, dust control (for other trades), inlet protections (existing & proposed), Temporary or permanent revegetation, rip rap, skimmers, etc.
- Demolition of existing structures, foundations, building and appurtenances.
- Demolition is based upon civil demolition plans. Excludes any additional work shown on architectural/structural/MEP documents
- Handling or removal of any trash, hazardous, contaminated, or unsuitable debris. It is assumed that all on site materials will be suitable for embankment.
- Private property locates, ground penetrating radar exploration/utility locates across private property. (Dig Tess will be contacted for locates in public easements.)
- Capping, plugging, cutting, relocating existing utilities, irrigation, electrical, etc.
- Water/Lime/Chemical Pressure Injections, Cement Stabilization, Select fill, Fly Ash, Sand, Vapor Barrier.
- Maintenance of moisture levels at paving or building subgrades after turnover to subsequent trade contractor.
- Topsoil import &/or respread, backfill of curbs, islands, sidewalks, etc are excluded from this proposal.
- Retaining / Foundation wall footing, grade beam, pier cap excavation, backfill, materials, etc.
- Shoring, bracing, retention of existing structure or foundation.
- ASTM 1557 compaction. Proposal is based upon ASTM D698 compaction unless otherwise proposed.
- Tree Chipping, Mulching, Pruning, arborist inspection, etc.
- Sidewalk / Specialty paving fine/hand grading, subgrade compaction, subgrade materials, etc.
- Regrading due to damage by other trades or inclement weather.
- Handling or removal of excess spoils/materials generated by other trade contractors.
- Subbase aggregate materials unless specifically included above.
- Excavation for tilt panel cut backs / stockpile of material for backfill of same.

- Excavation or backfill related to sumps, elevator pits.
- Termite Treatment
- Materials or density testing (other than retests due to failures by this subcontractor).
- Dewatering, dewatering systems, etc. (other than incidental surface water removal required for this subcontractor to proceed with work)
- Traffic control and related traffic control plan, warning lights, barricades
- Engineering, permits, City inspection fees or impact fees.
- Certified "as-builts" and related survey costs.
- BIM Modeling
- Prevailing wages
- Performance, Payment, and Maintenance Bond Premiums

IF YOU HAVE ANY QUESTIONS REGARDING THIS PROPOSAL PLEASE CONTACT THE ESTIMATOR LISTED ABOVE.

Subcontractor Bid Analysis

Trade:	**32.12 Striping**
Project:	**Celina Government Center Parking Garage**
Owner:	**City of Celina**
Lead Estimator:	**Chris**

	Selected Sub				x
Subcontractor	**Striping Company**	**JDS**	**Roadway Striping**	**Stripe it Up**	**Striping Company**
Phone	(469) 877-0941	(817) 329-2239	(512) 392-4717	(512) 496-3719	(469) 877-0941
Contact	Tim Mcleod	Melissa Andrade	Matthew Hathaway	Neil Houghton	Tim Mcleod
email	@thestripingcompany.	drade@jdspavementmarking.	bids@roadwaystripinginc.com	neil@stripe-it-up.com	tim@thestripingcompany.com
Scope Complete	Yes	Yes	Yes	Yes	Yes
Rank	1	2	3	4	1
Delta To Low	0%	99.61%	173.29%	304.52%	0.00%
Enter SBE %	0%				
SBE $$$	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost									
				$ 13,574	**$ 27,095**	**$ 37,097**	**$ 54,909**	**$ 13,574**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
		Prequalification Status		No	No	No	No	No
		MSA Status		No	No	No	No	No
		Single Project Limit		N/A	N/A	N/A	N/A	N/A
		Aggregate Limit		N/A	N/A	N/A	N/A	N/A
		Exclude Sales Tax	-	excl	excl	excl	excl	excl
		Textura	-	incl	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl	incl
		Scope sheet included	-	$ -				
		Schedule included	-	$ -				
Trade Specific Requirements								
Base Bid			**$ -**	**$ 13,574**	**$ 27,095**	**$ 37,097**	**$ 54,909**	**$ 13,574**
		Base Bid	$ -	$ -				
			$ -	$ -				
		Striping	$ -	$ 13,574	$ 11,595	$ 21,188	$ 39,900	$ 13,574
		Directional	$ -	incl	incl	incl	incl	incl
	211	Handicap	$ -	incl	incl	incl	incl	incl
	213	Hatching	$ -	incl	incl	incl	incl	incl
		Wayward	$ -	incl	incl	incl	incl	incl
		Reflective parking Spaces	$ -	incl	incl	incl	incl	incl
	212	Wheel Stops	$ -	incl	incl	incl	incl	incl
			$ -	$ -				
		Power Wash	$ -	incl	$ 15,500	$ 15,909	$ 15,009	incl
			$ -	$ -				
		Total Base Bid (excl. Bond)	**$ -**	**$ 13,574**	**$ 27,095**	**$ 37,097**	**$ 54,909**	**$ 13,574**

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the striping company

PO Box 309 McKinney, Texas 75070 469-877-0941

Attn: Swinerton

Celina Government Center

Celina, Texas

PAVEMENT & FIELD MARKING
ASPHALT/ CONCRETE REPAIRS
POWER WASHING

7/23/2024

Job Description

Stalls, Centerline, Crosshatching – 4" stripe (ONE COAT)	$4869.00
ADA Handicap Stencil (8)	$240.00
ADA Handicap Set Up – sign, post, clamps, surface mount/concrete (8)	$1520.00
'NO PARKING' at ADA Crosshatching (7)	$315.00
'NO PARKING' at Crosshatching (8)	$360.00
'MOTO' Stencil (9)	$225.00
'GOLF' Stencil (9)	$225.00
Wheel Stops (8)	$720.00
Arrows (46)	$1150.00
Power wash lot prior to striping (Excessive dirt should be broom swept and all debris removed prior to power washing. Price subject to change if there is excessive dirt or debris on lot at time of power washing)	$3500.00
Mobilizations (5)	$450.00
We use Ennis Flint paint.	
All loose paint cannot be removed 100%	

Material and Labor	$13574.00
Tax	$1835.00
TOTAL	$15409.00

Payment Terms

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any attention or deviation from the above specifications involving extra costs will become an additional charge over and above this proposal. This proposal is valid for a period of 30 days from the date above and may be withdrawn by The Striping Company at any time thereafter. We make no guarantees regarding scheduling commencement or completion due to the many factors that are out of our control such as weather and material and equipment availability.

We hereby propose to furnish material and labor as noted in above specifications for the total price to be paid as indicated above. Price includes discount for cash. All contracts subject to manager review and approval. The Striping Company reserves the right to cancel at any time. This contract will also serve as your invoice.

I have reviewed this proposal and agree to the above prices, work drawing, specification, conditions and payment terms. I hereby accept this proposal. I authorize The Striping Company to do the above work as outlined above. Payment will be made as outlined above.

The Striping Company	**Customer Acceptance and Approval**
X	X

PO Box 200544
Austin, Tx 78720

8/6/2024

Project Name Celina Government Center Garage

Proposal # MM8060939

Address	105 N Arizona St
City/State/Zip	Celina, TX 75009
Tax Status	Exempt.
Class	14.New Construction

Customer	GC

Line Item	Description	Qty	U/M	UC	Line Total
	GENERAL:				
1	Mobilization of Striping & Washing Crews from Austin, TX with Hotels & Per Diem	1	LS	$ 5,000.00	$ 5,000.00
	GARAGE:				
1	New Striping Layout: Pavement Markings, Graphics, Hatching, & Stenciling as Indicated on Sheets TR-101 thru TR-104 & TR-501, Striping & Signage Plans / Details Dated 7/11/24 ***Price Includes (2) Coats of Traffic Paint** ***Price Includes Refl Glass Beads**	1	LS	$ 33,500.00	$ 33,500.00
2	Power Washing Prep of Garage Prior to Striping ***Prime Contractor to Provide On Site Water Source** ***Removal of Materials from Others, by Others.** ***Removal of Heavily Caked on Mud/Clay by Others.** ***Excludes Water Reclamation**	125,075	SF	$ 0.12	$ 15,009.00
	SITE:				
1	New Striping Layout - Painted Parking Lines per C-010.	1	LS	$ 500.00	$ 500.00
2	Power Washing Prep of Pvmt Prior to Striping	2	HRS	$ 450.00	$ 900.00

Price Includes (1) Striping Crew Mob; Any Add'l are $5,000/ea.
Price Includes (1) Washing Crew Mob; Any Add'l are $5,000/ea.
Price Includes All Fees / Overhead & Burden Associated with CCIP, Cert Payroll & Textura (if Applicable)
Price Excludes Signage & Car Stops

Proposal is Valid for 90 Days. All Proposals are subject to SIU's Terms & Conditions on following page

Subtotal	$ 54,909.00
Tax (8.25%)	-
Total	$ 54,909.00

ACH / EFT & Check Payments ONLY

Accepted By _____ Date _____
Customer Signature

Submitted By _____ Date _____
Michael Martino (512) 893-5420
Estimator michael@siutx.com

PO Box 200544
Austin, Tx 78720

8/6/2024

Project Name Celina Government Center Garage

Proposal # MM8060939

Address	105 N Arizona St
City/State/Zip	Celina, TX 75009
Tax Status	Exempt.
Class	14.New Construction

Customer	GC

General Terms & Conditions for services of Stripe-It-Up, LLC

Terms & Conditions –

The amounts included in this estimate are based on information provided and are subject to change if new information is provided or differing site conditions are encountered. All changes in the scope of the work must be agreed prior to the commencement of work. Proposal Excludes Bonding, Permits, Layout or Surveying, Excavating, Saw Cutting, Traffic Control or Flagman. Night work or weekend work, sweep/clean prior to scope of work above and any items of work not specifically quoted. Stripe-It-Up will execute only those items of work listed in the "scope of work" any additional items of work will require a written change order in advance. Actual quantities will be verified in place upon completion and billed at unit prices shown above. All agreements must be made in writing. Scope of Work standards for newly constructed areas are proposed to comply with the Texas Department of Transportation standards. Other Scope of Work specifications must be specifically outlined. All permits and fees are excluded unless otherwise noted. Stripe-It-Up is not responsible for utility lines less than 12 inches deep.

Insurance –

Stripe-It-Up will carry workers compensation, General Liability, and Auto Insurance for labor provided in the performance of this contract.

Customer Responsibility –

Billing instructions/portals must be provided & set up prior to scheduling work. Contractor agrees to pay reasonable attorney fees, expert fees, all costs of court, compliance request, billing portals, courier expenses outside of normal postage and any other expenses incurred by Stripe-It-Up in the collection of any sums due under the performance of this contract. The venue for any legal action under this contract shall be Travis County, Texas. The parties expressly agree to waive the right to a jury trial. The above prices, specifications, and conditions are satisfactory and are hereby accepted. Payment will be paid in Full as outlined above. Fees for our services are due 30 days from the date of the invoice. Payments should be remitted to Stripe-It-Up, PO Box 200544, Austin, TX 78720.

Stripe It Up, LLC Does NOT Accept P-Card/Debit/Credit Card Payments. ACH/EFT & Checks Only.

Roadway Striping Inc.
Serving Dallas / Fort Worth Cities
and Surrounding Areas.
Settle for Great Service, Nothing Less.
Office: (512) 392-4717
www.roadwaystripinginc.com

Proposal Submitted To:

Company:	**Swinerton Builders**		
Attn:	**Christopher Dencklau**	x	**Bid Request**
Phone:	469-836-0908		**Web Request**
Fax:			**Call In Request**
E-mail:	christopher.dencklau@swinerton.com		
Project:	**Celina Government Center Garage**		
Location:	100 North Colorado Street		
City:	Celina, TX 75009	Y4	
Bid Date:	**8/6/2024**		
RSI Estimator:	Matthew Hathaway		
Email:	Bids@roadwaystripinginc.com		

Description of Job - New Construction — **PRICES GOOD FOR 30 DAYS FROM BID DATE UNLESS CONTRACTED**

Install On-Site Parking Lot Striping, ADA Signs,
Per Plan Sheets: C-910, TR-101, TR-102, TR-103, TR-104, TR-501

Item	Description: Markings Proposed on Concrete	Unit	Est. Qty.	Unit Price	Total
	Base Bid	**LS**	1	$ 21,188.02	$ 21,188.02
	Parking Stalls	EA	319		
	ADA Stalls	EA	8		
	ADA Signs - Sign Panel Only - Mounted on Existing Structure	EA	8		
	Fire Lane Painting (None Shown)	LF	0		
	Painted Cross Hatching	SF	11890		
	Painted Directional Arrows	EA	46		
	Painted "NO PARKING" Stenciling	EA	8		
				SUB TOTAL	$ 21,188.02
				SALES TAX ON MATERIALS	**$ 255.54**
				NON-WARRANTY TOTAL	**$ 21,443.56**

POWER WASHING CONDITIONS / EXPLANATION

1	Power Washing of Concrete for Paint Adhesion Only	**LS**	1	$ 15,909.84	$ 15,909.84
2	Washing area is only where paint is laid.				
3	RSI is happy to provide 1 year warranty based on our Company performing the power washing.			**SUB TOTAL**	$ 37,097.86
NOTE	If your project needs additional cleaning, feel free to give us a call and we will get you pricing			**SALES TAX ON MATERIALS**	**$ 255.54**
				WARRANTY - TOTAL	**$ 37,353.40**

ABOVE ITEMIZED FOR YOUR CONVENIENCE. RSI WILL ONLY BE PROVIDING WHAT IS LISTED. IF SOMETHING IS MISSING PLEASE LET US KNOW.

SALES TAX
IF YOU ARE GOING TO COLLECT AND PAY SALES TAX OR THIS PROJECT IS TAX EXEMPT. PLEASE REMOVE SALES TAX AND FORWARD US THE TX SALES AND USE TAX RESALE CERTIFICATE. THANK YOU

Note: If Stop Signs are needed, they're $275.00 ea. for sign and post (NO BOLLARD) installed ONLY. If Fire Lane signs are needed, they're $250.00 ea. sign and post installed ONLY.

INCLUDES: Paint, ADA Signs, Labor.

1 Mobilization per scope of work. Additional Mobilizations are >> EA $ 2,000.00

EXCLUDES: Bonds or Permits, Union Agreements, Monument or Electrical Signs, Raised Profile Rumble Strip Thermoplastic, Pipe Bollards unless specified on this proposal, Off-Site Work, Water Reclamation, Traffic Control Items, Guardrail, Barricades, "Paid if Paid" Clauses, Landscaping, ADA Ramp Staining, Wheel Stops, Fire Lane Painting, Fire Lane Signs, Thermoplastic, Glass Beads, Sandblasting Removals, Power washing, Regulatory Signs, Raised Pavement Markers, Sealcoat, Hot Crack Fill, Cold Crack Fill, Bike Racks, Etc.…

Please Note there will be a 3% credit card fee if paid with Credit Card.

PARKING LOT NEEDS TO BE CLEANED, CLEAR AND DRY.

WEEKEND AND AFTER HOURS WORK SUBJECT TO ADDITIONAL OVER TIME CHARGES.

Please allow 10 day lead time prior to our mobilization

Power Washing of Concrete for Paint Adhesion*
Work to be preformed prior to striping mobilization.
Preparation for paint application via Power washing as **Required by the Paint Manufacturer for 1 Year Warranty.**
We must be the ones to provide this service if you wish to obtain a written warranty from us.
Hours are estimated Port to Port. The Additional Hourly Charge Rate is applied if delay occurs due to general contractor not having the surfaces cleared of equipment and materials as well as not having the surfaces properly swept before our arrival. This proposal for power washing includes cleaning of surface Areas to be painted only, so if you need us to come in and clean the rest of the parking lot as well as providing heavy cleaning and sweeping of the parking lot, we can provide pricing.
Water to be provided on-site. Power washing does not remove oil out of concrete.

16	**On The Job allotted Hours**	**Additional Hourly Charge Rate**	**$**	**407.00**

PLEASE READ ALL CONDITIONS BELOW IN CONSIDERATION OF DRAFTING CONTRACTS, SUBCONTRACTS OR ACCEPTANCE OF THIS PROPOSAL. THIS PROPOSAL SHALL BECOME APART OF ANY CONTRACT

OR UNLESS ALL LISTED CONDITIONS ARE EXHIBITED AND AGREED UPON.
YOU MAY ALSO SIGN THIS AS OUR CONTRACT PRIOR TO SCHEDULING WORK.

TERMS: **COD**

NOTE **PARKING LOT NEEDS TO BE CLEANED, CLEAR AND DRY.**

Warranties: Projects following the following criteria are Warrantable for 1 Year:

1. All Concrete Surfaces must have a cure time of 30 days or more.
2. Asphalt Surfaces need to be 14 Days Cure time
3. We must have 24 hours dry time after rain and 4 hours prior to rain.
4. New Concrete surfaces must be power washed to insure that all curing compounds and dust are totally removed. We must be the ones to provide this service if you wish to obtain a written warranty from us. Please let us know if you need pricing from us.
5. Our striping work is a perishable product when subjected to heavy construction work, equipment, Landscaping dirt and abuse. For these reasons we cannot provide written warranty if heavy equipment and landscaping services are provided after we are completed with our work.
To avoid these issues it is recommended that we are the last team in to help you have a turn key result for your customer.
6. We can only warranty our product for one (1) year from the date it was installed.

30 Day Accounts that are late are subject to interest fee of 1.5% per month
COD Accts not paid at time of delivery will automatically be charged 3%

_____
Authorized Signature

Project: **Celina Government Center**

	Check Box	
NON-WARRANTY TOTAL		**$ 21,443.56**
WARRANTY - TOTAL		**$ 37,353.40**

_____
Authorized Signature
MATTHEW HATHAWAY

RSI IS A NON-UNION COMPANY
INSURANCE COVERAGE INCLUDED

GENERAL AGGREGATE	$2,000,000.00	AUTO LIAB: Single limit:	$1,000,000.00
PRODUCTS-COMP/OP AGG	$2,000,000.00	EACH OCCURRENCE:	$1,000,000.00
PERSONAL & ADV INJURY	$1,000,000.00	AGGREGATE:	$1,000,000.00
EACH OCCURRENCE	$1,000,000.00	WORKERS COMP:	$1,000,000.00
DAMAGE TO RENTED PREM.	$100,000.00	E.L. Each Accident:	$1,000,000.00
MED EXP (any one person)	Excl	E.L. Disease-E. Emp.	$1,000,000.00
UMBRELLA LIAB / EA. OCC.	$3,000,000.00	E.L. Disease- Plcy Lmt	$1,000,000.00
UMBRELLA AGGREGATE	$3,000,000.00		

Excessive Umbrella Policies, Waivers of Subrogation are subject to additional Fees.

A BINDING PART OF ANY CONTRACT OR SUBCONTRACT.

Contract Conditions and Qualifications:

1. RSI will not preform work until either a signed proposal or executed contract is received.
2. If sales tax does not apply, please remit a tax exempt/resale certificate.
3. Additional charges will be incurred to add additional Insureds and/or a Waiver of Subrogation. You MUST notify us in advance if this is your company's requirement.
4. Roadway Striping, Inc. will not be responsible for damage to unmarked utilities or irrigation.
5. Roadway Striping, Inc. does not warranty against vegetation growth coming through any type of surface worked on.
6. Payment is due upon receipt of the invoice, or as otherwise indicated on contract.
7. A Notice of Intent will be mailed if payment not made within 30 days. Liens will be placed if payment is not received in 60 days.
8. Roadway Striping, Inc. will not be responsible for base failure unless stated otherwise.
9. All areas under construction will be barricaded.
10. Any damages caused by others crossing barricades will not be the responsibility of Roadway Striping, Inc.
11. Roadway Striping Inc. is not responsible for the cost of any additional items not listed to be provided in this proposal. This proposal is our "Scope of Work" and any changes in the project cannot be assumed to be in our scope of work if we didn't list the change items in our proposal.
12. All additional work will be charged accordingly. However, no additional work will be completed without a signed change order.
13. Based on the fluidity of fuel & Product costs, the pricing on this proposal is good for 30 days from the date of Proposal for Proposed Work.
14. General Contractor Contracts "Paid when Paid Clause". Please be aware that Roadway Striping Inc., If deciding to Sign this agreement, will exercise all Preliminary Lien Notices and of Placing Liens on property as stated in the Texas Lien Rights Laws and filing times.
15. In all subcontracts please provide all owner information Bond Information, Phone #, Address, & Name of contact in charge of contract payment and administrations.
16. Roadway Striping Inc. owners or representatives shall not and cannot sign sub-contractor language referring to "Paid If Paid" Clauses. Please strike these references from contracts.
17. Move-ins are figured to be done with no conflictions with Contractor or Subcontractors. Move-in Fees will be assessed if our scope of work for the day (as planned with General Contractor) is obstructed, un-prepared, or inaccessible due to other contractors involvement.
18. Roadway Striping Inc. is not obligated to provide a indefinite amount of move-ins. Upon proposal acceptance, number of move-ins shall be stated and recognized by the General Contractor.
19. Customer is responsible for all legal/collection fees. R.S.I Shall not be held Liable for any Item of work not specifically described in above descriptions or clauses or for any other work performed by other trades or contractors.
20. We will not sign contracts stating LD Charges. Also Testing requirements, Safety classes or special endorsements of any kind maybe subject to the cost of those charges charged to the contractor or customer.
21. We acknowledge addendas/RFI's at the best of our ability. We will NOT be responsible for any work other than what is shown in the above proposal.
22. Customer subject to a 10% cancellation fee if signed proposal or contract is cancelled.

SEAL COATING PROCESS & WARRANTIES:

Seal coat products have changed over the years for environmental reasons.
Coal tar use to be the base component of parking lot sealant. As of 2018 both San Antonio and Austin Metropolitan areas have out lawed the use of Coal Tar products.
Currently we are using an asphalt emulsion product from Seal Master Co.
Due to the different natures of these products the asphalt emulsion takes and additional 24-48 hours of cure time to harden then does coal tar sealants.
For this reason when asphalt surfaces are subject to traffic prior to the proper cure they will experience quicker wear rates.
Asphalt condition is also a factor. The rougher the asphalt the quicker top wear and rock exposure occurs. This is a normal process, just opening the asphalt to traffic early will speed this process.
WARRANTY: Our warranty covers pealing issues in the valleys between the rocks in the asphalt. This is caused from inadequate cleaning and we will take care of this Issue. RSI will only provide Warranty Letters if all applicable instalment agreements are meet. Warranty Letters will only be issued with RSI's letterhead pertaining to our scope of work.

JDS PAVEMENT MARKING AND REPAIR, LLC

Proposal

Date	Proposal #
8/8/2024	9877
Estimator	Darrell W

701 Hanover Dr.
Suite 300
Grapevine TX 76051
(817) 329-2239

Project Information

Celina Government Center
100 N. Colorado St.

Name / Address

Swinerton Builders
Christopher Dencklau
christopher.dencklau@swinerton.com

Plan Specifications

Description	Qty	Unit of Measure
Celina Government Center 100 N. Colorado St. Celina, TX		
Plans: AS101 6-7-2024, C-400, TR-101 - TR-104, TR501 - TR-502, 7-11-24		
No Addendum		
No Pavement Marking Specifications		
Bid based on paint		
Stripe 4" White for parking spaces, and crosshatch on street	320	ft
Subtotal: $ 1,595.00		
Stripe reflective 4" White for parking spaces, and crosshatch (Garage)	15,243	ft
Paint reflective standard handicap logo white symbol with a blue background (Garage)	8	ea
Paint reflective 12" "No Parking" stencil in Access Aisle Per Rule 68.104 (Garage)	15	ea
Paint reflective Van stencil (Garage)	2	ea
Paint reflective Arrows (Garage)	46	ea
Furnish & Install standard handicap sign w/ fine sign Per Rule 68.104 on 2 3/8" post on surface mounts	4	ea
Furnish & Install 6' round concrete wheelstops w/ epoxy	6	ea
Subtotal: $ 10,000.00		
Add Alternate: Golf, Moto, O/S, Stencils, Add $ 1,500.00		
Bid for parking on Colorado St. and Pecan only		
NOTE: Power wash is available. Pricing is site specific. Water supplied by General Contractor. Power Sweep required by General Contractor prior to Power Wash		
***The following items are specifically excluded from our proposal: All Signs Except ADA, Power Wash, and Power Sweep ***		

Subcontractor's estimated price is based on prices of materials/equipment that are volatile due to currently existing and documented shortages and production shortfalls. Hence, the price of this estimte expires in 60 days after the above date.
Acceptance of this estimate is contingent upon mutually agreeable contract terms.

All accessible parking pavement marking and signs installed by JDS Pavement Marking & Repair LLC are compliant with Texas Accessibility Standards and TLDR Rule 68.104 Accessible Parking Spaces.

If Avetta is required for the job, $1,700.00 will be billed anually from job reward date through end of billing.

Subtotal	$11,595.00
Tax (8.25%)	$0.00
Total	$11,595.00

We appreciate the opportunity to submit a proposal on this project and look forward to working with you in the future. Please call the number above or email the Estimator at estimating@jdspavementmarking.com if you have any questions or if I may be of further assistance.

Subcontractor Bid Analysis

Trade: **32.13 Concrete Paving**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Benny**

	Selected Sub		x	
Subcontractor	ALPHA & OMEGA	ENTERPRISES INC	ALPHA & OMEGA	FRASERCON
Phone	(681) 408-4451	(214) 498-3007	(681) 408-4451	(214) 701-4499
Contact	Ishan Patel	Michael Sully	Ishan Patel	Baron C. Martin
email	ipatel@aopsg.com	msully@gccenterprise.com	ipatel@aopsg.com	bmartin@frasercon.com
Scope Complete	Yes	Yes	Yes	Yes
Rank	2	1	2	3
Delta To Low	0%	-1.56%	0.00%	38.20%
Enter SBE %	0%			
SBE $$$	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost							
				$ 79,595	$ 78,354	$ 79,595	$ 110,000
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -
		Prequalification Status		Yes	No	Yes	Yes
		MSA Status		No	No	No	Yes
		Single Project Limit		$ 550,439	NA	$ 550,439	$ 250,000
		Aggregate Limit		$ 1,238,488	NA	$ 1,238,488	$ 562,500
		Exclude Sales Tax	-	Excl	Excl	Excl	Excl
		Textura	-	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl
		Scope sheet included	-	$ -			
		Schedule included	-	$ -			
Trade Specific Requirements							
Base Bid			$ 69,980	$ 79,595	$ 78,354	$ 79,595	$ 110,000
		Base Bid	$ -	$ 54,595	$ 53,354	$ 54,595	$ 85,000
		Driveway Approach	$ 21,420	incl	incl	incl	incl
		4" Thick Sidewalk	$ 12,600	incl	incl	incl	incl
		Concrete Curb	$ 6,160	incl	incl	incl	incl
		Trnsformer Pad	$ 4,800	incl	incl	incl	incl
			$ -	$ -			
		Concrete Repairs on Colorado	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
			$ -	$ -			
		Total Base Bid (excl. Bond)	**$ 69,980**	**$ 79,595**	**$ 78,354**	**$ 79,595**	**$ 110,000**

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Trade Bidder : ALPHA & OMEGA PSG

Trade Scope : SITE CONCRETE WORKS

Bid Date : 08/08/2024

SCOPE OF WORKS	QTY		COST
Mobilization	1 Item	$	5,000
Mockup	1 Item	$	3,000
Driveway approach	2 EA	$	21,420
4" Thick sidewalk	1450 SF	$	13,775
Concrete Curb	230 LF	$	6,750
Transfomer Pad	1 EA	$	5,000
GRAND SUMMARY		**$**	**54,945**

General Notes:

Our scope of work is limited to the items shown in our Bill of Quantities.

Bid is contingent on a mutually agreeable contract, schedule and payment terms.

Demo, Grading, Subgrade, expansion joints, striping are excluded.

Owner or Prime Contractor is responsible for all permits, licenses, certificates, fees and lab tests unless noted otherwise.

Subcontractor Bid Analysis

Trade:	**33.00 Utilities**
Project:	**Celina Government Center Parking Garage**
Owner:	**City of Celina**
Lead Estimator:	**Chris**

	Selected Sub	x		
Subcontractor	**Tridal**	**Tridal**	**North Texas Contracting**	**Dallas Underground**
Phone	(817) 991-5862	(817) 991-5862	(214) 444-3131	(469) 412-0389
Contact	Tyler Thurston	Tyler Thurston	Josh Roberts	Abraham Zepeda
email	ler_thurston@tridal.co	tyler_thurston@tridal.com	roberst@ntexcon.com	abraham@dutexas.com
Scope Complete	Yes	Yes	Yes	Yes
Rank	1	1	3	2
Delta To Low	0%	0.00%	111.51%	12.21%
Enter SBE %	0%			
SBE $$$	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost							
				$ 357,380		**$ 357,380**		**$ 755,906**		**$ 401,008**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**		**$ -**		**$ -**		**$ -**
		Prequalification Status		Yes		Yes		Yes		No
		MSA Status		No		No		Yes		No
		Single Project Limit		$ 250,000		$ 250,000		$ 67,268,445		NA
		Aggregate Limit		$ 562,500		$ 562,500		$ 151,354,001		NA
		Exclude Sales Tax	-	Excl		Excl		Excl		Excl
		Textura	-	incl		incl		incl		incl
		Prevailing Wages Included	-	incl		incl		incl		incl
		Responses to RFIs Included	-	incl		incl		incl		incl
		Scope sheet included	-	$ -						
		Schedule included	-	$ -						
Trade Specific Requirements										
Base Bid			**$ 9,308**	**$ 357,380**		**$ 357,380**		**$ 755,906**		**$ 401,008**
		Base Bid	$ -	$ -				$ 746,598		
			$ -	$ -						
		Private Water	$ -	$ 7,933		$ 7,933		incl		$ 170,350
		Directional Bore of Water lines	$ -	$ 88,902		$ 88,902		incl		incl
		Connection to Exisiting 12" Water Line	$ -	incl		incl		incl		incl
		Fire Protection	$ -	$ 24,915		$ 24,915		incl		incl
		Connection to Exisiting 12" Water Line	$ -	incl		incl		incl		incl
		Sanitary Sewer Line	$ -	$ 19,290		$ 19,290		incl		$ 48,100
		Tap to Existing 8" Sewer Line	$ -	$ 19,970		$ 19,970		incl		incl
		Storm Drains	$ -	$ 67,371		$ 67,371		incl		$ 153,150
		Grate Inlets	$ -	$ 119,691		$ 119,691		incl		incl
			$ -	$ -						
		Gas Service to Generator	$ -	with plumbing		with plumbing		with plumbing		with Plumbing
		Demo Culvert	$ -	incl		incl		incl		$ 20,100
		Demo Storm Inlet and Headwall	$ -	incl		incl		incl		incl
		Temp Water	$ 6,008	$ 6,008		$ 6,008		$ 6,008		$ 6,008
		Temp Water - Set Up	$ 3,300	$ 3,300		$ 3,300		$ 3,300		$ 3,300
			$ -	$ -						
			$ -	$ -						
			$ -	$ -						
		Total Base Bid (excl. Bond)	**$ 9,308**	**$ 357,380**		**$ 357,380**		**$ 755,906**		**$ 401,008**

Tri Dal Utilities, Ltd.

540 Commerce

Southlake, Texas 76092

Contact: **Tyler Thurston**

Phone: **817 424 4352**

Fax: **817 424 4317**

Quote To:	Swinerton Builders	Job Name:	Celina Government Center and Garage
		City:	Celina, TX
		Bid Date:	8/8/2024
Phone:		Addendums Rec.	None
Fax:		Date of Plans:	7/11/2024
Attention:	Estimating	Revision Date:	

Bid Based on Civil Drawings Only

Responsible Master Plumber - Eddie Shay Thomas - M38937

Regulated by the Texas State Board Examiners, P.O. Box 4200 Austin, TX 78765

Phone 512.936.5200, Website tsbpe.texas.gov

ITEM	DESCRIPTION	QUANTITY	UNIT		AMOUNT
	****** PUBLIC WATER ******				
	Remove Existing G.V.	2.00	EACH		
	8" BORE W/16" Casing	70.00	LF		
	12"X8" Tapping Sleeve & Valve	2.00	EACH		
	8" PVC DR 18	118.00	LF		
	Fittings	1.00	LS		
	2" Deadhead Irrigation	1.00	EACH		
	3" Meter Vault	1.00	EACH		
	Barricades	1.00	LS		
	Layout Lump Sum	1.00	LS		
	Trench Safety / LS	1.00	LS		
	Testing / LS	1.00	LS		
	PUBLIC WATER SUBTOTAL				**$88,902.00**
	PRIVATE WATER TO WITHIN 5' OF BUILDING				
	3" PEX	153.00	LF		
	Layout Lump Sum	1.00	LS		
	Trench Safety / LS	1.00	LS		
	Testing / LS	1.00	LS		
	Plumbing Permit	1.00	EACH		
	PRIVATE WATER SUBTOTAL				**$7,933.00**
	****** FIRE PROTECTION ******				
	6" PVC DR 14	164.00	LF		

ITEM	DESCRIPTION	QUANTITY	UNIT		AMOUNT
	Fittings	1.00	LS		
	6" Riser (Slab on Grade)/Stub In (Exterior Wall)	3.00	EACH		
	Plans & Certification	1.00	LS		
	Layout Lump Sum	1.00	LS		
	Trench Safety / LS	1.00	LS		
	Testing LS	1.00	LS		
	FIRE PROTECTION SUBTOTAL				**$24,915.00**
	****** PUBLIC SANITARY ******				
	Construct 4' M.H. Over Exist.(0'-6')	1.00	EACH		
	8" SDR 35	25.00	LF		
	4' DIA Manhole Riser	2.00	VF		
	Layout Lump Sum	1.00	LS		
	Trench Safety / LS	1.00	LS		
	Testing / LS	1.00	LS		
	PUBLIC SANITARY SUBTOTAL				**$19,290.00**
	PRIVATE SANITARY TO WITHIN 5' OF BUILDING				
	4" SDR 35	5.00	LF		
	8" SDR 35	141.00	LF		
	4' DIA. Manhole 0-6'	1.00	EACH		
	4' DIA. Manhole Riser	4.00	VF		
	8" Cleanout Inline	2.00	EACH		
	Layout LS	1.00	EACH		
	Trench Safety / LS	1.00	LS		
	Testing / LS	1.00	LS		
	Plumbing permit	1.00	EACH		
	PRIVATE SANITARY SUBTOTAL				**$19,970.00**
	****** PUBLIC STORM ******				
	Connect To Existing RCP	2.00	EACH		
	Remove Exist. Inlet/Headwall	6.00	EACH		
	Remove Exist. RCP	664.00	LF		
	12" RCP Cl III Tongue & Groove	55.00	LF		
	18" RCP Cl III Tongue & Groove	227.00	LF		
	Concrete Collar	2.00	EACH		
	3' Grate Inlet	1.00	EACH		
	Layout Lump Sum	1.00	LS		
	Trench Safety / LS	1.00	LS		
	TV Storm / LS	1.00	LS		
	PUBLIC STORM SUBTOTAL				**$67,371.00**

ITEM	DESCRIPTION	QUANTITY	UNIT		AMOUNT
	PRIVATE STORM TO WITHIN 5' OF BUILDING				
	15" RCP Cl III Tongue & Groove	7.00	LF		
	18" RCP Cl III Tongue & Groove	77.00	LF		
	Fittings	1.00	LS		
	Concrete Collar	5.00	EACH		
	6" PVC SDR 35	294.00	LF		
	8" PVC SDR 35	64.00	LF		
	12" PVC SDR 35	249.00	LF		
	NDS Slotted Drain	49.00	LF		
	12" NEENAH R-4990-CX Trench Drain	80.00	LF		
	6" Landscape Drain	3.00	EACH		
	Inlet Protection	3.00	EACH		
	Layout / LF	691.00	LF		
	Trench Safety / LF	691.00	LF		
	TV Storm / LF	691.00	LF		
GRAND TOTAL					**$348,072.00**

NOTES:

ADD ALTERNATES:
Haul Off Excess Pipe Spoils-----$10,320.00
Bond to City----------$4,630.00
City Inspection Fee----------$6,145.00

This proposal is valid for 30 days from the bid date and is based upon a mutually agreeable subcontract. Certain material lead times are out of our control and delays may occur. We will provide you the most updated information in regards to material deliveries/delays upon request. Material pricing is volatile and we will do everything possible to maintain pricing but pricing cannot be confirmed until material submittals are approved and a delivery date to site is established.

Tri Dal Utilities, Ltd. private fire service main installation shall be installed per NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances Item 10.4.3.1* Private fire service mains supplying fire protection systems within the building shall be permitted to extend no more than 10 ft (3.0 m), as measured from the outside of the building, under the building to the riser location.

Please contact us to discuss anticipated start dates asap. Projects are not placed on the schedule until we receive a letter of intent.

EXCLUSIONS:
Concrete or Sidewalk Work
Gas by Atmos
Premiums for builders risk insurance
Haul off pipe spoils
Utility engineering/design
Cost for third party inspections
Layout of fire riser location (This must be provided by gc)(Risers are 12" above finish floor for slab on grade and stubbed 12" through exterior wall for basements and crawl space)
Final cleaning of storm drain and sanitary sewer due to the negligence of others
Thermoplastic striping
Multiple mobilizations (Final adjustments are always included) (Additional mobilizations are $2,000 each)
Work from the MEP's, architectural, landscape, and structural drawings (Bid based on civil drawings only)
Hire a private locater or pay for ground penetrating radar to locate unmarked private utilities on private property.
Two control points & benchmark for layout (These shall be provided by the GC)

City inspection fee
Performance payment or maintenance bond
Bim, 3 dimensional as-built, topographic survey, surveyed as-builts
Textura fees
Subsoil drainage
Area drains in landscape
Concrete flumes
Cleanouts on private storm drain (Unless shown on drawings)
Erosion control
Lab testing (Concrete, soils, etc.)
Impact fees, meter deposits, meter fees, and meters
Grease traps/sand oil separators
Fire department connection,detector checks
Fire protection license, drawings, testing, & certification
Remove, replace, repair, trees, landscape & irrigation
Seeding sodding or hydromulch
Roof drain risers/connections
Relocate or adjust existing utilities (Other than indicated on the proposal)
Existing sanitary manhole related updates/adjustments not specifically called out on utility drawings (General notes don't count)
Sleeves for future gas, irrigation, electric, etc.
Electrical to post indicator valves
Brace existing power poles or relocate guy wires
State highway permit

Our proposal excludes the disposal of excess excavated material.

If you have any questions please call,
Sincerely,

Tyler Thurston 817.424.4352
Estimator

NORTH TEXAS CONTRACTING, INC.

PROJECT:	**CELINA GOVERNMENT PARKING GARAGE**
LOCATION:	**CELINA, TX**
BID DATE:	**8-Aug-24**
CONTACT:	**JOSH ROBERTS**
EMAIL:	**ROBERTS@NTEXCON.COM (214.444.3131)**

Item No.	Description	Qty	Unit
SITE UTILITY PROPOSAL			
DEMO	REMOVE EXIST 12" STORM	371	LF
	REMOVE EXIST STORM CULVERT	321	LF
	REMOVE EXIST STORM HEADWALL	4	EA
	REMOVE EXIST CURB INLET	1	EA
	REMOVE EXIST WYE INLET	1	EA
	ADJUST WATER VALVE TO FUTURE GRADE	1	EA
	REMOVE EXIST WATER VALVE	2	EA
	ADJUST SANITARY CLEANOUT TO FUTURE GRADE	1	EA
	TRENCH SAFETY	1	LS
STORM	6" SDR35 STORM PVC	295	LF
	8" SDR35 STORM PVC	65	LF
	12" SDR35 STORM PVC	245	LF
	12" CLIII RCP	54	LF
	15" CLIII RCP	6	LF
	18" CLIII RCP	298	LF
	TRENCH DRAIN (4" NDS FILCOTEN TEC-V CLASS B LOADING)	80	LF
	NDS SS SLOT TOP DRAIN (6" OUTFLOW)	50	LF
	6" NDS LANDSCAPE DRAIN	1	EA
	6" NDS GRATE INLET (BRASS; 5' DEPTH)	2	EA
	3'X3' GRATE INLET (3' DEPTH)	1	EA
	CONN TO EXIST EXIST STORM (≤ 18" EXIST)	3	EA
	INLET PROTECTION (NEW INLETS ONLY)	1	LS
	TRENCH SAFETY	1	LS
	TESTING & TV INSPECT	1	LS
SANITARY	4" SDR35 SANITARY PVC	4	LF
	8" SDR35 SANITARY PVC	162	LF
	8" SANITARY CLEANOUT	2	EA
	4' SANITARY MANHOLE (9' AVG DEPTH)	2	EA
	CONN MANHOLE TO EXIST 8" SANITARY	1	EA
	TRENCH SAFETY	1	LS
	VACUUM TESTING & TV INSPECT	1	LS

SUBTOTAL - PAGE ONE **$ 340,233.00**

NORTH TEXAS CONTRACTING, INC.

PROJECT:	**CELINA GOVERNMENT PARKING GARAGE**
LOCATION:	**CELINA, TX**
BID DATE:	**8-Aug-24**
CONTACT:	**JOSH ROBERTS**
EMAIL:	**ROBERTS@NTEXCON.COM (214.444.3131)**

Item No.	Description	Qty	Unit
SITE UTILITY PROPOSAL, CONT.			
WATER	2" SDR9 WATER POLY	113	LF
	3" C900 WATER PVC	158	LF
	6" DR14 WATER PVC	130	LF
	6" DR14 WATER PVC (BY BORE)	40	LF
	8" DR14 WATER PVC	188	LF
	8" DR14 WATER PVC (BY BORE)	40	LF
	2" IRRIGATION WATER METER	1	EA
	3" DOMESTIC WATER METER	1	EA
	6" FIRE LINE RISER (TO 1' AFF OR 1' PAST FUT EXT WALL)	1	EA
	8" FIRE LINE RISER (TO 1' AFF OR 1' PAST FUT EXT WALL)	2	EA
	12"X6" TAPPING SLEEVE & VALVE	1	EA
	12"X8" TAPPING SLEEVE & VALVE	1	EA
	12" STEEL CASING (3/8" WALL; W/ SPACERS FOR 6" WATER; BY BORE)	40	LF
	18" STEEL CASING (3/8" WALL; W/ SPACERS FOR 8" WATER; BY BORE)	40	LF
	BORE PITS	4	EA
	SIDEWALK CUT & RESTORE (AS NEEDED FOR BORE PITS)	15	SY
	PEDESTRIAN TRAFFIC CONTROL	1	LS
	TRENCH SAFETY	1	LS
	HYDROCHLORINATION & BACTERIAL SAMPLING	1	LS
MISC	MOBILIZATION	1	LS
	SURVEY / LAYOUT	1	LS
	MAINT BOND TO CITY (IF REQ'D FOR CONNECTIONS / BORE)	1	LS

SUBTOTAL - PAGE TWO	**$**	**406,365.00**
TOTAL PROPOSAL AMOUNT	**$**	**746,598.00**
ADD FOR PAYMENT & PERF BOND	$	12,000.00
ADD IF TEXTURA PAYMENT SOFTWARE FEES REQUIRED	$	2,000.00
ADD FOR HAUL OFF OF CLEAN EXCESS SPOILS (~ 480 CY)	$	16,500.00

SEE INCORPORATED NOTES ON FOLLOWING PAGE

NORTH TEXAS CONTRACTING, INC.

PROJECT:	**CELINA GOVERNMENT PARKING GARAGE**
LOCATION:	**CELINA, TX**
BID DATE:	**8-Aug-24**
CONTACT:	**JOSH ROBERTS**
EMAIL:	**ROBERTS@NTEXCON.COM (214.444.3131)**

Item No.	Description	Qty	Unit	Notes
NOTES:	**1 NTC ACKNOWLEDGES NO ADDENDA - PROPOSAL BASED ON CIVIL PLANS STAMPED 7/11/24**			
	2 NO SALES TAX ON PRIVATE WORK INCLUDED - PROPOSAL ASSUMES PROJECT IS TAX EXEMPT			
	3 PROPOSAL ASSUMES INSTALL FROM DEEPEST TO SHALLOWEST LINES. EXTRA COST IF REQ'D TO INSTALL OUT OF SEQUENCE (EG MATERIAL SHORTAGE, ETC)			
	4 NO DEBRIS SEPARATORS INCLUDED FOR INLETS / MANHOLES / ETC- EXTRA COST IF REQUIRED			
	5 ALL BUILDING SUBSOIL DRAINAGE, AND RETAINING WALL SUBDRAINAGE BY OTHERS			
	6 PROPOSAL ASSUMES UTILITY LINES LAID OUT TO COMPLY WITH TREE PRESERVATION PLAN (IF ANY) - NO ASSUMED BORES / REROUTES INCLUDED			
	7 FINAL CANOPY/ROOF DRAIN AND/OR DOWNSPOUT CONNECTIONS BY OTHERS - NTC TO STUBOUT 5' FROM FUTURE BUILDING & BELOW GRADE			
	8 ALL NTC WORK OTHER THAN 6" RISER AND TWO MAX 8" RISERS TO END 5' FROM FUTURE BUILDING AND WHERE SHOWN ENDING ON CIVIL PLAN PAGES			
	9 NO WORK SHOWN ON LANDSCAPING / IRRIGATION / MEP / ARCH / STRUCTURAL / ETC PLANS INCLUDED. ALL WUNDERCOVERS, IF ANY, BY OTHERS			
	10 NO PAVING RESTORATION INCLUDED IN PROPOSAL - NO PAVING DEMO OR RESTORE INCLUDED FOR TRENCHES UNDER DEMO'D OR NEW PAVING			
	11 ALL RIP RAP / CONCRETE FLUMES / PILOT CHANNEL / SWALES / TOE WALLS / RETAINING WALLS / ETC BY OTHERS			
	12 NO BOLLARDS SHOWN OR INCLUDED			
	13 ALL SANITARY/STORM/WATER/FIRE/SPRINKLER COMPONENTS INSIDE BUILDING EXCLUDED			
	14 ALL PROJ SPECIFIC GOVT FEES EXCLUDED (EG ALL ROAD CLOSURE / TAP / PERMIT / INSPECTION / IMPACT / METER / ORDINANCE / DEVELOPMENT / ETC FEES BY OTHERS)			
	15 NO CLEARING AND GRUBBING INCLUDED			
	16 MAINT. BOND TO CITY INCLUDED - PMT & PERF. BOND EXCLUDED (ADD OPT'L IF REQ'D)			
	17 NO SLEEVES FOR OTHER TRADES INCLUDED. NO GAS/ELECTRICAL/TELECOM INCLUDED			
	18 NO GPR (GROUND PENETRATING RADAR) LOCATES INCLUDED. NTC TO POTHOLE APPARENT CONFLICTS/CROSSINGS ONLY			
	19 PLUMBING PERMIT AND SUPERVISION INCLUDED			
	20 PROPOSAL INCLUDES STANDARD MON-FRI, 7A-5P, 50 HOUR WORK WEEK ONLY			
	21 NO IRRIGATION / LANDSCAPING / SWPPP / TRAF CONTROL / PAVING CUT&RESTORE / CATHODIC PROTECTION INCLUDED			
	22 NO FUNDS FOR BIM / 3D MODELING INCLUDED - PLEASE ADVISE IF REQUIRED AND NTC WILL PROVIDE AN OPTIONAL ADD			
	23 BID ASSUMES USE OF EXISTING ROCK FOR BACKFILL PERMITTED - NO IMPORTED BACKFILL/SELECT FILL/CTS/FLOWABLE FILL/ETC INCLUDED			
	24 ALL GRADE TO DRAIN BY OTHERS			
	25 ALL SPOILS TO BE LEFT ON-SITE ADJACENT TO TRENCH OR SPREAD OVER TRENCH. NO SPOILS HANDLING OR SPOILS HAUL OFF INCLUDED			
	26 NO BORES INCLUDED - ALL WORK TO BE BY OPEN CUT METHOD			
	27 PROPOSAL ASSUMES WAIVER OF CONSEQUENTIAL DAMAGES APPLICABLE AND TO BE EXECUTED			
	28 ALL RCP QUOTED AS CLIII TONGUE & GROOVE W/ RAM-NEK AT JOINTS			
	29 CONSHIELD / MANHOLE LINER NOT INCLUDED (UNLESS JOB IS IN DALLAS) - ADD $250 PER VERTICAL FOOT OF MANHOLE IF REQUIRED			
	30 UTILITIES TO GC JOB TRAILER OR SIMILAR NOT INCLUDED - NTC CAN PRICE WITH RELEVANT SCOPE/LOCATION/TIE-IN INFO			
	31 ALL GREASE TRAPS, SAND/OIL SEPARATORS AND RELATED SAMPLE WELLS & CLEANOUTS BY OTHERS UNLESS SPECIFICALLY INCLUDED			
	32 ***EMBEDMENTS QUOTED AS FOLLOWS: WATER = SAND 6" BELOW TO 12" ABOVE PIPE; SANITARY = ROCK 6" UNDER TO 6" OVER; AND STORM = ROCK 6" BELOW TO PIPE SPRINGLINE. NATIVE BACKFILL FROM TOP OF EMBEDMENT ZONE TO TOP OF TRENCH. IMPORTED BACKFILL/CTS/FLOWFILL EXTRA***			
	33 INLET PROTECTION FOR NEW INLETS ONLY INCLUDED. ALL MAINTENANCE OF SAME BY OTHERS UNLESS NTC CREW(S) OTHERWISE ONSITE			
	34 BASIC TRENCH PUMP INCLUDED FOR RAIN EVENTS. OTHER DEWATERING METHODS AT EXTRA COST OR BY OTHERS			
	35 NO DEDICATED SITE SAFETY REP INCLUDED - EXTRA COST IF REQUIRED. CREW FOREMAN TO BE COMPETENT PERSON / SAFETY REP FOR NTC CREW(S)			
	36 BONDS TO CITY FOR THREE WAY CONTRACTS INCLUDED (EG P-CONTRACT, CFA, ETC BONDS INCLUDED AS REQUIRED BY CITY)			
	37 ALL UNIT PRICES GIVEN FOR FRONT END ACCT'G PURPOSES ONLY. NOT OFFER TO ↑ OR ↓ SCOPE BASED ON SAME. SUBJECT TO FUTURE ADJUSTMENT(S)			
	38 NO LIABILITY TO BE INCURRED IF REQUIRED MATERIALS DELAYED DUE TO CIRCUMSTANCES OUTSIDE OF NTC CONTROL (SUPPLY CHAIN ISSUES, ETC)			

Dallas Underground, LLC
PO BOX 1117
ENNIS, TX 75120
www.dutexas.com

Phone: 469-206-9500

Proposal

Proposal: 00004620
Date: 8/8/2024

To:	Project:
ESTIMATING Attn: ESTIMATING	Celina Government Center and Garage Celina, TX

Salesperson		
Chad Caldwell		

Scope of Work

Civil Drawings Dated 07/11/24;
INCLUSIONS: Layout, Erosion for New Inlets, Maintenance Bond, Risers to 1' AFF, Insurance, Permits, Locate Ex. Utilities for Our Work, Excavation, Embedment, Backfill, Haul-off Spoils, Testing, Trench Safety, Single Mobilization

Exclusions

Impact Fees, Inspection Fees, Meters, P&P Bonds, ANY Landscaping Work, Barricades, R&R Paving/Sidewalks, Steel Plates, Roof Drain Connections/Stub-Ups, Lift Station, Grease Trap, Multiple Mobilizations, Rock Excavation

Reference	Description	Quantity	UOM	Extended Price
01 STORM DRAINAGE				
01.02.15	18" Class III RCP	299.7100	LF	
01.02.16	15" Class III RCP	7.1810	LF	
01.02.17	12" Class III RCP	54.6210	LF	
01.05.01.09	12" HDPE	248.3830	LF	
01.05.01.11	8" HDPE	63.8230	LF	
01.05.01.12	6" HDPE	191.1310	LF	
01.08.04.05	3x3 Catch Basin	1.0000	EA	
01.08.04.11	6" Area Drain	2.0000	EA	
01.08.05.12	Trench Drain	131.1248	LF	
01.10.01	HDPE Fittings	1.0000	LS	
01.11.03	Connect to Ex.	1.0000	EA	
Total 01 STORM DRAINAGE				**153,150.00**
02 SANITARY SEWER				
02.02.08	8" PVC	165.1740	LF	
02.02.10	4" PVC	5.9110	LF	
02.03.06	8" Cleanout	2.0000	EA	
02.04.02	4' Manhole @ Ex.	1.0000	EA	
02.04.03	4' Manhole	1.0000	EA	
Total 02 SANITARY SEWER				**48,100.00**
03 WATER SYSTEM				
02.06.06	Bore 6" w/Steel Casing	40.0000	LF	

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Proposal

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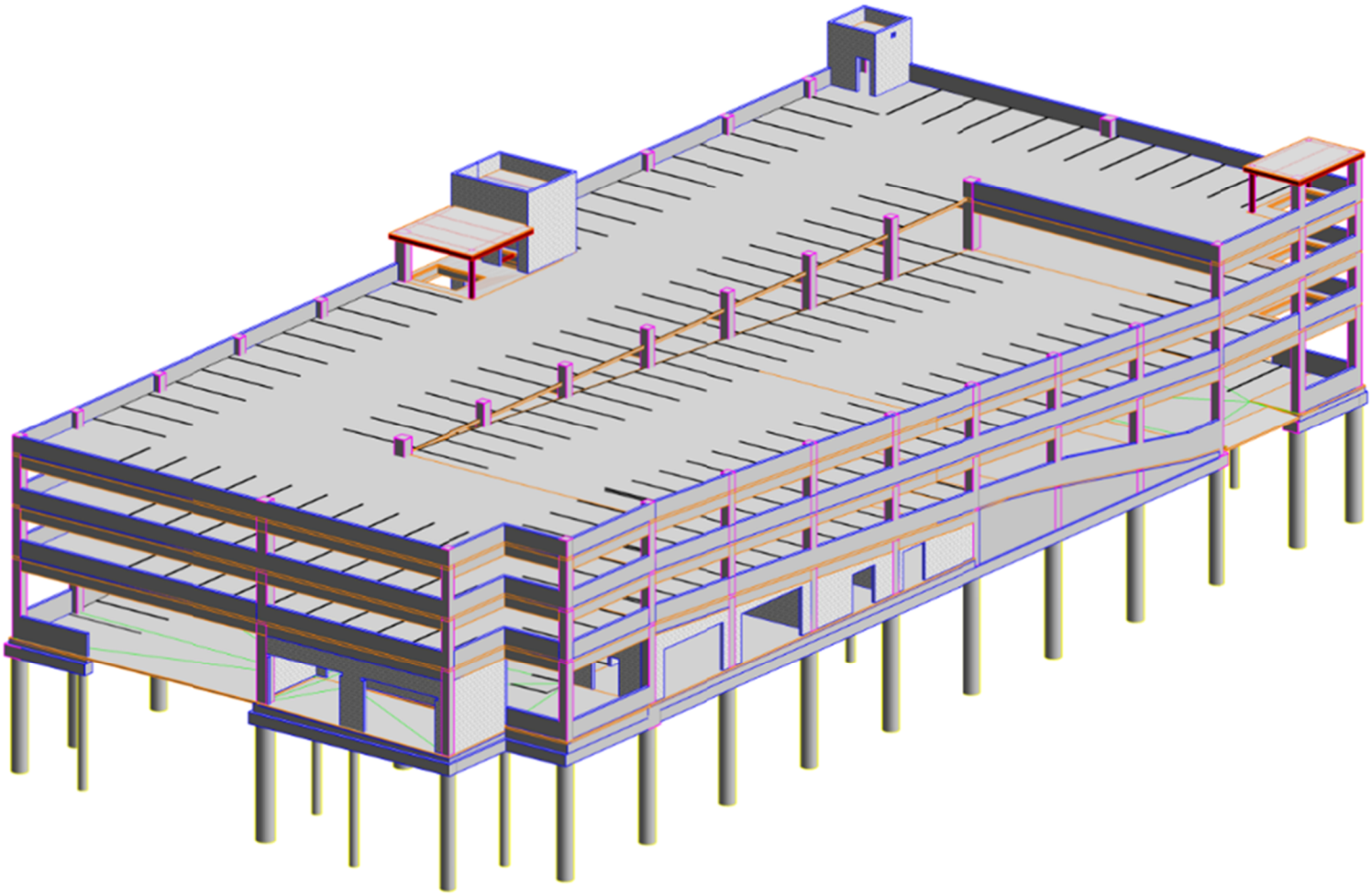
To:	Project:
ESTIMATING Attn: ESTIMATING	Celina Government Center and Garage Celina, TX

Salesperson		
Chad Caldwell		

Reference	Description	Quantity	UOM	Extended Price
02.06.07	Bore 8" w/Steel Casing	40.0000	LF	
03.01.04	12x8 T.S. & Valve	1.0000	EA	
03.01.05	12x6 T.S. & Valve	1.0000	EA	
03.02.10	8x2 Meter Service	1.0000	EA	
03.03.04	8" PVC	40.2430	LF	
03.03.05	6" PVC	204.3360	LF	
03.03.07	3" POLY	158.6710	LF	
03.03.09	2" POLY	113.0870	LF	
03.04.16	6" Fire Riser	3.0000	EA	
03.05.01	Cast Iron Fittings	1.0000	LS	
03.06.01	3" Meter Vault	1.0000	EA	
Total 03 WATER SYSTEM				**170,350.00**
05 DEMOLITION				
04.01	Remove Ex. Inlet	1.0000	EA	
04.02	Remove Ex. Headwall	4.0000	EA	
04.03	Remove Ex. Storm Pipe	683.8794	LF	
Total 05 DEMOLITION				**20,100.00**

Proposal Total:	**391,700.00**

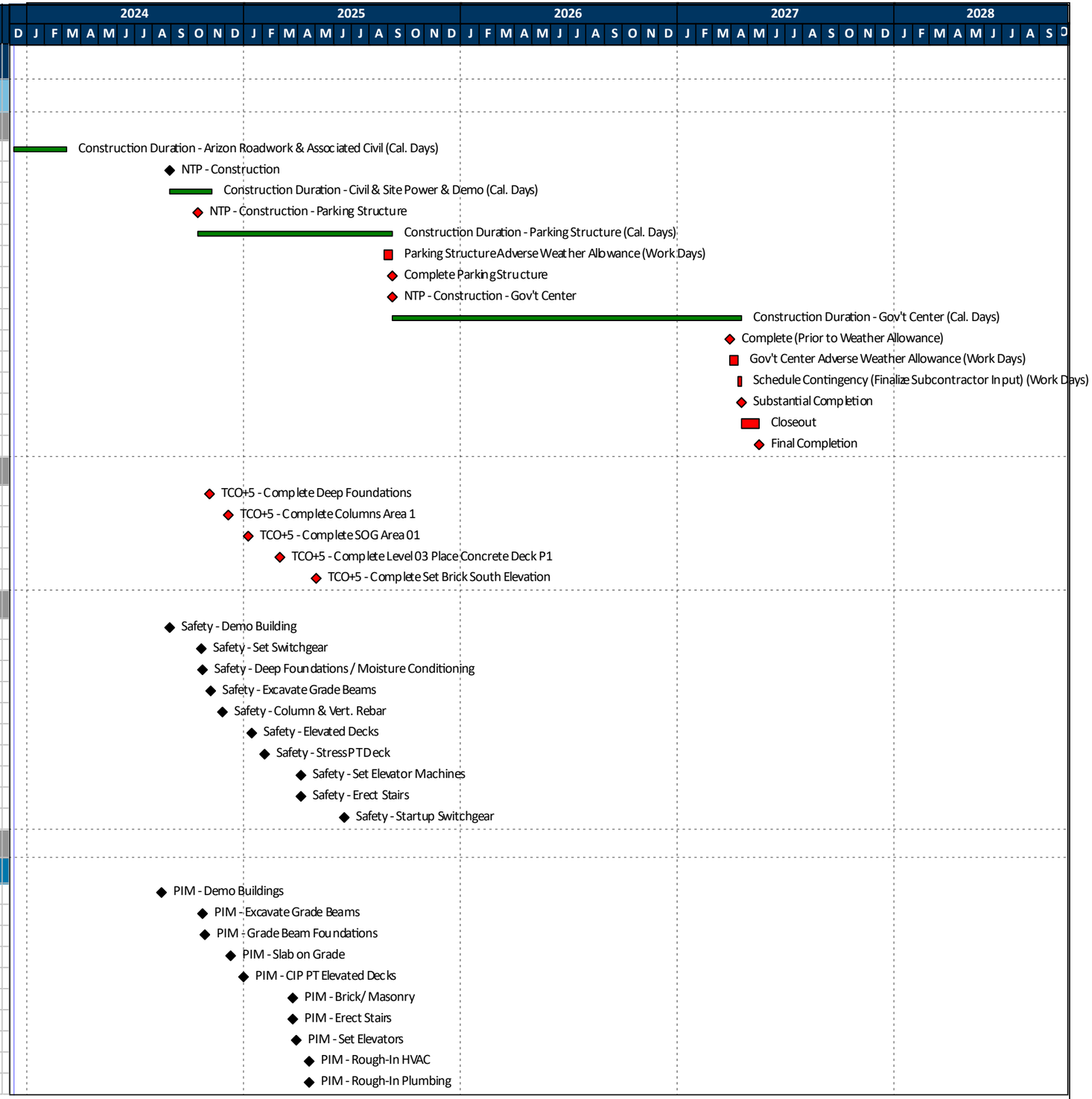
Acceptance	
Accepted by:	
Title:	
Date:	



TAB 7

SCHEDULE

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
Celina Government Center		862	862	862	11-Dec-23	19-May-27
Summary and Milestones (Cal. Days UON)		862	862	862	11-Dec-23	19-May-27
Project Requirements		862	862	862	11-Dec-23	19-May-27
SUM-1180	Construction Duration - Arizon Roadwork & Associated Ci	89	89	89	11-Dec-23	08-Mar-24
SUM-1160	NTP - Construction	0	0	0	30-Aug-24	
SUM-1170	Construction Duration - Civil & Site Power & Demo (Cal. D	70	70	70	30-Aug-24	07-Nov-24
SUM-1130	NTP - Construction - Parking Structure	0	0	0	15-Oct-24*	
SUM-1140	Construction Duration - Parking Structure (Cal. Days)	329	329	329	15-Oct-24	08-Sep-25
SUM-1150	Parking Structure Adverse Weather Allowance (Work D	10	10	10	25-Aug-25	08-Sep-25
SUM-1120	Complete Parking Structure	0	0	0		08-Sep-25*
SUM-1050	NTP - Construction - Gov't Center	0	0	0	09-Sep-25	
SUM-1040	Construction Duration - Gov't Center (Cal. Days)	588	588	588	09-Sep-25	19-Apr-27
SUM-1060	Complete (Prior to Weather Allowance)	0	0	0		30-Mar-27
SUM-1070	Gov't Center Adverse Weather Allowance (Work Days)	10	10	10	31-Mar-27	13-Apr-27
SUM-1080	Schedule Contingency (Finalize Subcontractor Input) (Wo	4	4	4	14-Apr-27	19-Apr-27
SUM-1090	Substantial Completion	0	0	0		19-Apr-27
SUM-1100	Closeout	30	30	30	20-Apr-27	19-May-27
SUM-1110	Final Completion	0	0	0		19-May-27
TCO+5 (Critical Path) Milestones		121	121	121	05-Nov-24	02-May-25
TCO+5-1000	TCO+5 - Complete Deep Foundations	0	0	0		05-Nov-24
TCO+5-1010	TCO+5 - Complete Columns Area 1	0	0	0		06-Dec-24
TCO+5-1020	TCO+5 - Complete SOG Area 01	0	0	0		09-Jan-25
TCO+5-1030	TCO+5 - Complete Level 03 Place Concrete Deck P1	0	0	0		03-Mar-25
TCO+5-1040	TCO+5 - Complete Set Brick South Elevation	0	0	0		02-May-25
Safety Milestones		201	201	201	30-Aug-24	20-Jun-25
SAFE-1020	Safety - Demo Building	0	0	0	30-Aug-24	
SAFE-1080	Safety - Set Switchgear	0	0	0	21-Oct-24	
SAFE-1000	Safety - Deep Foundations / Moisture Conditioning	0	0	0	23-Oct-24	
SAFE-1030	Safety - Excavate Grade Beams	0	0	0	06-Nov-24	
SAFE-1040	Safety - Column & Vert. Rebar	0	0	0	27-Nov-24	
SAFE-1050	Safety - Elevated Decks	0	0	0	15-Jan-25	
SAFE-1060	Safety - Stress PT Deck	0	0	0	05-Feb-25	
SAFE-1010	Safety - Set Elevator Machines	0	0	0	07-Apr-25	
SAFE-1070	Safety - Erect Stairs	0	0	0	08-Apr-25	
SAFE-1090	Safety - Startup Switchgear	0	0	0	20-Jun-25	
Quality Milestones		183	183	183	16-Aug-24	12-May-25
Pre-Installation Meetings (PIM)		168	168	168	16-Aug-24	21-Apr-25
PIM-1000	PIM - Demo Buildings	0	0	0	16-Aug-24	
PIM-1010	PIM - Excavate Grade Beams	0	0	0	23-Oct-24	
PIM-1020	PIM - Grade Beam Foundations	0	0	0	28-Oct-24	
PIM-1030	PIM - Slab on Grade	0	0	0	09-Dec-24	
PIM-1040	PIM - CIP PT Elevated Decks	0	0	0	31-Dec-24	
PIM-1070	PIM - Brick/ Masonry	0	0	0	24-Mar-25	
PIM-1050	PIM - Erect Stairs	0	0	0	25-Mar-25	
PIM-1060	PIM - Set Elevators	0	0	0	31-Mar-25	
PIM-1080	PIM - Rough-In HVAC	0	0	0	21-Apr-25	
PIM-1150	PIM - Rough-In Plumbing	0	0	0	21-Apr-25	



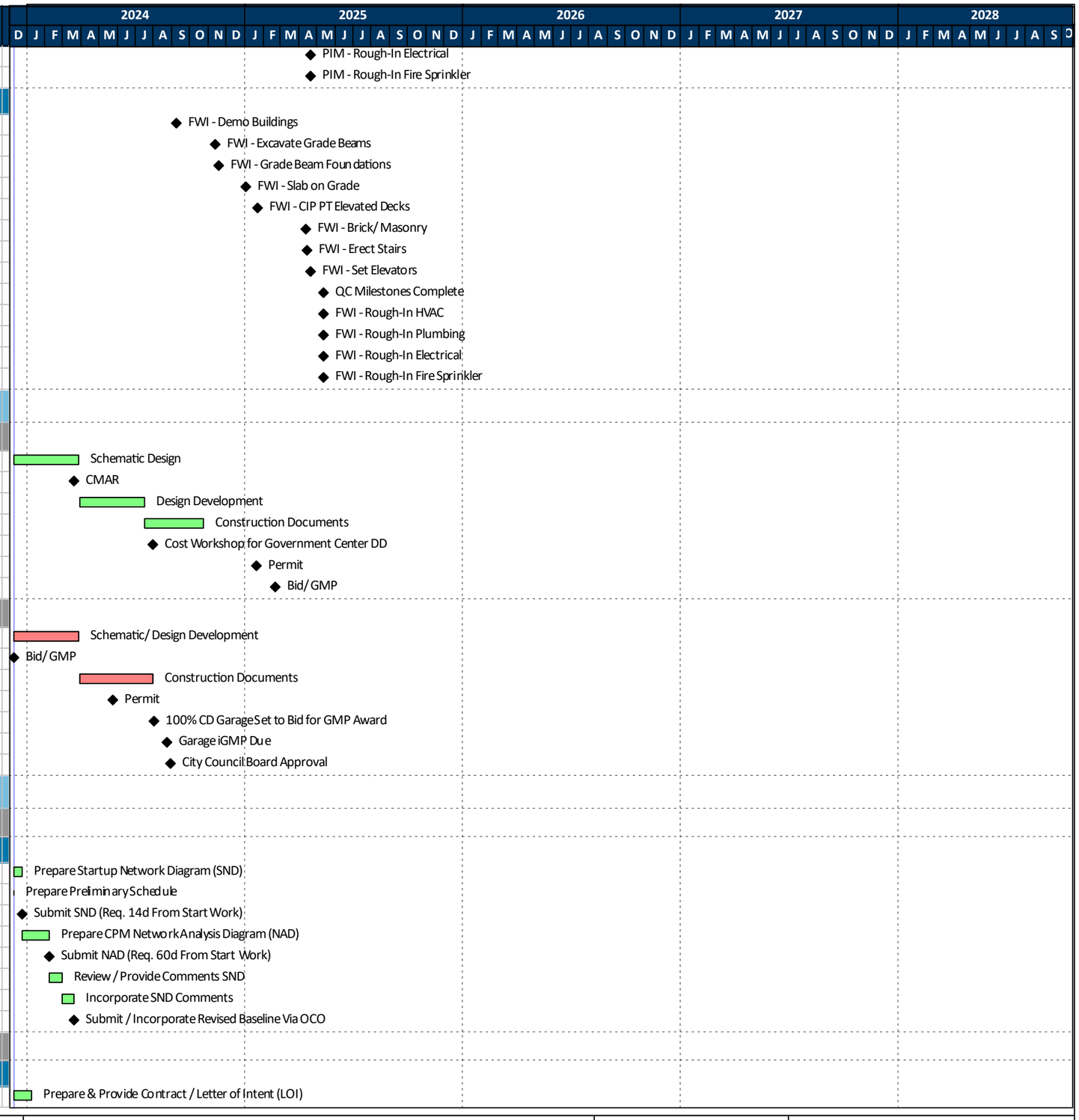
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
PIM-1160	PIM - Rough-In Electrical	0	0	0	21-Apr-25	
PIM-1170	PIM - Rough-In Fire Sprinkler	0	0	0	21-Apr-25	
First Work Inspections (FWI)		168	168	168	09-Sep-24	12-May-25
PIM-1180	FWI - Demo Buildings	0	0	0	09-Sep-24	
PIM-1190	FWI - Excavate Grade Beams	0	0	0	13-Nov-24	
PIM-1200	FWI - Grade Beam Foundations	0	0	0	18-Nov-24	
PIM-1210	FWI - Slab on Grade	0	0	0	02-Jan-25	
PIM-1220	FWI - CIP PT Elevated Decks	0	0	0	23-Jan-25	
PIM-1230	FWI - Brick/ Masonry	0	0	0	14-Apr-25	
PIM-1240	FWI - Erect Stairs	0	0	0	15-Apr-25	
PIM-1250	FWI - Set Elevators	0	0	0	21-Apr-25	
QCC-1000	QC Milestones Complete	0	0	0	12-May-25	
PIM-1290	FWI - Rough-In HVAC	0	0	0	12-May-25	
PIM-1260	FWI - Rough-In Plumbing	0	0	0	12-May-25	
PIM-1270	FWI - Rough-In Electrical	0	0	0	12-May-25	
PIM-1280	FWI - Rough-In Fire Sprinkler	0	0	0	12-May-25	
Preconstruction (Cal. Days UON)		437	437	437	11-Dec-23	20-Feb-25
Government Center		437	437	437	11-Dec-23	20-Feb-25
PREC-1010	Schematic Design	110	110	110	11-Dec-23	29-Mar-24
PREC-1020	CMAR	0	0	0	20-Mar-24	
PREC-1040	Design Development	109	109	109	30-Mar-24	16-Jul-24
PREC-1060	Construction Documents	100	100	100	17-Jul-24	24-Oct-24
PREC-1090	Cost Workshop for Government Center DD	0	0	0		30-Jul-24
PREC-1070	Permit	0	0	0	21-Jan-25	
PREC-1080	Bid/ GMP	0	0	0	20-Feb-25	
Parking Structure		263	263	263	11-Dec-23	30-Aug-24
PREC-1000	Schematic/ Design Development	110	110	110	11-Dec-23	29-Mar-24
PREC-1110	Bid/ GMP	0	0	0	11-Dec-23	
PREC-1030	Construction Documents	124	124	124	30-Mar-24	31-Jul-24
PREC-1050	Permit	0	0	0	25-May-24	
PREC-1100	100% CD GarageSet to Bid for GMP Award	0	0	0	01-Aug-24	
PREC-1120	Garage iGMP Due	0	0	0	23-Aug-24	
PREC-1130	City Council Board Approval	0	0	0	30-Aug-24	
Critical Material Procurement (Work Days UON)		862	862	862	11-Dec-23	19-May-27
Div. 01 - General Requirements		69	69	69	11-Dec-23	21-Mar-24
013200 - Schedule		69	69	69	11-Dec-23	21-Mar-24
013200-1010	Prepare Startup Network Diagram (SND)	14	14	14	11-Dec-23	24-Dec-23
013200-1000	Prepare Preliminary Schedule	0	0	0	11-Dec-23	11-Dec-23
013200-1020	Submit SND (Req. 14d From Start Work)	0	0	0		24-Dec-23
013200-1030	Prepare CPM Network Analysis Diagram (NAD)	46	46	46	25-Dec-23	08-Feb-24
013200-1040	Submit NAD (Req. 60d From Start Work)	0	0	0		08-Feb-24
013200-1050	Review / Provide Comments SND	21	21	21	09-Feb-24	29-Feb-24
013200-1060	Incorporate SND Comments	21	21	21	01-Mar-24	21-Mar-24
013200-1070	Submit / Incorporate Revised Baseline Via OCO	0	0	0		21-Mar-24
Div. 03 - Concrete		862	862	862	11-Dec-23	19-May-27
033100 - Structural Concrete		862	862	862	11-Dec-23	19-May-27
SBMTL-1560	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24



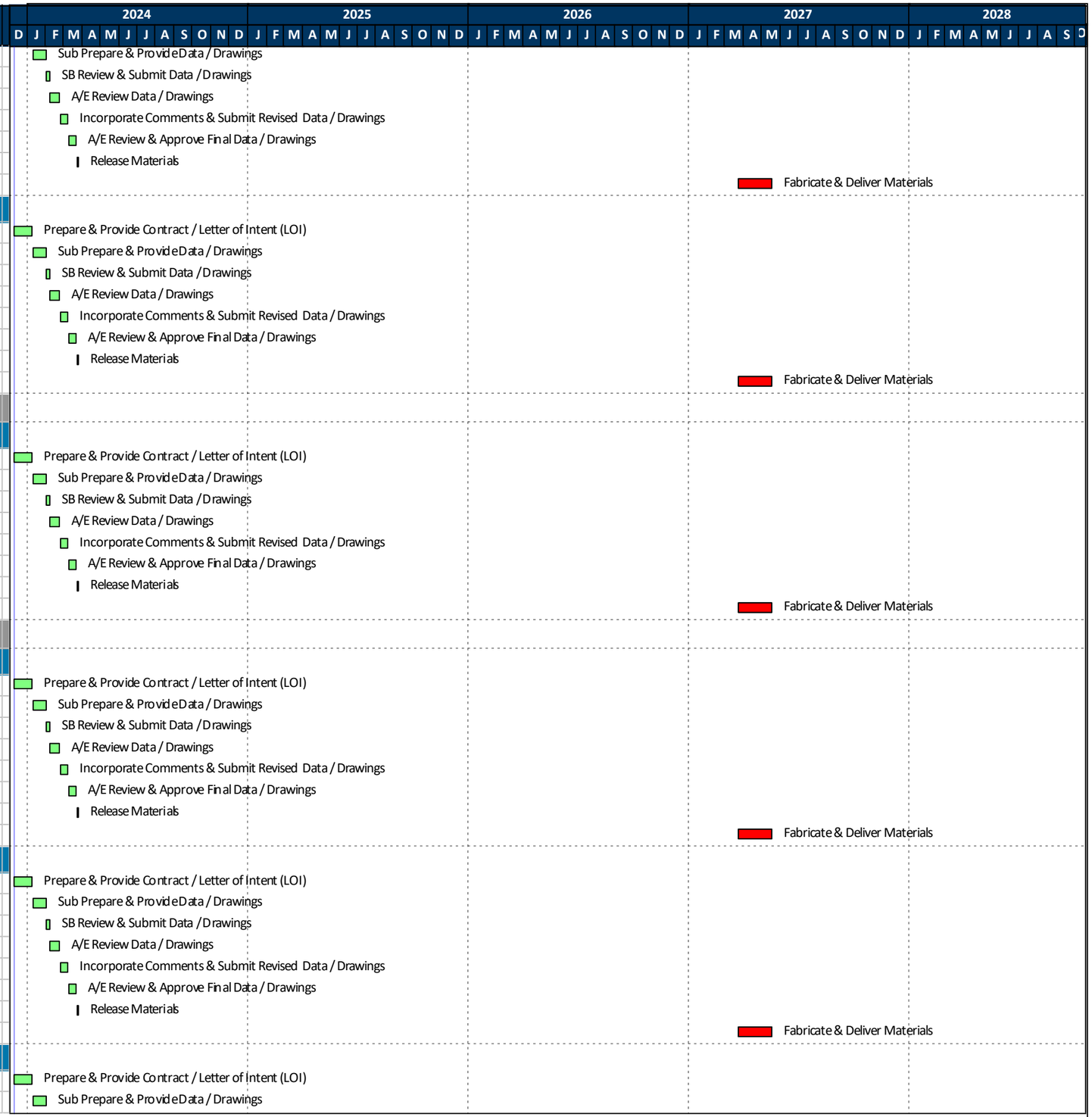
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-2130	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2700	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3270	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3840	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4410	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4980	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5550	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
033713 - Shotcrete		862	862	862	11-Dec-23	19-May-27
SBMTL-1550	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2120	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2690	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3260	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3830	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4400	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4970	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5540	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 04 - Masonry		862	862	862	11-Dec-23	19-May-27
042200 - Concrete Unit Masonry		862	862	862	11-Dec-23	19-May-27
SBMTL-1540	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2110	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2680	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3250	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3820	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4390	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4960	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5530	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 05 - Metals		862	862	862	11-Dec-23	19-May-27
051200 - Structural Steel		862	862	862	11-Dec-23	19-May-27
SBMTL-1530	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2100	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2670	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3240	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3810	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4380	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4950	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5520	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
054000 - Metal Framing		862	862	862	11-Dec-23	19-May-27
SBMTL-1520	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2090	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2660	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3230	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3800	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4370	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4940	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5510	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
055100 - Metal Stairs		862	862	862	11-Dec-23	19-May-27
SBMTL-1510	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2080	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24



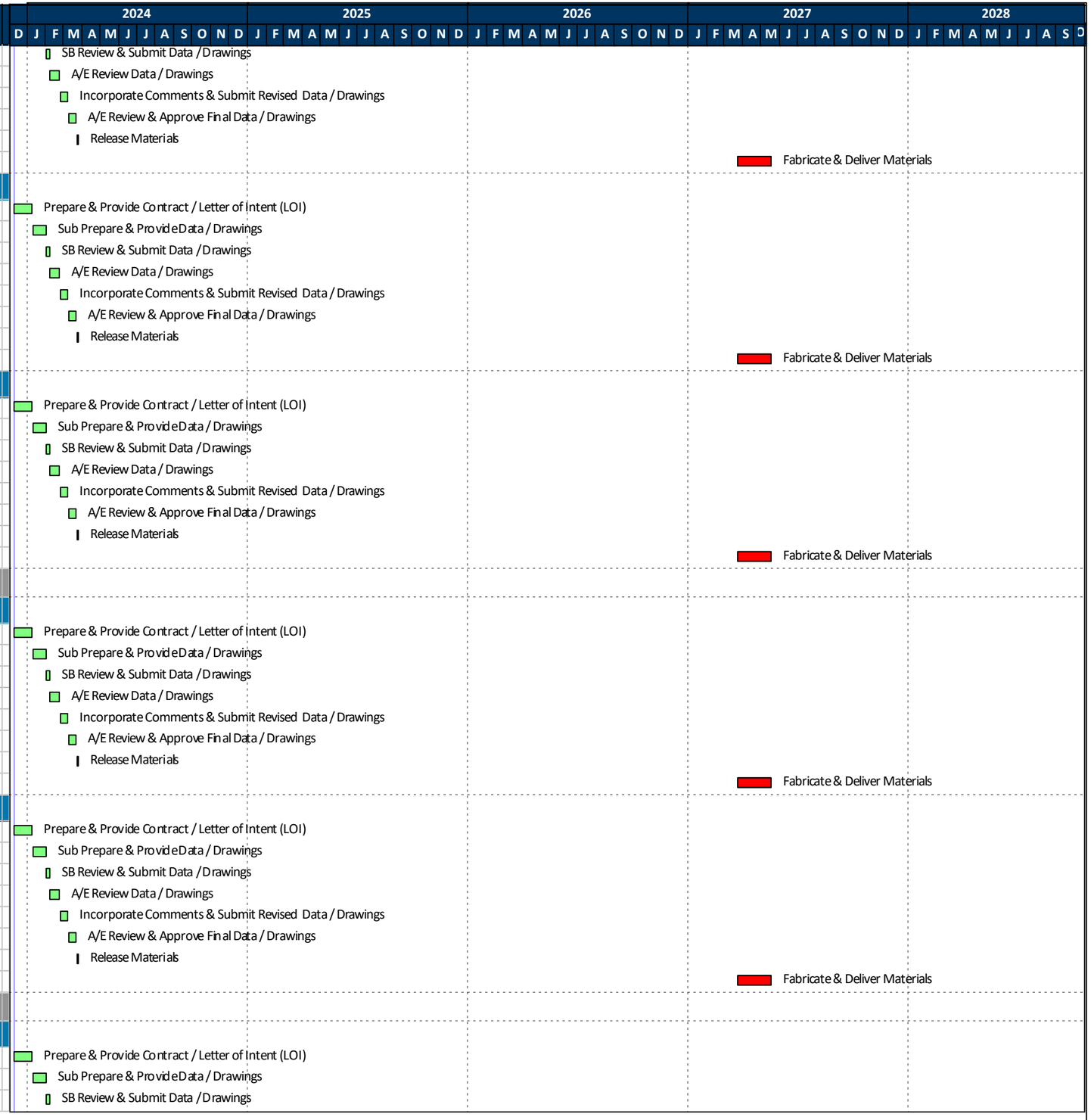
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23
Page 3 of 27

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-2650	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3220	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3790	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4360	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4930	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5500	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
055220 - Barrier Cable System		862	862	862	11-Dec-23	19-May-27
SBMTL-1500	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2070	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2640	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3210	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3780	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4350	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4920	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5490	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
057313 - Decorative Metal Railings		862	862	862	11-Dec-23	19-May-27
SBMTL-1490	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2060	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2630	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3200	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3770	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4340	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4910	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5480	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 06 - Wood, Plastics, & Composites		862	862	862	11-Dec-23	19-May-27
064100 - Wood Casework		862	862	862	11-Dec-23	19-May-27
SBMTL-1480	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2050	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2620	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3190	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3760	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4330	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4900	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5470	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
064200 - Wood Paneling		862	862	862	11-Dec-23	19-May-27
SBMTL-1470	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2040	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2610	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3180	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3750	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4320	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4890	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5460	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 07 - Thermal & Moisture Protection		862	862	862	11-Dec-23	19-May-27
071400 - Fluid-Applied Waterproofing		862	862	862	11-Dec-23	19-May-27
SBMTL-1460	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2030	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2600	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24



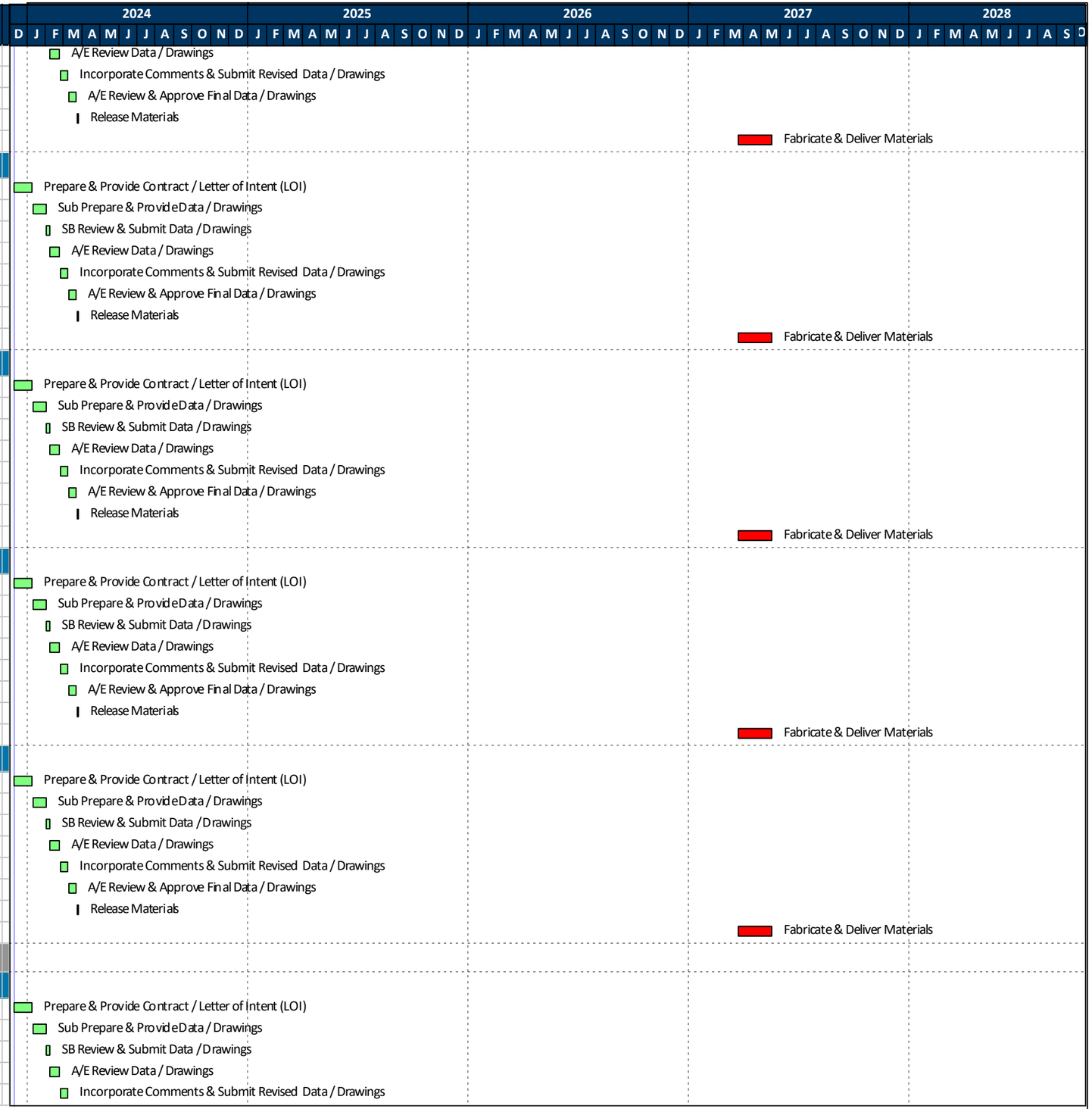
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Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
Impacts
Impacted
Summary
Milestone
Critical Milestone

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-3170	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3740	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4310	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4880	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5450	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
074213 - Metal Wall Panels		862	862	862	11-Dec-23	19-May-27
SBMTL-1450	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2020	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2590	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3160	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3730	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4300	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4870	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5440	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
077100 - Roofing		862	862	862	11-Dec-23	19-May-27
SBMTL-1440	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2010	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2580	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3150	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3720	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4290	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4860	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5430	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
077600 - Roof Pavers		862	862	862	11-Dec-23	19-May-27
SBMTL-1430	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2000	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2570	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3140	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3710	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4280	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4850	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5420	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
078123 - Intumescent Fire Protection		862	862	862	11-Dec-23	19-May-27
SBMTL-1420	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1990	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2560	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3130	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3700	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4270	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4840	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5410	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 08 - Openings		862	862	862	11-Dec-23	19-May-27
081113 - Hollow Metal Doors & Frames		862	862	862	11-Dec-23	19-May-27
SBMTL-1410	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1980	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2550	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3120	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3690	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24



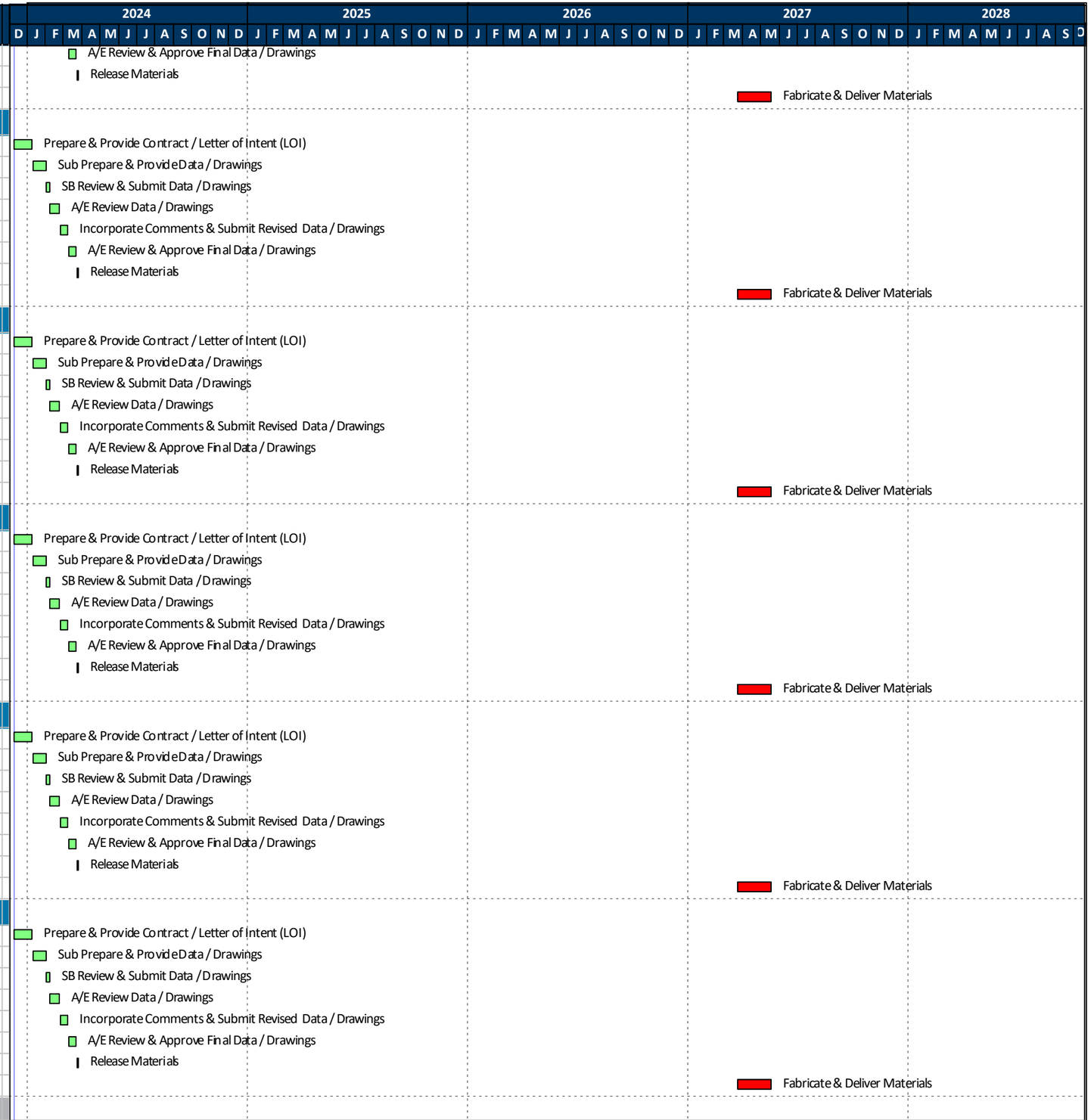
Remaining Work
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Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
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Celina Government Center
All Activities

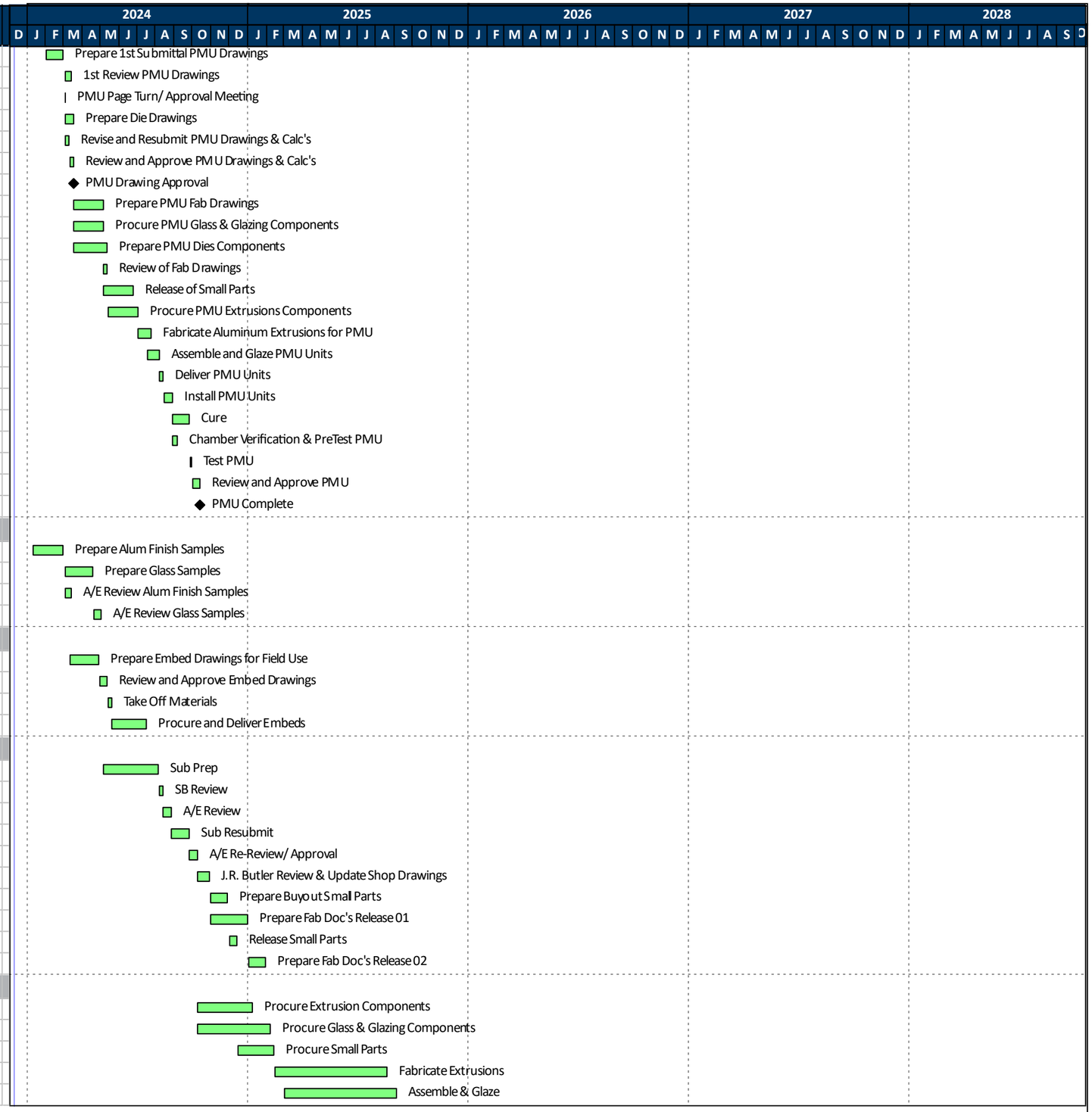
SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-4260	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4830	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5400	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
081116 - Aluminum Doors & Frames		862	862	862	11-Dec-23	19-May-27
SBMTL-1400	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1970	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2540	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3110	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3680	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4250	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4820	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5390	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
081416 - Wood Doors		862	862	862	11-Dec-23	19-May-27
SBMTL-1390	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1960	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2530	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3100	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3670	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4240	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4810	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5380	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
083323 - Overhead Doors		862	862	862	11-Dec-23	19-May-27
SBMTL-1380	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1950	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2520	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3090	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3660	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4230	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4800	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5370	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
084313 - Aluminum-Framed Storefronts		862	862	862	11-Dec-23	19-May-27
SBMTL-1370	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1940	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2510	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3080	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3650	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4220	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4790	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5360	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
084413 - Curtain Wall		862	862	862	11-Dec-23	19-May-27
SBMTL-1360	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1930	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2500	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3070	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3640	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4210	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4780	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5350	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Performance Mock-Up (PMU)		178	178	178	02-Feb-24	14-Oct-24



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
PRO-3570	Prepare 1st Submittal PMU Drawings	20	20	20	02-Feb-24	01-Mar-24
PRO-3760	1st Review PMU Drawings	10	10	10	04-Mar-24	15-Mar-24
PRO-3880	PMU Page Turn/ Approval Meeting	1	1	1	04-Mar-24	04-Mar-24
PRO-3890	Prepare Die Drawings	10	10	10	05-Mar-24	18-Mar-24
PRO-3900	Revise and Resubmit PMU Drawings & Calc's	5	5	5	05-Mar-24	11-Mar-24
PRO-4010	Review and Approve PMU Drawings & Calc's	5	5	5	12-Mar-24	18-Mar-24
PRO-4030	PMU Drawing Approval	0	0	0		18-Mar-24
PRO-4060	Prepare PMU Fab Drawings	35	35	35	19-Mar-24	06-May-24
PRO-4070	Procure PMU Glass & Glazing Components	35	35	35	19-Mar-24	06-May-24
PRO-4100	Prepare PMU Dies Components	40	40	40	19-Mar-24	13-May-24
PRO-4120	Review of Fab Drawings	5	5	5	07-May-24	13-May-24
PRO-4130	Release of Small Parts	35	35	35	07-May-24	25-Jun-24
PRO-4160	Procure PMU Extrusions Components	35	35	35	14-May-24	02-Jul-24
PRO-4200	Fabricate Aluminum Extrusions for PMU	15	15	15	03-Jul-24	24-Jul-24
PRO-4220	Assemble and Glaze PMU Units	15	15	15	18-Jul-24	07-Aug-24
PRO-4270	Deliver PMU Units	5	5	5	08-Aug-24	14-Aug-24
PRO-4280	Install PMU Units	10	10	10	15-Aug-24	28-Aug-24
PRO-4310	Cure	20	20	20	29-Aug-24	26-Sep-24
PRO-4320	Chamber Verification & PreTest PMU	5	5	5	29-Aug-24	05-Sep-24
PRO-4340	Test PMU	2	2	2	27-Sep-24	30-Sep-24
PRO-4360	Review and Approve PMU	10	10	10	01-Oct-24	14-Oct-24
PRO-4380	PMU Complete	0	0	0		14-Oct-24
Material Submittals		80	80	80	11-Jan-24	03-May-24
PRO-2260	Prepare Alum Finish Samples	35	35	35	11-Jan-24	01-Mar-24
PRO-2270	Prepare Glass Samples	35	35	35	04-Mar-24	19-Apr-24
PRO-2560	A/E Review Alum Finish Samples	10	10	10	04-Mar-24	15-Mar-24
PRO-2570	A/E Review Glass Samples	10	10	10	22-Apr-24	03-May-24
Embeds		90	90	90	12-Mar-24	17-Jul-24
PRO-4000	Prepare Embed Drawings for Field Use	35	35	35	12-Mar-24	29-Apr-24
PRO-4110	Review and Approve Embed Drawings	10	10	10	30-Apr-24	13-May-24
PRO-4140	Take Off Materials	5	5	5	14-May-24	20-May-24
PRO-4150	Procure and Deliver Embeds	40	40	40	21-May-24	17-Jul-24
Engineering L01 - L12		185	185	185	06-May-24	30-Jan-25
PRO-3980	Sub Prep	65	65	65	06-May-24	06-Aug-24
PRO-4170	SB Review	5	5	5	07-Aug-24	13-Aug-24
PRO-4180	A/E Review	10	10	10	14-Aug-24	27-Aug-24
PRO-4190	Sub Resubmit	20	20	20	28-Aug-24	25-Sep-24
PRO-4210	A/E Re-Review/ Approval	10	10	10	26-Sep-24	09-Oct-24
PRO-4240	J.R. Butler Review & Update Shop Drawings	15	15	15	10-Oct-24	30-Oct-24
PRO-4290	Prepare Buyout Small Parts	20	20	20	31-Oct-24	27-Nov-24
PRO-4300	Prepare Fab Doc's Release 01	40	40	40	31-Oct-24	31-Dec-24
PRO-4330	Release Small Parts	10	10	10	02-Dec-24	13-Dec-24
PRO-4370	Prepare Fab Doc's Release 02	20	20	20	02-Jan-25	30-Jan-25
Procurement and Manufacturing		225	225	225	10-Oct-24	03-Sep-25
PRO-4250	Procure Extrusion Components	60	60	60	10-Oct-24	08-Jan-25
PRO-4260	Procure Glass & Glazing Components	80	80	80	10-Oct-24	06-Feb-25
PRO-4350	Procure Small Parts	40	40	40	16-Dec-24	13-Feb-25
PRO-4390	Fabricate Extrusions	130	130	130	14-Feb-25	19-Aug-25
PRO-4400	Assemble & Glaze	130	130	130	03-Mar-25	03-Sep-25



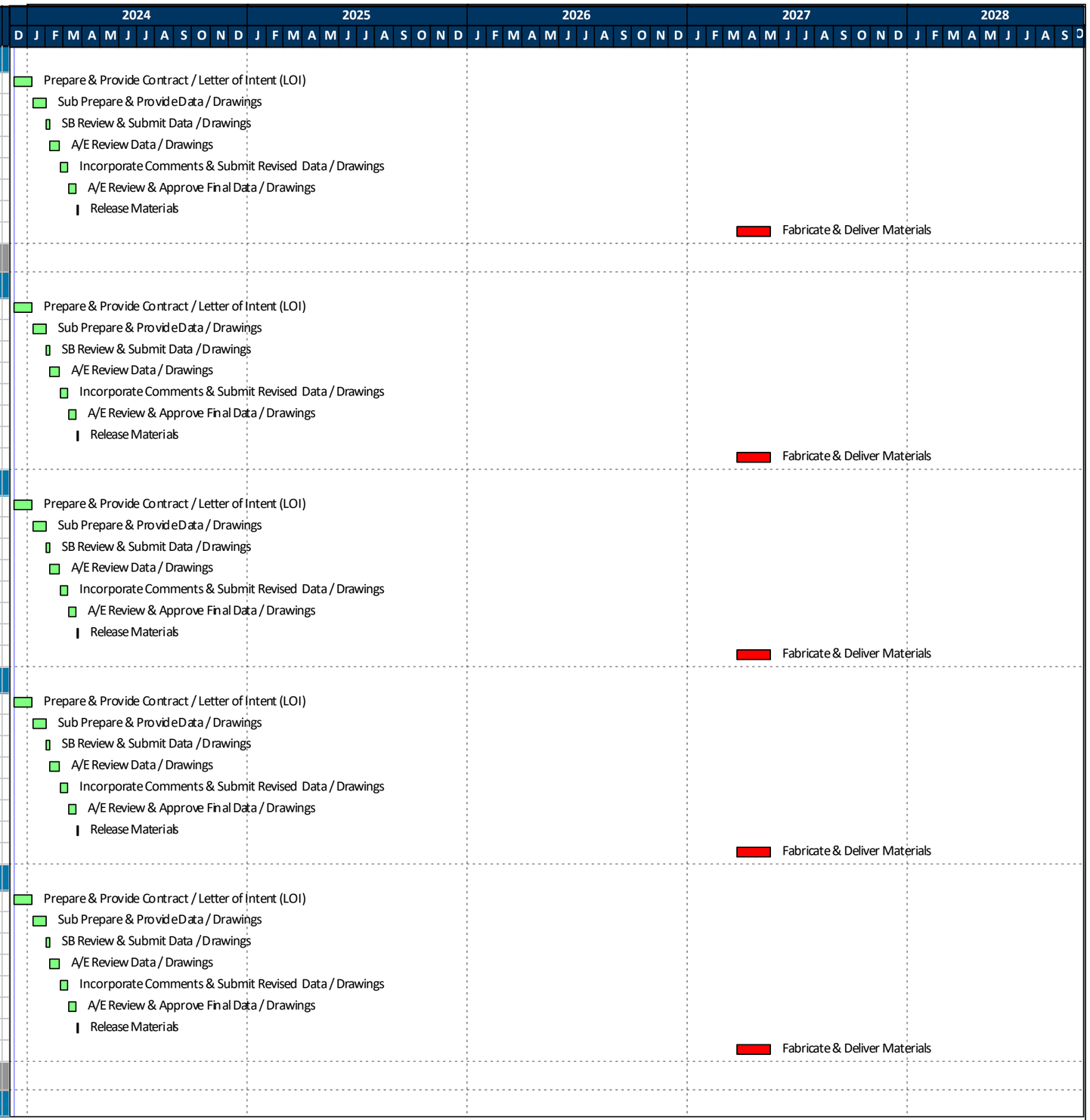
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
088000 - Glazing		862	862	862	11-Dec-23	19-May-27
SBMTL-1350	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1920	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2490	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3060	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3630	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4200	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4770	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5340	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 09 - Finishes		862	862	862	11-Dec-23	19-May-27
092116 - Gypsum Board		862	862	862	11-Dec-23	19-May-27
SBMTL-1340	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1910	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2480	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3050	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3620	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4190	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4760	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5330	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
093000 - Tiling		862	862	862	11-Dec-23	19-May-27
SBMTL-1330	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1900	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2470	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3040	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3610	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4180	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4750	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5320	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
096500 - Flooring		862	862	862	11-Dec-23	19-May-27
SBMTL-1320	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1890	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2460	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3030	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3600	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4170	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4740	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5310	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
097200 - Wall Coverings		862	862	862	11-Dec-23	19-May-27
SBMTL-1310	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1880	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2450	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3020	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3590	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4160	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4730	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5300	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 10 - Specialties		862	862	862	11-Dec-23	19-May-27
102239 - Folding Partitions		862	862	862	11-Dec-23	19-May-27



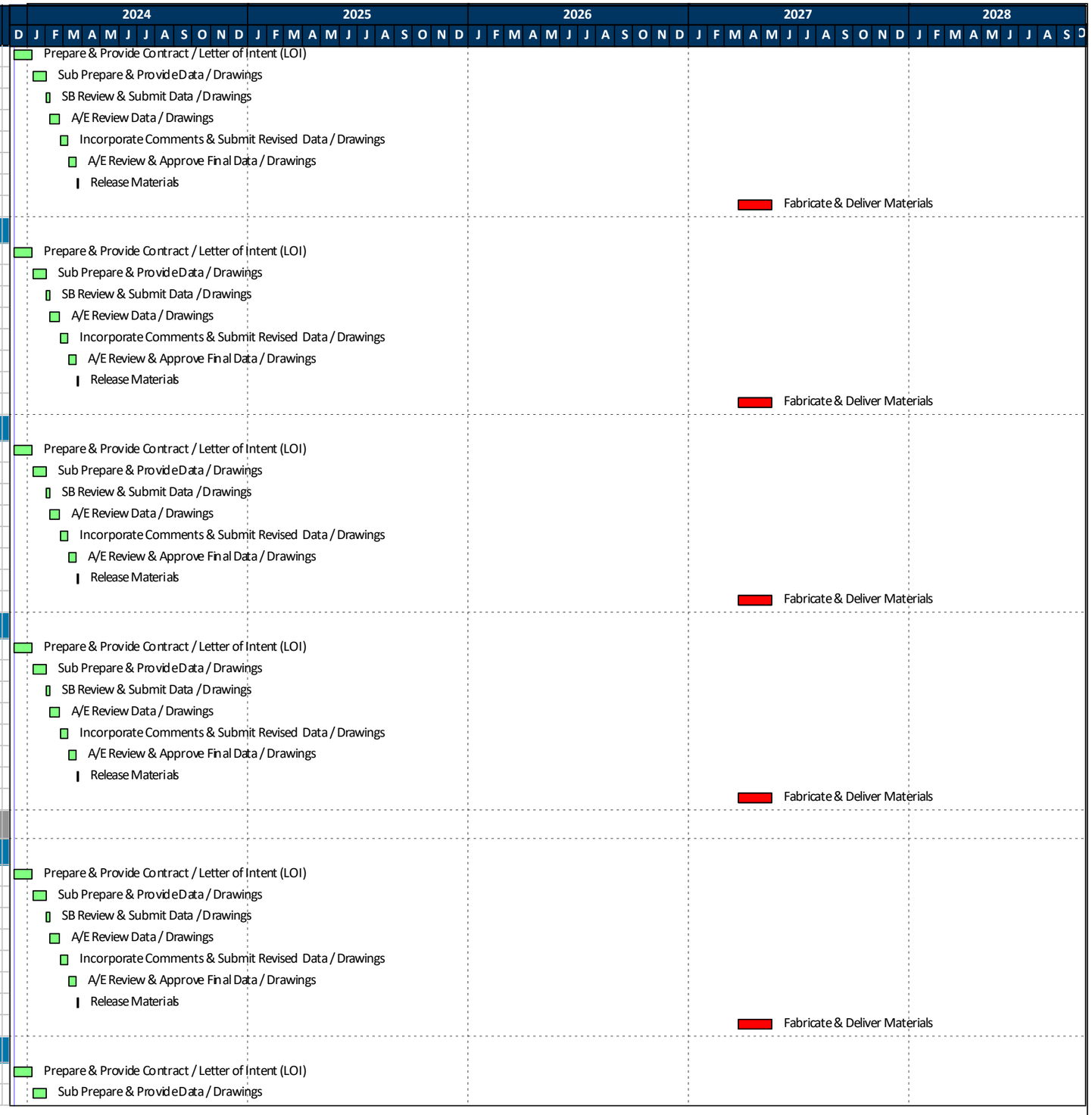
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Negative (<0 TF)
Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
Impacts
Impacted
Summary
Milestone
Critical Milestone

Celina Government Center
All Activities

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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-1300	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1870	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2440	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3010	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3580	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4150	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4720	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5290	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
102241 - Operable Partitions		862	862	862	11-Dec-23	19-May-27
SBMTL-1290	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1860	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2430	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3000	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3570	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4140	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4710	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5280	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
102310 - Interior Glazed Assemblies		862	862	862	11-Dec-23	19-May-27
SBMTL-1280	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1850	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2420	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2990	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3560	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4130	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4700	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5270	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
105113 - Lockers		862	862	862	11-Dec-23	19-May-27
SBMTL-1270	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1840	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2410	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2980	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3550	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4120	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4690	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5260	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 11 - Equipment		862	862	862	11-Dec-23	19-May-27
113013 - Appliances		862	862	862	11-Dec-23	19-May-27
SBMTL-1260	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1830	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2400	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2970	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3540	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4110	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4680	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5250	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
111319 - Loading Dock Equipment		862	862	862	11-Dec-23	19-May-27
SBMTL-1250	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1820	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24



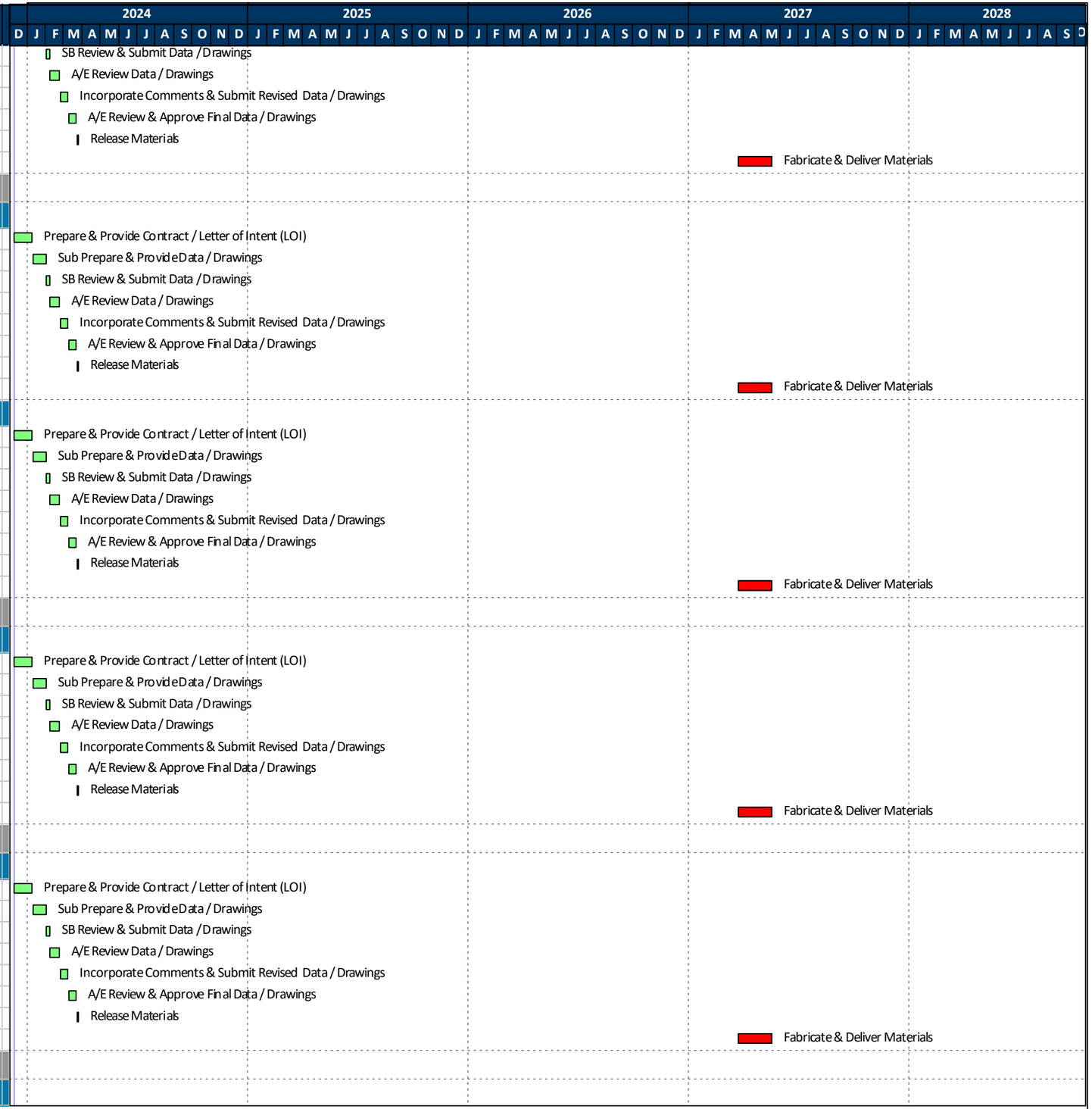
Remaining Work
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Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
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Impacted
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Milestone
Critical Milestone

Celina Government Center
All Activities

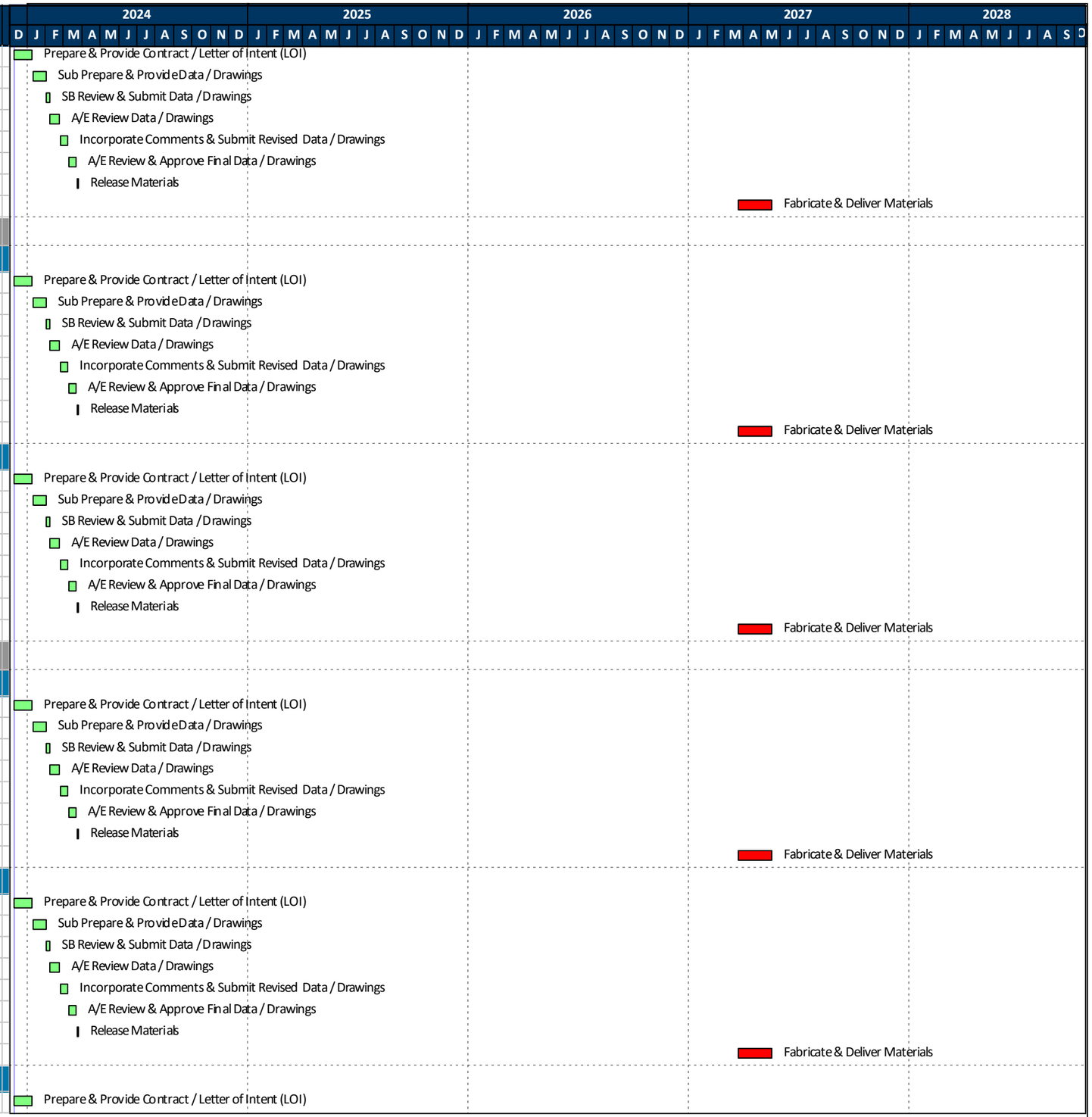
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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-2390	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2960	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3530	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4100	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4670	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5240	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 12 - Furnishings		862	862	862	11-Dec-23	19-May-27
123530 - Casework		862	862	862	11-Dec-23	19-May-27
SBMTL-1240	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1810	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2380	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2950	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3520	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4090	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4660	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5230	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
123600 - Countertops		862	862	862	11-Dec-23	19-May-27
SBMTL-1230	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1800	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2370	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2940	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3510	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4080	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4650	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5220	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 13 - Special Construction		862	862	862	11-Dec-23	19-May-27
131110 - Aquatics Recirc. Equipment		862	862	862	11-Dec-23	19-May-27
SBMTL-1220	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1790	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2360	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2930	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3500	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4070	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4640	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5210	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 14 - Conveying Equipment		862	862	862	11-Dec-23	19-May-27
142100 - Elevators		862	862	862	11-Dec-23	19-May-27
SBMTL-1210	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1780	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2350	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2920	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3490	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4060	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4630	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5200	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 21 - Fire Suppression		862	862	862	11-Dec-23	19-May-27
211300 - Fire-Suppression Sprinkler Systems		862	862	862	11-Dec-23	19-May-27



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-1200	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1770	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2340	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2910	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3480	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4050	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4620	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5190	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 22 - Plumbing		862	862	862	11-Dec-23	19-May-27
223000 - Plumbing Equipment		862	862	862	11-Dec-23	19-May-27
SBMTL-1190	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1760	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2330	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2900	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3470	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4040	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4610	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5180	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
222123 - Gas Systems		862	862	862	11-Dec-23	19-May-27
SBMTL-1180	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1750	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2320	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2890	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3460	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4030	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4600	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5170	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 23 - Heating, Ventilation, & Air-Conditioning (HVAC)		862	862	862	11-Dec-23	19-May-27
Buyout / Release		862	862	862	11-Dec-23	19-May-27
SBMTL-1170	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1740	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2310	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2880	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3450	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4020	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4590	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5160	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
233133 - Ductwork		862	862	862	11-Dec-23	19-May-27
SBMTL-1160	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1730	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2300	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2870	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3440	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4010	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4580	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5150	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
237400 - Rooftop Air Conditioning Units (RTU's)		862	862	862	11-Dec-23	19-May-27
SBMTL-1150	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24



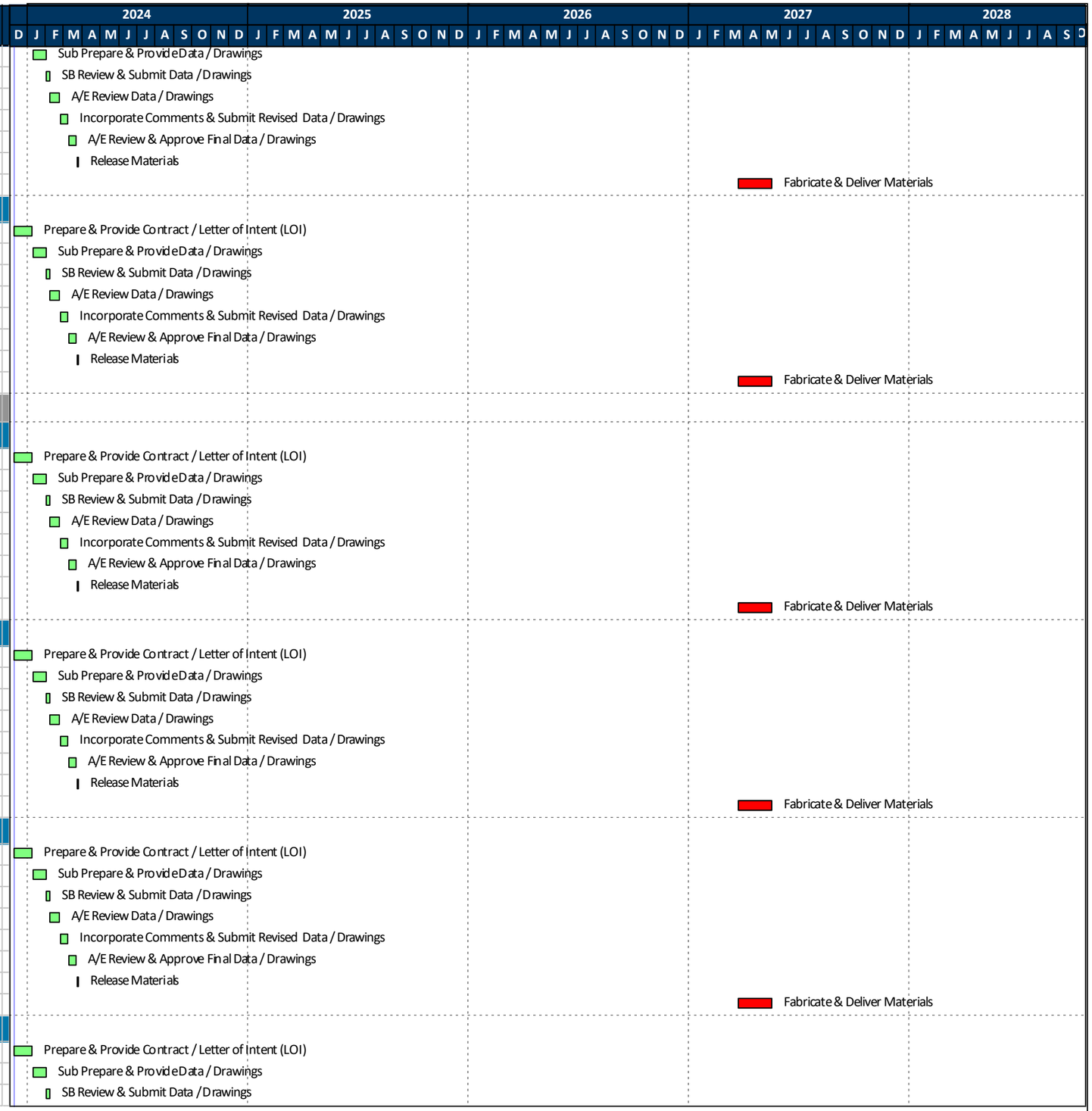
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Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
Impacts
Impacted
Summary
Milestone
Critical Milestone

Celina Government Center
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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-1720	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2290	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2860	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3430	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4000	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4570	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5140	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
238119 - Air Conditioning Units (ACUs)		862	862	862	11-Dec-23	19-May-27
SBMTL-1140	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1710	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2280	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2850	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3420	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3990	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4560	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5130	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 26 - Electrical		862	862	862	11-Dec-23	19-May-27
262213 - Low-Voltage Distribution Transformers		862	862	862	11-Dec-23	19-May-27
SBMTL-1130	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1700	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2270	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2840	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3410	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3980	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4550	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5120	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
262413 - Distribution Switchboards		862	862	862	11-Dec-23	19-May-27
SBMTL-1120	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1690	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2260	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2830	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3400	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3970	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4540	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5110	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
262416 - Panelboards		862	862	862	11-Dec-23	19-May-27
SBMTL-1110	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1680	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2250	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2820	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3390	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3960	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4530	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5100	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
262729 - Electric Vehicle Charging System		862	862	862	11-Dec-23	19-May-27
SBMTL-1100	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1670	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2240	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24



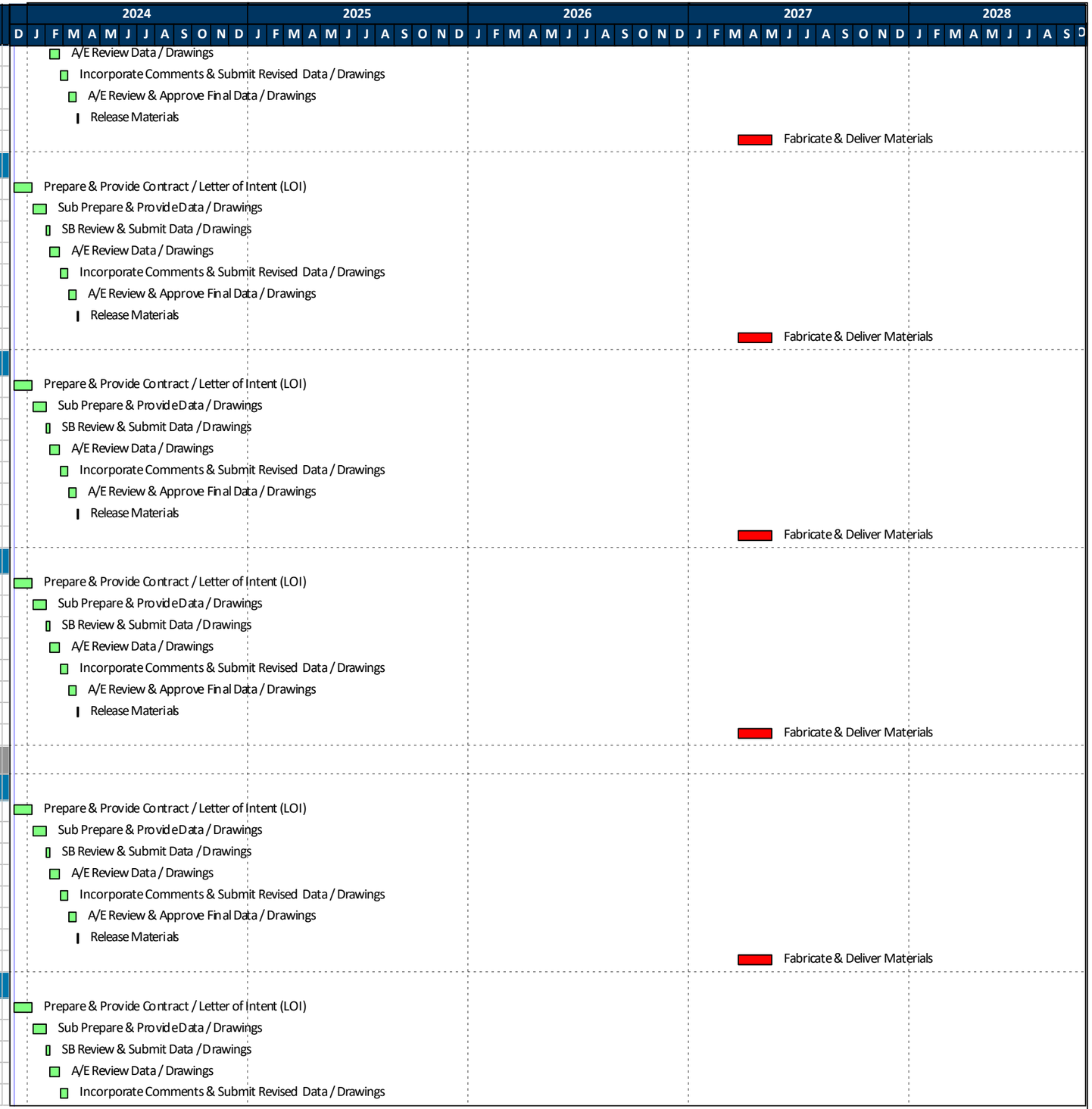
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-2810	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3380	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3950	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4520	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5090	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
262816 - Switches, Fuses, & Circuit Breakers		862	862	862	11-Dec-23	19-May-27
SBMTL-1090	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1660	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2230	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2800	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3370	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3940	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4510	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5080	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
263623 - Automatic Transfer Switch (ATS)		862	862	862	11-Dec-23	19-May-27
SBMTL-1070	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1640	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2210	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2780	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3350	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3920	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4490	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5060	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
265000 - Lighting Fixtures		862	862	862	11-Dec-23	19-May-27
SBMTL-1080	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1650	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2220	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2790	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3360	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3930	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4500	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5070	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 27 - Communications		862	862	862	11-Dec-23	19-May-27
270536 - Cable Trays		862	862	862	11-Dec-23	19-May-27
SBMTL-1060	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1630	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2200	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2770	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3340	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3910	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4480	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5050	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
274100 - Audio Video Systems		862	862	862	11-Dec-23	19-May-27
SBMTL-1050	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1620	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2190	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2760	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3330	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24



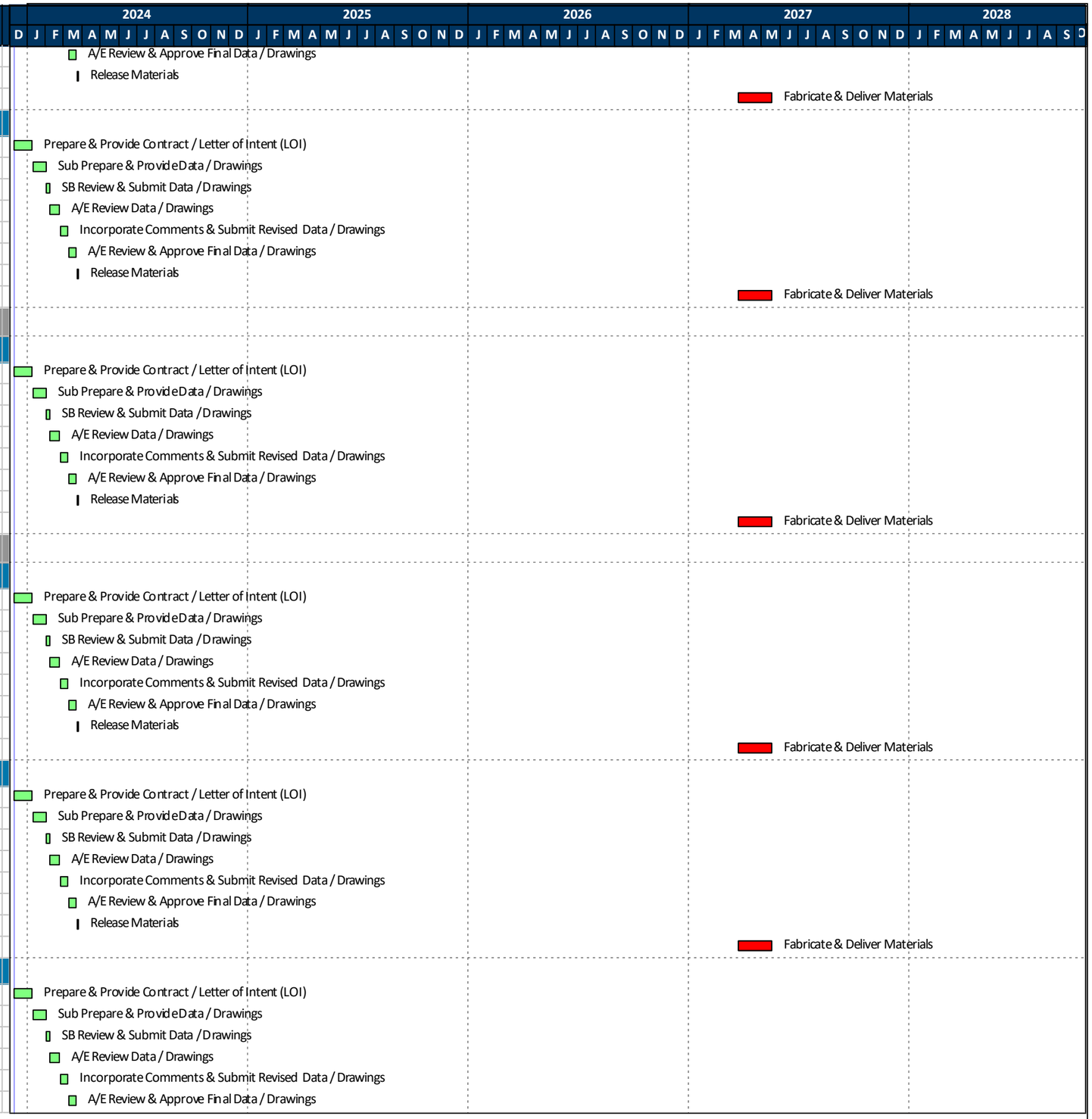
Remaining Work
Negative (<0 TF)
Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
Impacts
Impacted
Summary
Milestone
Critical Milestone

Celina Government Center
All Activities

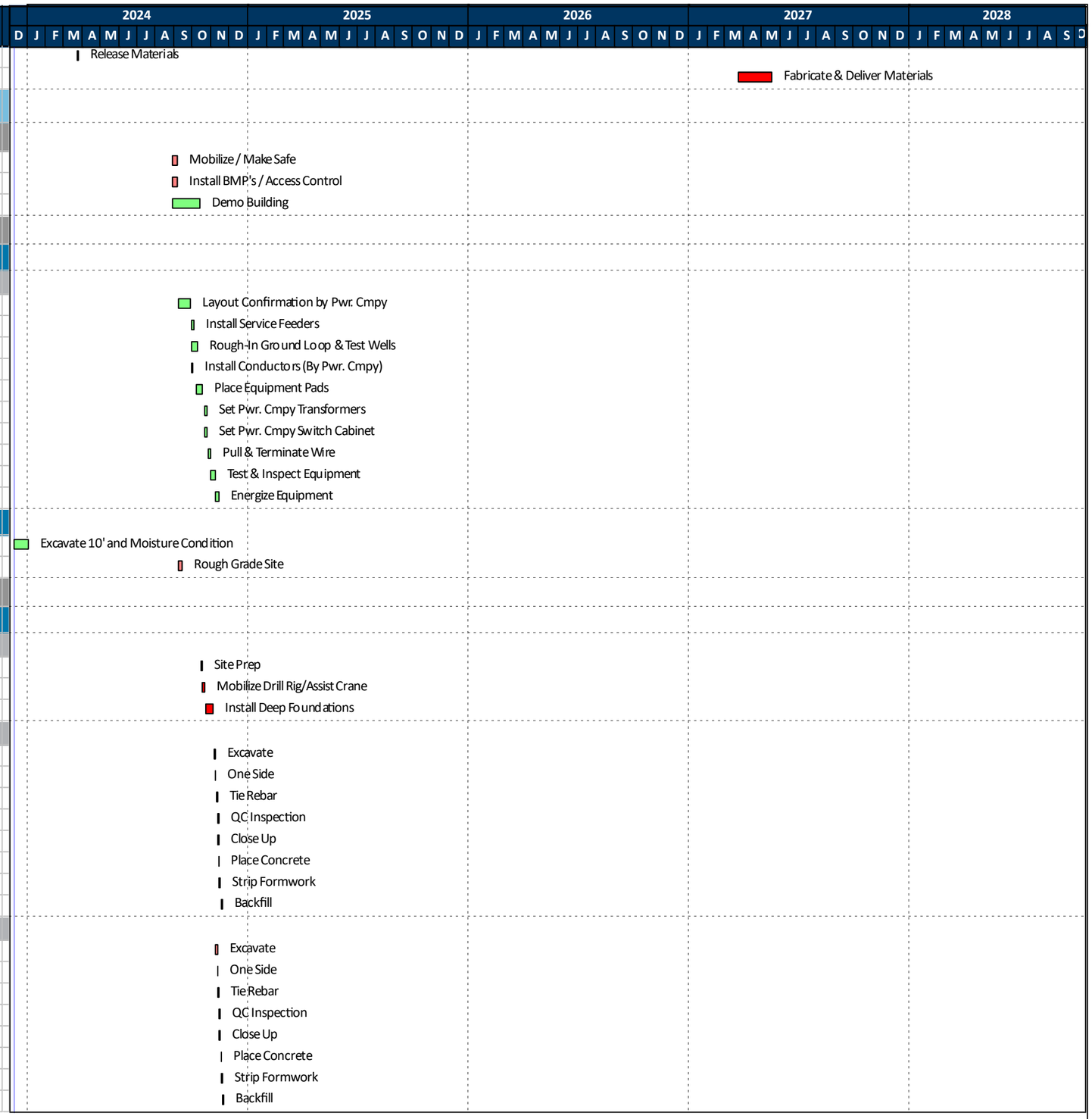
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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-3900	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4470	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5040	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
281300 - Access Control System		862	862	862	11-Dec-23	19-May-27
SBMTL-1040	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1610	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2180	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2750	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3320	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3890	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4460	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5030	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 28 - Security System Monitoring & Controls		862	862	862	11-Dec-23	19-May-27
284600 - Addressable Fire Alarm System		862	862	862	11-Dec-23	19-May-27
SBMTL-1030	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1600	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2170	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2740	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3310	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3880	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4450	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5020	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 33 - Utilities		862	862	862	11-Dec-23	19-May-27
331000 - Water Utilities		862	862	862	11-Dec-23	19-May-27
SBMTL-1020	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1590	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2160	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2730	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3300	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3870	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4440	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5010	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
333000 - Sanitary Sewage Utilities		862	862	862	11-Dec-23	19-May-27
SBMTL-1010	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1580	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2150	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2720	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3290	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3860	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4430	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5000	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
334000 - Storm Drainage Utilities		862	862	862	11-Dec-23	19-May-27
SBMTL-1000	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1570	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2140	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2710	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3280	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3850	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-4420	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-4990	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Construction (Work Days UON)		826	826	826	11-Dec-23	30-Mar-27
Mobilization / Establishment / Demo		31	31	31	30-Aug-24	14-Oct-24
MOB-1010	Mobilize / Make Safe	5	5	5	30-Aug-24	06-Sep-24
MOB-1000	Install BMP's / Access Control	5	5	5	30-Aug-24	06-Sep-24
MOB-1020	Demo Building	31	31	31	30-Aug-24	14-Oct-24
Civil		236	236	236	11-Dec-23	14-Nov-24
Utilities		49	49	49	09-Sep-24	14-Nov-24
Site Power		49	49	49	09-Sep-24	14-Nov-24
SPWR-1180	Layout Confirmation by Pwr. Cmpy	15	15	15	09-Sep-24	27-Sep-24
SPWR-1130	Install Service Feeders	5	5	5	30-Sep-24	04-Oct-24
SPWR-1160	Rough-In Ground Loop & Test Wells	8	8	8	30-Sep-24	09-Oct-24
SPWR-1190	Install Conductors (By Pwr. Cmpy)	3	3	3	30-Sep-24	02-Oct-24
SPWR-1170	Place Equipment Pads	10	10	10	07-Oct-24	18-Oct-24
SPWR-1110	Set Pwr. Cmpy Transformers	5	5	5	21-Oct-24	25-Oct-24
SPWR-1150	Set Pwr. Cmpy Switch Cabinet	5	5	5	21-Oct-24	25-Oct-24
SPWR-1200	Pull & Terminate Wire	4	4	4	28-Oct-24	31-Oct-24
SPWR-1210	Test & Inspect Equipment	5	5	5	01-Nov-24	07-Nov-24
SPWR-1220	Energize Equipment	5	5	5	08-Nov-24	14-Nov-24
Earthwork		192	192	192	11-Dec-23	13-Sep-24
CIV-2110	Excavate 10' and Moisture Condition	15	15	15	11-Dec-23	03-Jan-24
CIV-2090	Rough Grade Site	5	5	5	09-Sep-24	13-Sep-24
Parking Structure		428	428	428	11-Dec-23	22-Aug-25
Substructure		98	98	98	15-Oct-24	10-Mar-25
Deep Foundations		16	16	16	15-Oct-24	05-Nov-24
SIT-2060	Site Prep	3	3	3	15-Oct-24	17-Oct-24
SIT-2070	Mobilize Drill Rig/Assist Crane	3	3	3	18-Oct-24	22-Oct-24
FND-2720	Install Deep Foundations	10	10	10	23-Oct-24	05-Nov-24
Grade Beams Placement 01 (~110 lf)		10	10	10	06-Nov-24	19-Nov-24
FND-2920	Excavate	2	2	2	06-Nov-24	07-Nov-24
FND-2930	One Side	1	1	1	08-Nov-24	08-Nov-24
FND-2910	Tie Rebar	2	2	2	11-Nov-24	12-Nov-24
FND-2900	QC Inspection	1	1	1	13-Nov-24	13-Nov-24
FND-2990	Close Up	1	1	1	13-Nov-24	13-Nov-24
FND-2890	Place Concrete	1	1	1	14-Nov-24	14-Nov-24
FND-2880	Strip Formwork	1	1	1	15-Nov-24	15-Nov-24
FND-3000	Backfill	2	2	2	18-Nov-24	19-Nov-24
Grade Beams Placement 02 (~110 lf)		10	10	10	08-Nov-24	21-Nov-24
FND-3050	Excavate	2	2	2	08-Nov-24	11-Nov-24
FND-3060	One Side	1	1	1	12-Nov-24	12-Nov-24
FND-3040	Tie Rebar	2	2	2	13-Nov-24	14-Nov-24
FND-3030	QC Inspection	1	1	1	15-Nov-24	15-Nov-24
FND-3070	Close Up	1	1	1	15-Nov-24	15-Nov-24
FND-3020	Place Concrete	1	1	1	18-Nov-24	18-Nov-24
FND-3010	Strip Formwork	1	1	1	19-Nov-24	19-Nov-24
FND-3080	Backfill	2	2	2	20-Nov-24	21-Nov-24



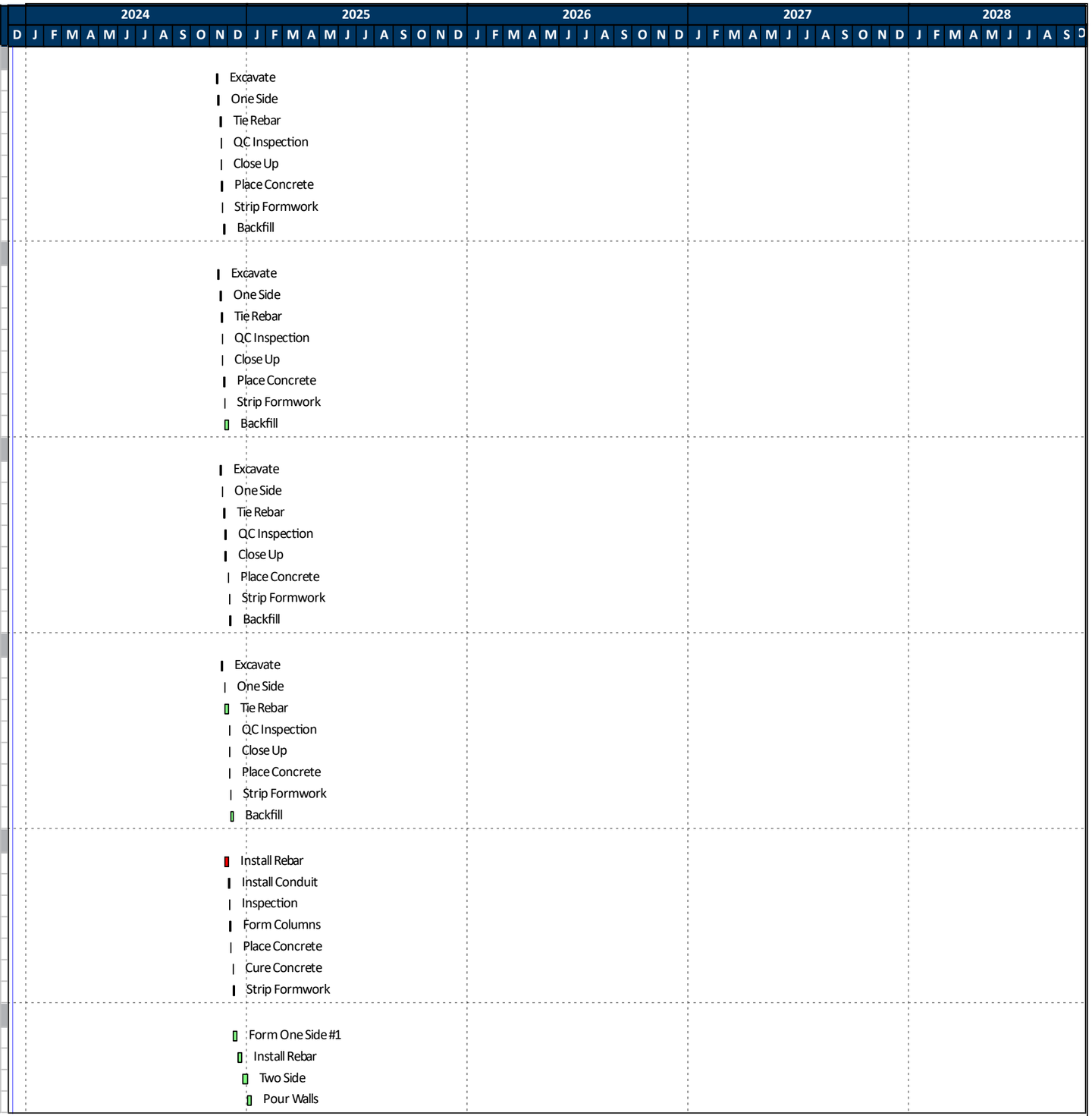
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

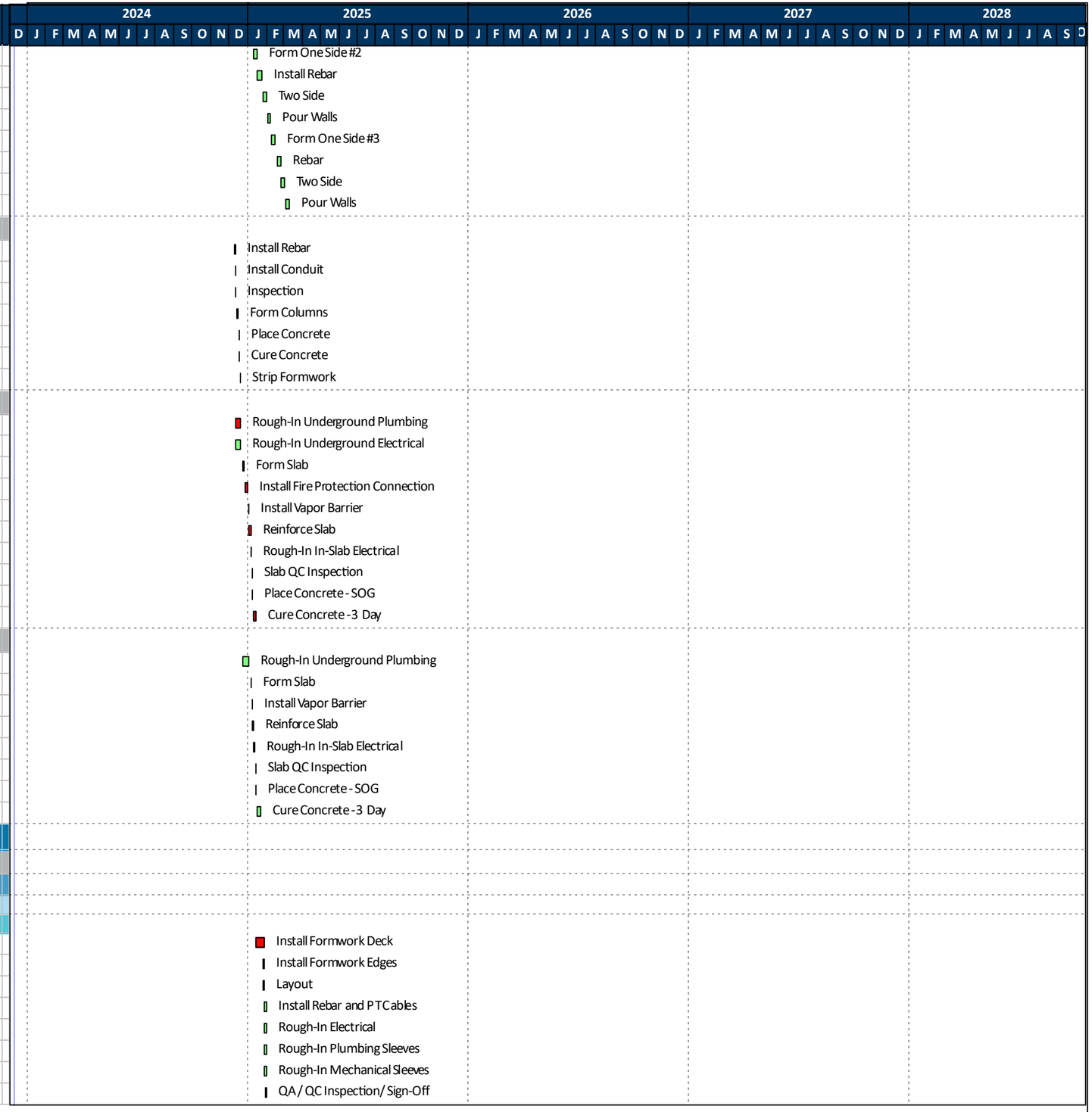
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Run Date :23-Aug-24
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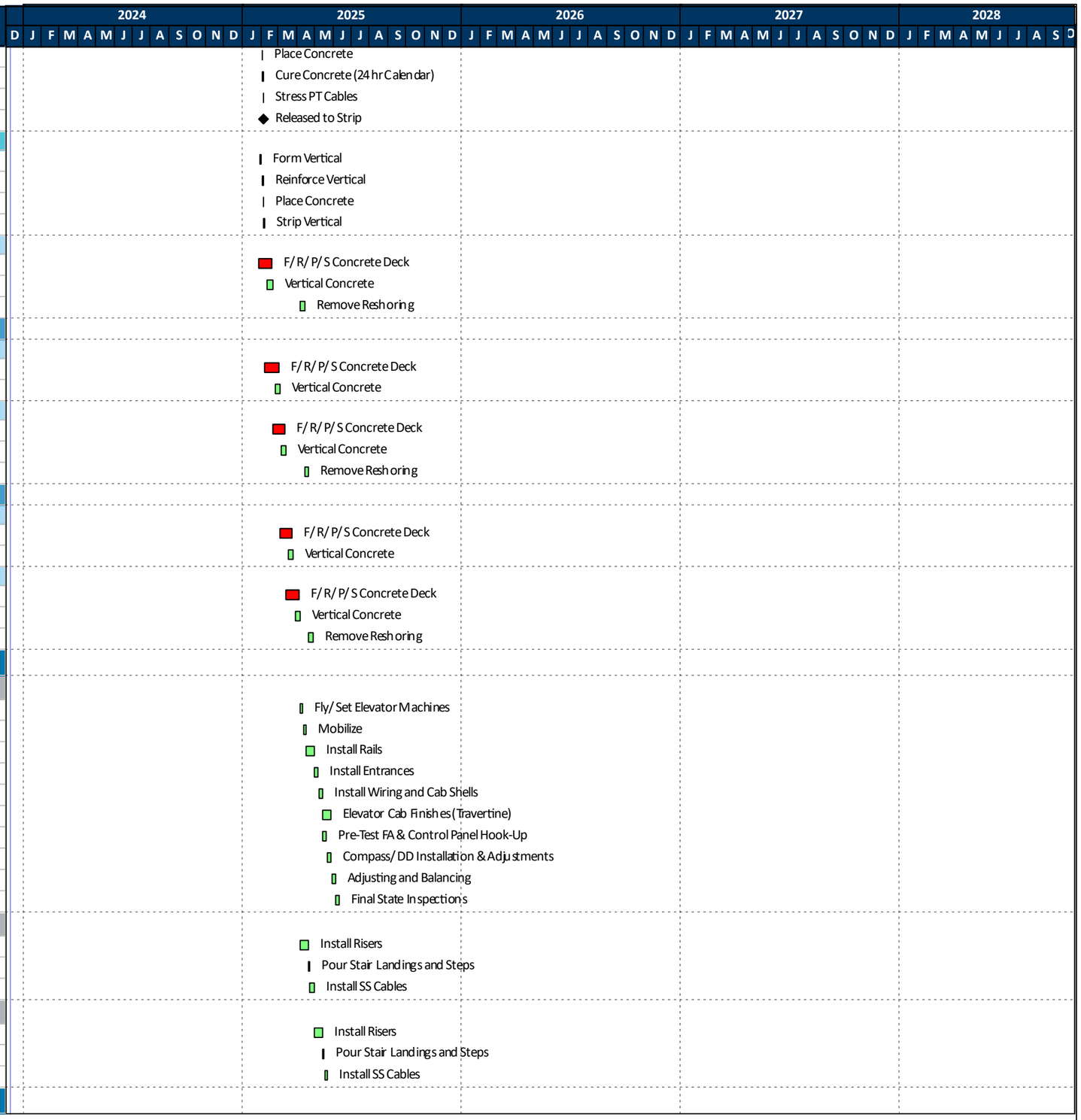
Activity ID	Activity Name	OD	RD	ACD	Start	Finish
Grade Beams Placement 03 (~1 10 lf)		11	11	11	12-Nov-24	26-Nov-24
FND-3130	Excavate	2	2	2	12-Nov-24	13-Nov-24
FND-3140	One Side	1	1	1	15-Nov-24	15-Nov-24
FND-3120	Tie Rebar	2	2	2	18-Nov-24	19-Nov-24
FND-3110	QC Inspection	1	1	1	20-Nov-24	20-Nov-24
FND-3150	Close Up	1	1	1	20-Nov-24	20-Nov-24
FND-3100	Place Concrete	1	1	1	21-Nov-24	21-Nov-24
FND-3090	Strip Formwork	1	1	1	22-Nov-24	22-Nov-24
FND-3160	Backfill	2	2	2	25-Nov-24	26-Nov-24
Grade Beams Placement 04 (~1 10 lf)		11	11	11	14-Nov-24	02-Dec-24
FND-3210	Excavate	2	2	2	14-Nov-24	15-Nov-24
FND-3220	One Side	1	1	1	19-Nov-24	19-Nov-24
FND-3200	Tie Rebar	2	2	2	20-Nov-24	21-Nov-24
FND-3190	QC Inspection	1	1	1	22-Nov-24	22-Nov-24
FND-3230	Close Up	1	1	1	22-Nov-24	22-Nov-24
FND-3180	Place Concrete	1	1	1	25-Nov-24	25-Nov-24
FND-3170	Strip Formwork	1	1	1	26-Nov-24	26-Nov-24
FND-3240	Backfill	2	2	2	27-Nov-24	02-Dec-24
Grade Beams Placement 05 (~1 10 lf)		12	12	12	18-Nov-24	05-Dec-24
FND-3290	Excavate	2	2	2	18-Nov-24	19-Nov-24
FND-3300	One Side	1	1	1	22-Nov-24	22-Nov-24
FND-3280	Tie Rebar	2	2	2	25-Nov-24	26-Nov-24
FND-3270	QC Inspection	1	1	1	27-Nov-24	27-Nov-24
FND-3310	Close Up	1	1	1	27-Nov-24	27-Nov-24
FND-3260	Place Concrete	1	1	1	02-Dec-24	02-Dec-24
FND-3250	Strip Formwork	1	1	1	03-Dec-24	03-Dec-24
FND-3320	Backfill	2	2	2	04-Dec-24	05-Dec-24
Grade Beams Placement 06 (~1 10 lf)		12	12	12	20-Nov-24	09-Dec-24
FND-3370	Excavate	2	2	2	20-Nov-24	21-Nov-24
FND-3380	One Side	1	1	1	26-Nov-24	26-Nov-24
FND-3360	Tie Rebar	2	2	2	27-Nov-24	02-Dec-24
FND-3350	QC Inspection	1	1	1	03-Dec-24	03-Dec-24
FND-3390	Close Up	1	1	1	03-Dec-24	03-Dec-24
FND-3340	Place Concrete	1	1	1	04-Dec-24	04-Dec-24
FND-3330	Strip Formwork	1	1	1	05-Dec-24	05-Dec-24
FND-3400	Backfill	2	2	2	06-Dec-24	09-Dec-24
Columns - Area 1		9	9	9	27-Nov-24	11-Dec-24
SUB-3390	Install Rebar	2	2	2	27-Nov-24	02-Dec-24
SUB-3400	Install Conduit	2	2	2	02-Dec-24	03-Dec-24
SUB-3480	Inspection	1	1	1	03-Dec-24	03-Dec-24
SUB-3410	Form Columns	2	2	2	04-Dec-24	05-Dec-24
SUB-3420	Place Concrete	1	1	1	06-Dec-24	06-Dec-24
SUB-3340	Cure Concrete	1	1	1	09-Dec-24	09-Dec-24
SUB-3350	Strip Formwork	2	2	2	10-Dec-24	11-Dec-24
Ramp Walls		60	60	60	10-Dec-24	10-Mar-25
A9870	Form One Side #1	5	5	5	10-Dec-24	16-Dec-24
A9880	Install Rebar	5	5	5	17-Dec-24	23-Dec-24
A9890	Two Side	5	5	5	26-Dec-24	02-Jan-25
A9900	Pour Walls	5	5	5	03-Jan-25	09-Jan-25



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
A9910	Form One Side #2	5	5	5	10-Jan-25	16-Jan-25
A9920	Install Rebar	5	5	5	17-Jan-25	24-Jan-25
A9930	Two Side	5	5	5	27-Jan-25	31-Jan-25
A9940	Pour Walls	5	5	5	03-Feb-25	07-Feb-25
A9950	Form One Side #3	5	5	5	10-Feb-25	14-Feb-25
A9960	Rebar	5	5	5	18-Feb-25	24-Feb-25
A9970	Two Side	5	5	5	25-Feb-25	03-Mar-25
A9980	Pour Walls	5	5	5	04-Mar-25	10-Mar-25
Columns - Area 2		9	9	9	10-Dec-24	20-Dec-24
SUB-3510	Install Rebar	2	2	2	10-Dec-24	11-Dec-24
SUB-3520	Install Conduit	2	2	2	11-Dec-24	12-Dec-24
SUB-3550	Inspection	1	1	1	12-Dec-24	12-Dec-24
SUB-3530	Form Columns	2	2	2	13-Dec-24	16-Dec-24
SUB-3540	Place Concrete	1	1	1	17-Dec-24	17-Dec-24
SUB-3490	Cure Concrete	1	1	1	18-Dec-24	18-Dec-24
SUB-3500	Strip Formwork	2	2	2	19-Dec-24	20-Dec-24
SOG Area 01 (~17,000sf)		21	21	21	12-Dec-24	14-Jan-25
SOG-2220	Rough-In Underground Plumbing	7	7	7	12-Dec-24	20-Dec-24
SOG-2340	Rough-In Underground Electrical	7	7	7	12-Dec-24	20-Dec-24
SOG-2180	Form Slab	2	2	2	23-Dec-24	26-Dec-24
SOG-2170	Install Fire Protection Connection	3	3	3	27-Dec-24	31-Dec-24
SOG-2250	Install Vapor Barrier	1	1	1	02-Jan-25	02-Jan-25
SOG-2240	Reinforce Slab	2	2	2	03-Jan-25	06-Jan-25
SOG-2230	Rough-In In-Slab Electrical	2	2	2	06-Jan-25	07-Jan-25
SOG-2210	Slab QC Inspection	1	1	1	08-Jan-25	08-Jan-25
SOG-2200	Place Concrete - SOG	1	1	1	09-Jan-25	09-Jan-25
SOG-2190	Cure Concrete - 3 Day	3	3	3	10-Jan-25	14-Jan-25
SOG Area 02 (~17,000sf)		18	18	18	23-Dec-24	21-Jan-25
SOG-2300	Rough-In Underground Plumbing	7	7	7	23-Dec-24	03-Jan-25
SOG-2260	Form Slab	2	2	2	06-Jan-25	07-Jan-25
SOG-2330	Install Vapor Barrier	1	1	1	08-Jan-25	08-Jan-25
SOG-2320	Reinforce Slab	2	2	2	09-Jan-25	10-Jan-25
SOG-2310	Rough-In In-Slab Electrical	2	2	2	10-Jan-25	13-Jan-25
SOG-2290	Slab QC Inspection	1	1	1	14-Jan-25	14-Jan-25
SOG-2280	Place Concrete - SOG	1	1	1	15-Jan-25	15-Jan-25
SOG-2270	Cure Concrete - 3 Day	3	3	3	16-Jan-25	21-Jan-25
Superstructure		72	72	72	15-Jan-25	28-Apr-25
CIP Concrete - PT		72	72	72	15-Jan-25	28-Apr-25
Level 02		62	62	62	15-Jan-25	14-Apr-25
Placement 01		16	16	16	15-Jan-25	06-Feb-25
Horizontal		15	15	15	15-Jan-25	05-Feb-25
OF_ST_09_P1-186	Install Formwork Deck	8	8	8	15-Jan-25	27-Jan-25
OF_ST_09_P1-187	Install Formwork Edges	2	2	2	27-Jan-25	28-Jan-25
OF_ST_09_P1-188	Layout	2	2	2	27-Jan-25	28-Jan-25
OF_ST_09_P1-189	Install Rebar and PT Cables	4	4	4	28-Jan-25	31-Jan-25
OF_ST_09_P1-190	Rough-In Electrical	3	3	3	29-Jan-25	31-Jan-25
OF_ST_09_P1-197	Rough-In Plumbing Sleeves	3	3	3	29-Jan-25	31-Jan-25
OF_ST_09_P1-198	Rough-In Mechanical Sleeves	3	3	3	29-Jan-25	31-Jan-25
OF_ST_09_P1-191	QA / QC Inspection / Sign-Off	1	1	1	31-Jan-25	31-Jan-25



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
OF_ST_09_P1-192	Place Concrete	1	1	1	03-Feb-25	03-Feb-25
OF_ST_09_P1-196	Cure Concrete (24 hr Calendar)	1	1	1	04-Feb-25	04-Feb-25
OF_ST_09_P1-193	Stress PT Cables	1	1	1	05-Feb-25	05-Feb-25
OF_ST_09_P1-194	Released to Strip	0	0	0		05-Feb-25
Vertical		6	6	6	30-Jan-25	06-Feb-25
A9430	Form Vertical	2	2	2	30-Jan-25	31-Jan-25
A9440	Reinforce Vertical	2	2	2	03-Feb-25	04-Feb-25
A9450	Place Concrete	1	1	1	05-Feb-25	05-Feb-25
A9460	Strip Vertical	1	1	1	06-Feb-25	06-Feb-25
Placement 02		54	54	54	28-Jan-25	14-Apr-25
A9470	F/R/P/S Concrete Deck	16	16	16	28-Jan-25	19-Feb-25
A9480	Vertical Concrete	6	6	6	12-Feb-25	20-Feb-25
OF_ST_09_P1-1950	Remove Reshoring	5	5	5	08-Apr-25	14-Apr-25
Level 03		51	51	51	07-Feb-25	21-Apr-25
Placement 01		17	17	17	07-Feb-25	04-Mar-25
A9590	F/R/P/S Concrete Deck	16	16	16	07-Feb-25	03-Mar-25
A9600	Vertical Concrete	6	6	6	25-Feb-25	04-Mar-25
Placement 02		43	43	43	20-Feb-25	21-Apr-25
A9570	F/R/P/S Concrete Deck	16	16	16	20-Feb-25	13-Mar-25
A9580	Vertical Concrete	6	6	6	07-Mar-25	14-Mar-25
OF_ST_09_P1-1990	Remove Reshoring	5	5	5	15-Apr-25	21-Apr-25
Level 04		40	40	40	04-Mar-25	28-Apr-25
Placement 01		17	17	17	04-Mar-25	26-Mar-25
A9550	F/R/P/S Concrete Deck	16	16	16	04-Mar-25	25-Mar-25
A9560	Vertical Concrete	6	6	6	19-Mar-25	26-Mar-25
Placement 02		32	32	32	14-Mar-25	28-Apr-25
A9530	F/R/P/S Concrete Deck	16	16	16	14-Mar-25	04-Apr-25
A9540	Vertical Concrete	6	6	6	31-Mar-25	07-Apr-25
OF_ST_09_P1-2000	Remove Reshoring	5	5	5	22-Apr-25	28-Apr-25
Vertical Transportation		48	48	48	07-Apr-25	12-Jun-25
Elevators		48	48	48	07-Apr-25	12-Jun-25
OF_ELV-2450	Fly/Set Elevator Machines	5	5	5	07-Apr-25	11-Apr-25
OF_ELV-2460	Mobilize	3	3	3	14-Apr-25	16-Apr-25
OF_ELV-2470	Install Rails	10	10	10	17-Apr-25	30-Apr-25
OF_ELV-2480	Install Entrances	5	5	5	01-May-25	07-May-25
OF_ELV-2490	Install Wiring and Cab Shells	5	5	5	08-May-25	14-May-25
OF_ELV-2440	Elevator Cab Finishes (Travertine)	10	10	10	15-May-25	29-May-25
OF_ELV-2500	Pre-Test FA & Control Panel Hook-Up	5	5	5	15-May-25	21-May-25
OF_ELV-2510	Compass/DD Installation & Adjustments	5	5	5	22-May-25	29-May-25
OF_ELV-2520	Adjusting and Balancing	5	5	5	30-May-25	05-Jun-25
OF_ELV-2530	Final State Inspections	5	5	5	06-Jun-25	12-Jun-25
Stair 1		17	17	17	08-Apr-25	30-Apr-25
A9810	Install Risers	10	10	10	08-Apr-25	21-Apr-25
A9820	Pour Stair Landings and Steps	2	2	2	22-Apr-25	23-Apr-25
A9830	Install SS Cables	5	5	5	24-Apr-25	30-Apr-25
Stair 2		17	17	17	01-May-25	23-May-25
A9840	Install Risers	10	10	10	01-May-25	14-May-25
A9850	Pour Stair Landings and Steps	2	2	2	15-May-25	16-May-25
A9860	Install SS Cables	5	5	5	19-May-25	23-May-25
Enclosure		396	396	396	11-Dec-23	09-Jul-25



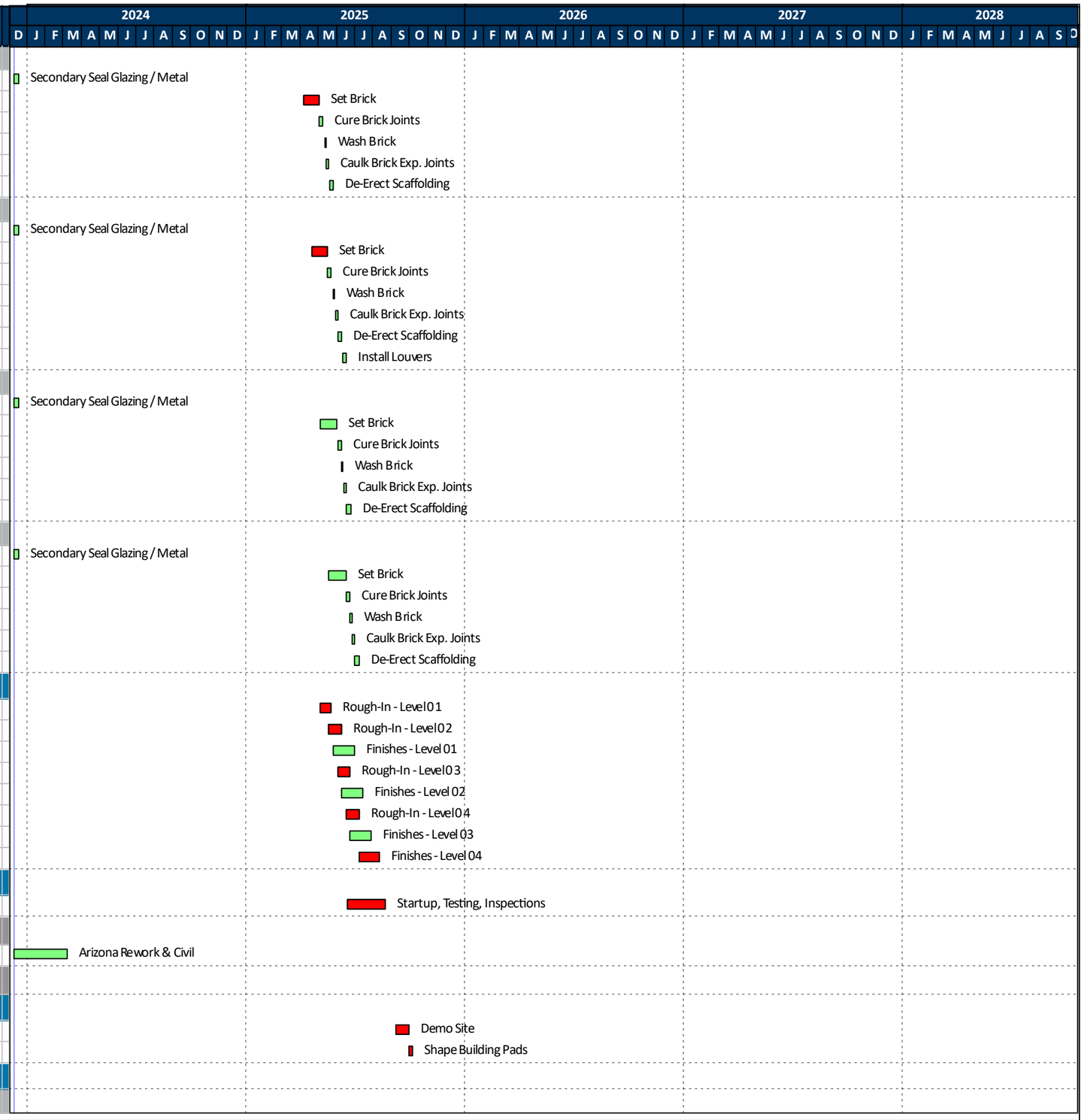
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
South Elevation		366	366	366	11-Dec-23	27-May-25
RE_EXTEL-3690	Secondary Seal Glazing / Metal	6	6	6	11-Dec-23	18-Dec-23
RE_EXTEL-3650	Set Brick	20	20	20	07-Apr-25	02-May-25
RE_EXTEL-3680	Cure Brick Joints	7	7	7	03-May-25	09-May-25
RE_EXTEL-3480	Wash Brick	3	3	3	12-May-25	14-May-25
RE_EXTEL-3470	Caulk Brick Exp. Joints	3	3	3	15-May-25	19-May-25
RE_EXTEL-3490	De-Erect Scaffolding	5	5	5	20-May-25	27-May-25
West Elevation		381	381	381	11-Dec-23	17-Jun-25
RE_EXTEL-3640	Secondary Seal Glazing / Metal	6	6	6	11-Dec-23	18-Dec-23
RE_EXTEL-3600	Set Brick	20	20	20	21-Apr-25	16-May-25
RE_EXTEL-3630	Cure Brick Joints	7	7	7	17-May-25	23-May-25
RE_EXTEL-3450	Wash Brick	3	3	3	27-May-25	29-May-25
RE_EXTEL-3440	Caulk Brick Exp. Joints	3	3	3	30-May-25	03-Jun-25
RE_EXTEL-3460	De-Erect Scaffolding	5	5	5	04-Jun-25	10-Jun-25
RE_EXTEL-3660	Install Louvers	5	5	5	11-Jun-25	17-Jun-25
North Elevation		386	386	386	11-Dec-23	24-Jun-25
RE_EXTEL-3590	Secondary Seal Glazing / Metal	6	6	6	11-Dec-23	18-Dec-23
RE_EXTEL-3550	Set Brick	20	20	20	05-May-25	02-Jun-25
RE_EXTEL-3580	Cure Brick Joints	7	7	7	03-Jun-25	09-Jun-25
RE_EXTEL-3420	Wash Brick	3	3	3	10-Jun-25	12-Jun-25
RE_EXTEL-3410	Caulk Brick Exp. Joints	3	3	3	13-Jun-25	17-Jun-25
RE_EXTEL-3430	De-Erect Scaffolding	5	5	5	18-Jun-25	24-Jun-25
East Elevation		396	396	396	11-Dec-23	09-Jul-25
RE_EXTEL-3540	Secondary Seal Glazing / Metal	6	6	6	11-Dec-23	18-Dec-23
RE_EXTEL-3500	Set Brick	20	20	20	19-May-25	16-Jun-25
RE_EXTEL-3530	Cure Brick Joints	7	7	7	17-Jun-25	23-Jun-25
RE_EXTEL-3390	Wash Brick	3	3	3	24-Jun-25	26-Jun-25
RE_EXTEL-3380	Caulk Brick Exp. Joints	3	3	3	27-Jun-25	01-Jul-25
RE_EXTEL-3400	De-Erect Scaffolding	5	5	5	02-Jul-25	09-Jul-25
Interiors		70	70	70	05-May-25	12-Aug-25
A9610	Rough-In - Level01	15	15	15	05-May-25	23-May-25
A9620	Rough-In - Level02	15	15	15	19-May-25	09-Jun-25
A9650	Finishes - Level 01	25	25	25	27-May-25	30-Jun-25
A9630	Rough-In - Level03	15	15	15	03-Jun-25	23-Jun-25
A9660	Finishes - Level 02	25	25	25	10-Jun-25	15-Jul-25
A9640	Rough-In - Level04	15	15	15	17-Jun-25	08-Jul-25
A9670	Finishes - Level 03	25	25	25	24-Jun-25	29-Jul-25
A9680	Finishes - Level 04	25	25	25	09-Jul-25	12-Aug-25
Startup, Testing, Inspections		45	45	45	20-Jun-25	22-Aug-25
A9690	Startup, Testing, Inspections	45	45	45	20-Jun-25	22-Aug-25
Road Work (Arizona Rework & Civil)		60	60	60	11-Dec-23	08-Mar-24
AZ-1000	Arizona Rework & Civil	60	60	60	11-Dec-23	08-Mar-24
Building		388	388	388	09-Sep-25	30-Mar-27
Site Prep & Demo		20	20	20	09-Sep-25	06-Oct-25
CIV-2100	Demo Site	15	15	15	09-Sep-25	29-Sep-25
CIV-2080	Shape Building Pads	5	5	5	30-Sep-25	06-Oct-25
Substructure		91	91	91	07-Oct-25	20-Feb-26
Earthwork/ Excavation		20	20	20	07-Oct-25	03-Nov-25



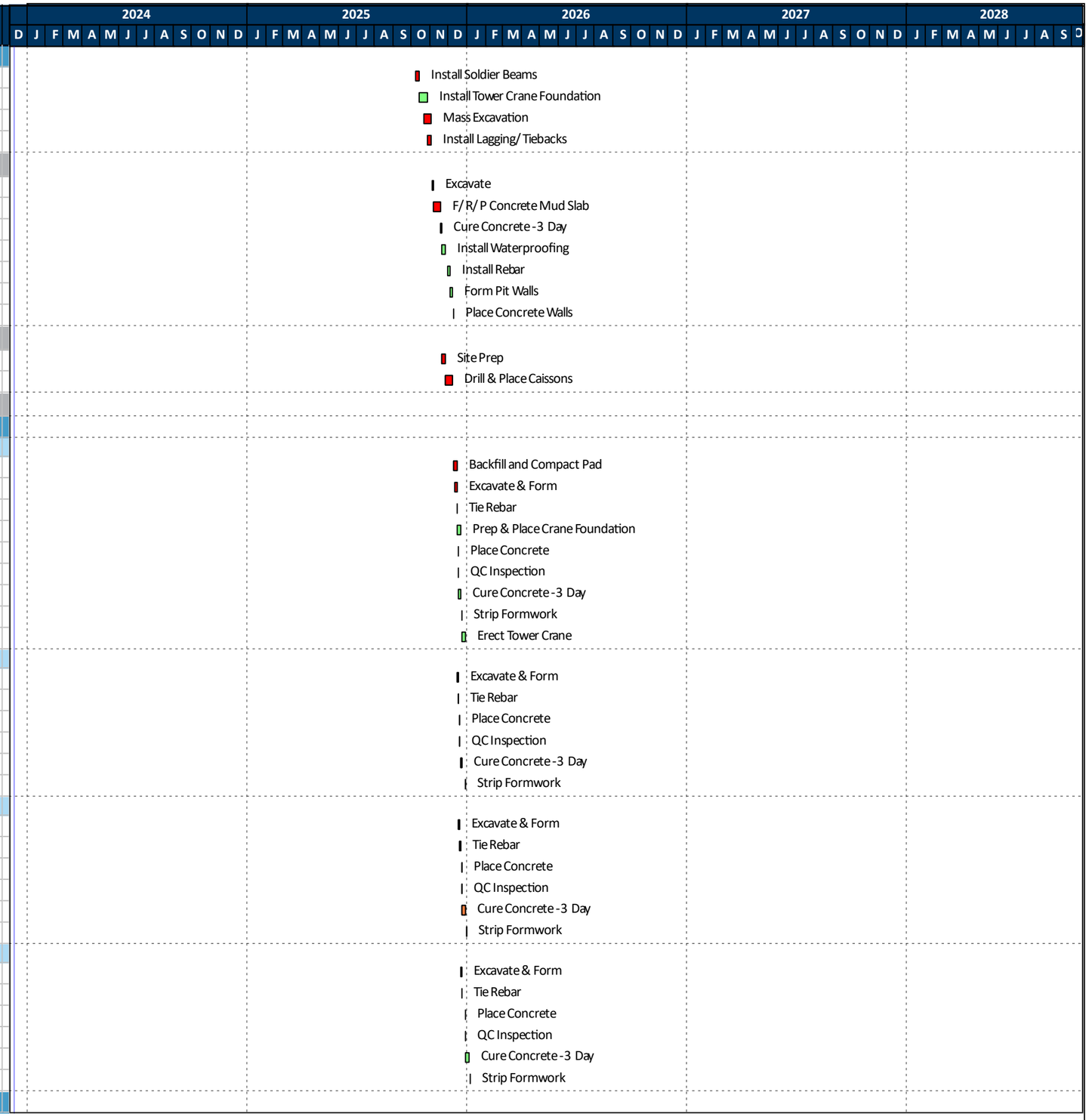
Remaining Work
Negative (<0 TF)
Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
Impacts
Impacted
Summary
Milestone
Critical Milestone

Celina Government Center
All Activities

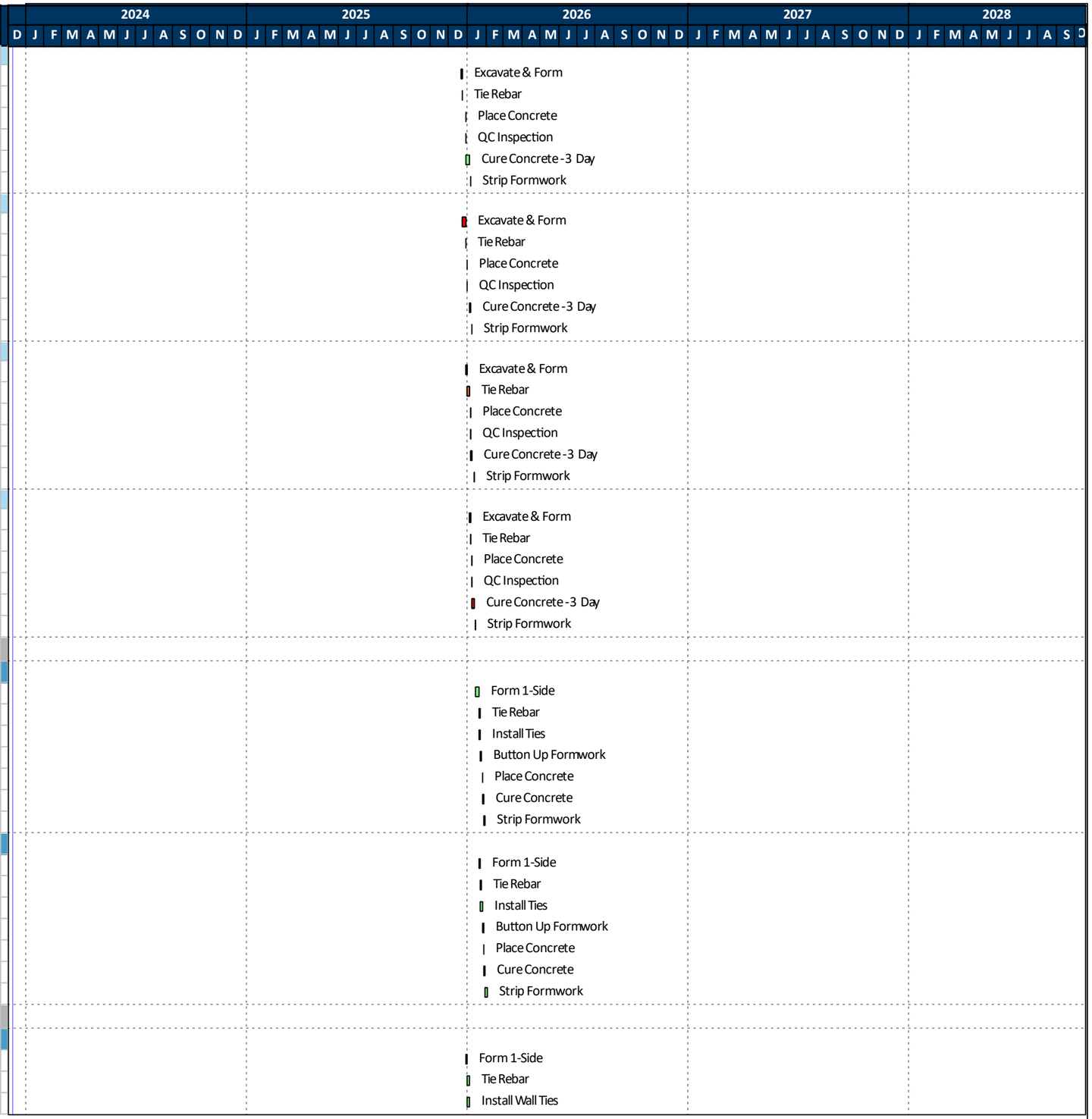
SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

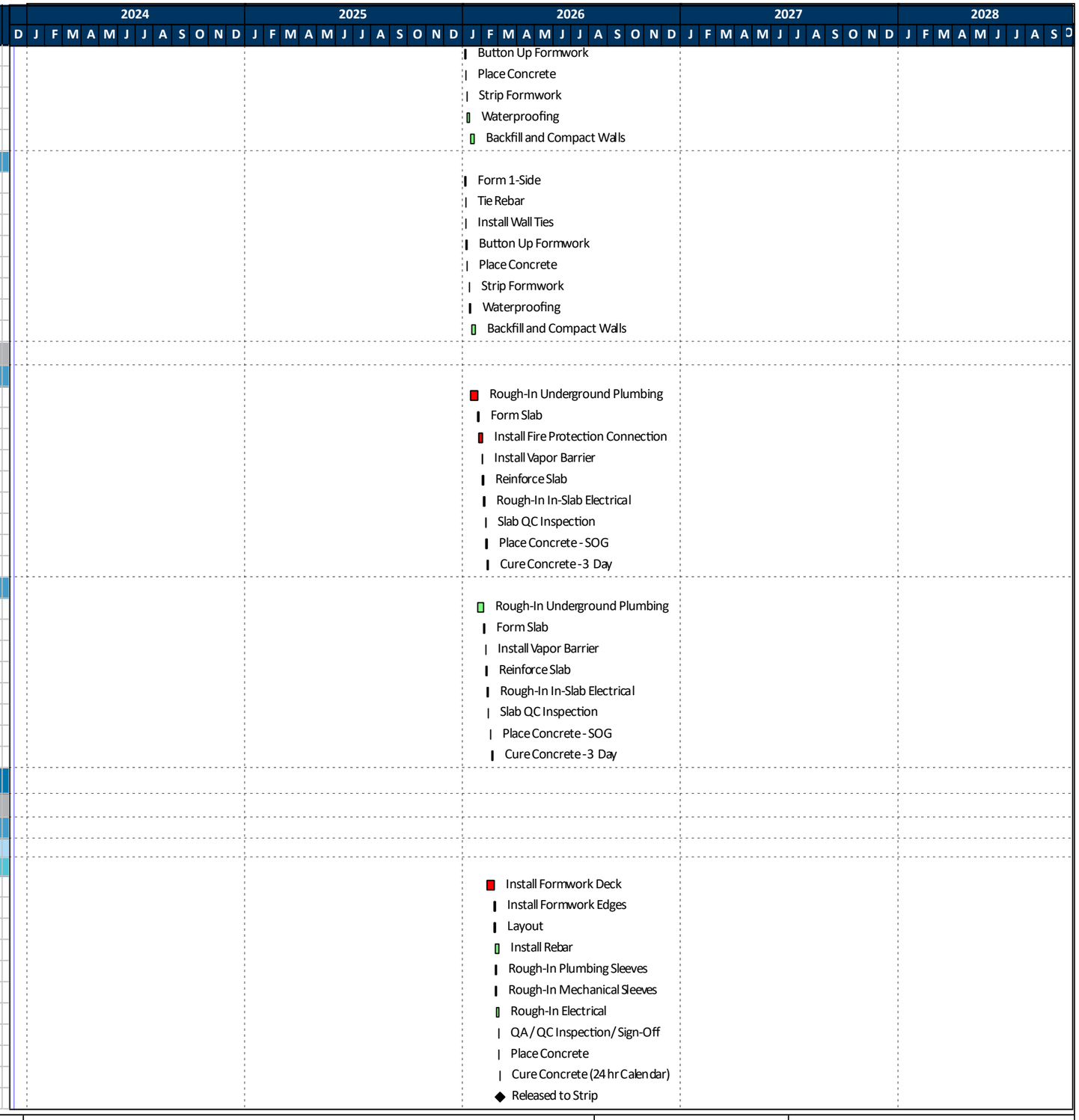
Activity ID	Activity Name	OD	RD	ACD	Start	Finish
Level B1		20	20	20	07-Oct-25	03-Nov-25
SUB-2000	Install Soldier Beams	5	5	5	07-Oct-25	13-Oct-25
SUB-2910	Install Tower Crane Foundation	10	10	10	14-Oct-25	27-Oct-25
SUB-2020	Mass Excavation	10	10	10	21-Oct-25	03-Nov-25
SUB-2010	Install Lagging/ Tiebacks	5	5	5	28-Oct-25	03-Nov-25
Elevator / Pits		24	24	24	04-Nov-25	09-Dec-25
SUB-3230	Excavate	3	3	3	04-Nov-25	06-Nov-25
SUB-3240	F/ R/ P Concrete Mud Slab	7	7	7	07-Nov-25	17-Nov-25
SUB-3250	Cure Concrete - 3 Day	3	3	3	18-Nov-25	20-Nov-25
SUB-3300	Install Waterproofing	4	4	4	21-Nov-25	26-Nov-25
SUB-3310	Install Rebar	3	3	3	01-Dec-25	03-Dec-25
SUB-3320	Form Pit Walls	3	3	3	04-Dec-25	08-Dec-25
SUB-3330	Place Concrete Walls	1	1	1	09-Dec-25	09-Dec-25
Deep Foundations		10	10	10	21-Nov-25	08-Dec-25
SIT-2050	Site Prep	3	3	3	21-Nov-25	25-Nov-25
FND-2710	Drill & Place Caissons	7	7	7	26-Nov-25	08-Dec-25
Foundations		23	23	23	09-Dec-25	14-Jan-26
Pier Caps		17	17	17	09-Dec-25	06-Jan-26
Pier Caps Placement 01 (10ea)		14	14	14	09-Dec-25	30-Dec-25
FND-2010	Backfill and Compact Pad	5	5	5	09-Dec-25	15-Dec-25
FND-2030	Excavate & Form	2	2	2	12-Dec-25	15-Dec-25
FND-2040	Tie Rebar	2	2	2	15-Dec-25	16-Dec-25
FND-2050	Prep & Place Crane Foundation	5	5	5	16-Dec-25	22-Dec-25
FND-2080	Place Concrete	1	1	1	17-Dec-25	17-Dec-25
FND-2090	QC Inspection	1	1	1	17-Dec-25	17-Dec-25
FND-2100	Cure Concrete - 3 Day	3	3	3	18-Dec-25	22-Dec-25
FND-2130	Strip Formwork	1	1	1	23-Dec-25	23-Dec-25
FND-2170	Erect Tower Crane	3	3	3	24-Dec-25	30-Dec-25
Pier Caps Placement 02 (10ea)		8	8	8	16-Dec-25	29-Dec-25
FND-2060	Excavate & Form	2	2	2	16-Dec-25	17-Dec-25
FND-2070	Tie Rebar	2	2	2	17-Dec-25	18-Dec-25
FND-2110	Place Concrete	1	1	1	19-Dec-25	19-Dec-25
FND-2120	QC Inspection	1	1	1	19-Dec-25	19-Dec-25
FND-2150	Cure Concrete - 3 Day	3	3	3	22-Dec-25	24-Dec-25
FND-2250	Strip Formwork	1	1	1	29-Dec-25	29-Dec-25
Pier Caps Placement 03 (10ea)		8	8	8	18-Dec-25	31-Dec-25
FND-2140	Excavate & Form	2	2	2	18-Dec-25	19-Dec-25
FND-2180	Tie Rebar	2	2	2	19-Dec-25	22-Dec-25
FND-2230	Place Concrete	1	1	1	23-Dec-25	23-Dec-25
FND-2240	QC Inspection	1	1	1	23-Dec-25	23-Dec-25
FND-2290	Cure Concrete - 3 Day	3	3	3	24-Dec-25	30-Dec-25
FND-2340	Strip Formwork	1	1	1	31-Dec-25	31-Dec-25
Pier Caps Placement 04 (10ea)		8	8	8	22-Dec-25	06-Jan-26
FND-2200	Excavate & Form	2	2	2	22-Dec-25	23-Dec-25
FND-2220	Tie Rebar	2	2	2	23-Dec-25	24-Dec-25
FND-2320	Place Concrete	1	1	1	29-Dec-25	29-Dec-25
FND-2330	QC Inspection	1	1	1	29-Dec-25	29-Dec-25
FND-2390	Cure Concrete - 3 Day	3	3	3	30-Dec-25	05-Jan-26
FND-2470	Strip Formwork	1	1	1	06-Jan-26	06-Jan-26
Grade Beams		14	14	14	22-Dec-25	14-Jan-26



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
Grade Beams Placement 01		8	8	8	22-Dec-25	06-Jan-26
FND-2160	Excavate & Form	2	2	2	22-Dec-25	23-Dec-25
FND-2190	Tie Rebar	2	2	2	23-Dec-25	24-Dec-25
FND-2260	Place Concrete	1	1	1	29-Dec-25	29-Dec-25
FND-2270	QC Inspection	1	1	1	29-Dec-25	29-Dec-25
FND-2300	Cure Concrete - 3 Day	3	3	3	30-Dec-25	05-Jan-26
FND-2350	Strip Formwork	1	1	1	06-Jan-26	06-Jan-26
Grade Beams Placement 02		8	8	8	24-Dec-25	08-Jan-26
FND-2210	Excavate & Form	2	2	2	24-Dec-25	29-Dec-25
FND-2280	Tie Rebar	2	2	2	29-Dec-25	30-Dec-25
FND-2370	Place Concrete	1	1	1	31-Dec-25	31-Dec-25
FND-2380	QC Inspection	1	1	1	31-Dec-25	31-Dec-25
FND-2400	Cure Concrete - 3 Day	3	3	3	05-Jan-26	07-Jan-26
FND-2500	Strip Formwork	1	1	1	08-Jan-26	08-Jan-26
Grade Beams Placement 03		8	8	8	30-Dec-25	12-Jan-26
FND-2310	Excavate & Form	2	2	2	30-Dec-25	31-Dec-25
FND-2360	Tie Rebar	2	2	2	31-Dec-25	05-Jan-26
FND-2420	Place Concrete	1	1	1	06-Jan-26	06-Jan-26
FND-2430	QC Inspection	1	1	1	06-Jan-26	06-Jan-26
FND-2450	Cure Concrete - 3 Day	3	3	3	07-Jan-26	09-Jan-26
FND-2480	Strip Formwork	1	1	1	12-Jan-26	12-Jan-26
Grade Beams Placement 04		8	8	8	05-Jan-26	14-Jan-26
FND-2410	Excavate & Form	2	2	2	05-Jan-26	06-Jan-26
FND-2440	Tie Rebar	2	2	2	06-Jan-26	07-Jan-26
FND-2510	Place Concrete	1	1	1	08-Jan-26	08-Jan-26
FND-2520	QC Inspection	1	1	1	08-Jan-26	08-Jan-26
FND-2540	Cure Concrete - 3 Day	3	3	3	09-Jan-26	13-Jan-26
FND-2630	Strip Formwork	1	1	1	14-Jan-26	14-Jan-26
Level B1 (Vertical Concrete)		12	12	12	15-Jan-26	02-Feb-26
Level B1 - Area 1		10	10	10	15-Jan-26	29-Jan-26
SUB-2250	Form 1-Side	3	3	3	15-Jan-26	20-Jan-26
SUB-2260	Tie Rebar	2	2	2	20-Jan-26	21-Jan-26
SUB-2280	Install Ties	2	2	2	21-Jan-26	22-Jan-26
SUB-2300	Button Up Formwork	2	2	2	22-Jan-26	23-Jan-26
SUB-2340	Place Concrete	1	1	1	26-Jan-26	26-Jan-26
SUB-2350	Cure Concrete	1	1	1	27-Jan-26	27-Jan-26
SUB-2380	Strip Formwork	2	2	2	28-Jan-26	29-Jan-26
Level B1 - Area 2		10	10	10	20-Jan-26	02-Feb-26
SUB-2390	Form 1-Side	3	3	3	20-Jan-26	22-Jan-26
SUB-2430	Tie Rebar	2	2	2	22-Jan-26	23-Jan-26
SUB-2460	Install Ties	2	2	2	23-Jan-26	26-Jan-26
SUB-2480	Button Up Formwork	2	2	2	26-Jan-26	27-Jan-26
SUB-2530	Place Concrete	1	1	1	28-Jan-26	28-Jan-26
SUB-2540	Cure Concrete	1	1	1	29-Jan-26	29-Jan-26
SUB-2560	Strip Formwork	2	2	2	30-Jan-26	02-Feb-26
Perimeter Cast-In-Place Walls		15	15	15	30-Dec-25	22-Jan-26
B1 Wall Placement 01 (~110lf)		13	13	13	30-Dec-25	20-Jan-26
CIPW-2110	Form 1-Side	2	2	2	30-Dec-25	31-Dec-25
CIPW-2130	Tie Rebar	2	2	2	31-Dec-25	05-Jan-26
CIPW-2140	Install Wall Ties	2	2	2	31-Dec-25	05-Jan-26



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
CIPW-2170	Button Up Formwork	2	2	2	05-Jan-26	06-Jan-26
CIPW-2220	Place Concrete	1	1	1	07-Jan-26	07-Jan-26
CIPW-2240	Strip Formwork	1	1	1	08-Jan-26	08-Jan-26
CIPW-2260	Waterproofing	3	3	3	09-Jan-26	13-Jan-26
CIPW-2300	Backfill and Compact Walls	4	4	4	14-Jan-26	20-Jan-26
B1 Wall Placement 02 (~110lf)		13	13	13	05-Jan-26	22-Jan-26
CIPW-2180	Form 1-Side	2	2	2	05-Jan-26	06-Jan-26
CIPW-2200	Tie Rebar	2	2	2	06-Jan-26	07-Jan-26
CIPW-2210	Install Wall Ties	2	2	2	06-Jan-26	07-Jan-26
CIPW-2230	Button Up Formwork	2	2	2	07-Jan-26	08-Jan-26
CIPW-2270	Place Concrete	1	1	1	09-Jan-26	09-Jan-26
CIPW-2280	Strip Formwork	1	1	1	12-Jan-26	12-Jan-26
CIPW-2290	Waterproofing	3	3	3	13-Jan-26	15-Jan-26
CIPW-2310	Backfill and Compact Walls	4	4	4	16-Jan-26	22-Jan-26
Slab on Grade		25	25	25	15-Jan-26	20-Feb-26
SOG Area 01 (~13,000sf)		21	21	21	15-Jan-26	13-Feb-26
SOG-2000	Rough-In Underground Plumbing	7	7	7	15-Jan-26	26-Jan-26
SOG-2010	Form Slab	2	2	2	27-Jan-26	28-Jan-26
SOG-2020	Install Fire Protection Connection	3	3	3	29-Jan-26	02-Feb-26
SOG-2060	Install Vapor Barrier	1	1	1	03-Feb-26	03-Feb-26
SOG-2070	Reinforce Slab	2	2	2	04-Feb-26	05-Feb-26
SOG-2080	Rough-In In-Slab Electrical	2	2	2	05-Feb-26	06-Feb-26
SOG-2100	Slab QC Inspection	1	1	1	09-Feb-26	09-Feb-26
SOG-2120	Place Concrete - SOG	1	1	1	10-Feb-26	10-Feb-26
SOG-2130	Cure Concrete - 3 Day	3	3	3	11-Feb-26	13-Feb-26
SOG Area 02 (~13,000sf)		18	18	18	27-Jan-26	20-Feb-26
SOG-2030	Rough-In Underground Plumbing	7	7	7	27-Jan-26	04-Feb-26
SOG-2040	Form Slab	2	2	2	05-Feb-26	06-Feb-26
SOG-2050	Install Vapor Barrier	1	1	1	09-Feb-26	09-Feb-26
SOG-2090	Reinforce Slab	2	2	2	10-Feb-26	11-Feb-26
SOG-2110	Rough-In In-Slab Electrical	2	2	2	11-Feb-26	12-Feb-26
SOG-2140	Slab QC Inspection	1	1	1	13-Feb-26	13-Feb-26
SOG-2150	Place Concrete - SOG	1	1	1	17-Feb-26	17-Feb-26
SOG-2160	Cure Concrete - 3 Day	3	3	3	18-Feb-26	20-Feb-26
Superstructure		106	106	106	11-Feb-26	13-Jul-26
CIP Concrete		27	27	27	11-Feb-26	20-Mar-26
Level 02		27	27	27	11-Feb-26	20-Mar-26
Placement 01		24	24	24	11-Feb-26	17-Mar-26
Horizontal		24	24	24	11-Feb-26	17-Mar-26
OF_ST_09_P1-172	Install Formwork Deck	8	8	8	11-Feb-26	23-Feb-26
OF_ST_09_P1-173	Install Formwork Edges	2	2	2	23-Feb-26	24-Feb-26
OF_ST_09_P1-174	Layout	2	2	2	23-Feb-26	24-Feb-26
OF_ST_09_P1-175	Install Rebar	4	4	4	25-Feb-26	02-Mar-26
OF_ST_09_P1-184	Rough-In Plumbing Sleeves	3	3	3	25-Feb-26	27-Feb-26
OF_ST_09_P1-185	Rough-In Mechanical Sleeves	3	3	3	25-Feb-26	27-Feb-26
OF_ST_09_P1-176	Rough-In Electrical	3	3	3	26-Feb-26	02-Mar-26
OF_ST_09_P1-177	QA / QC Inspection / Sign-Off	1	1	1	02-Mar-26	02-Mar-26
OF_ST_09_P1-178	Place Concrete	1	1	1	03-Mar-26	03-Mar-26
OF_ST_09_P1-183	Cure Concrete (24 hr Calendar)	1	1	1	04-Mar-26	04-Mar-26
OF_ST_09_P1-181	Released to Strip	0	0	0		04-Mar-26



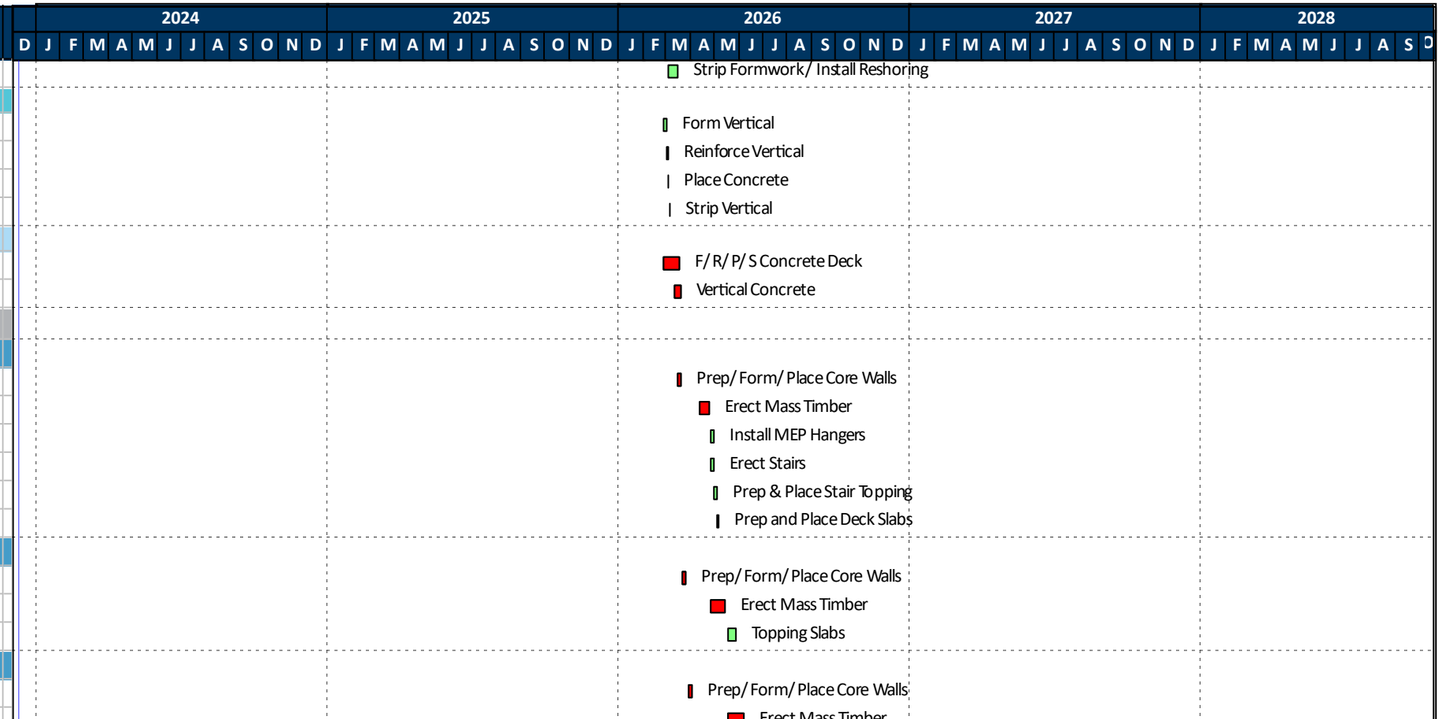
Remaining Work
Negative (<0 TF)
Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
Impacts
Impacted
Summary
Milestone
Critical Milestone

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
OF_ST_09_P1-182	Strip Formwork/ Install Reshoring	9	9	9	05-Mar-26	17-Mar-26
Vertical		6	6	6	27-Feb-26	06-Mar-26
A9390	Form Vertical	2	2	2	27-Feb-26	02-Mar-26
A9400	Reinforce Vertical	2	2	2	03-Mar-26	04-Mar-26
A9410	Place Concrete	1	1	1	05-Mar-26	05-Mar-26
A9420	Strip Vertical	1	1	1	06-Mar-26	06-Mar-26
Placement 02		17	17	17	26-Feb-26	20-Mar-26
A9700	F/ R/ P/ S Concrete Deck	16	16	16	26-Feb-26	19-Mar-26
A9710	Vertical Concrete	6	6	6	13-Mar-26	20-Mar-26
Mass Timber		84	84	84	16-Mar-26	13-Jul-26
Level 02		39	39	39	16-Mar-26	07-May-26
VRT-2010	Prep/ Form/ Place Core Walls	5	5	5	16-Mar-26	20-Mar-26
STL-2000	Erect Mass Timber	10	10	10	13-Apr-26	24-Apr-26
DDP-2020	Install MEP Hangers	5	5	5	27-Apr-26	01-May-26
VRT-2140	Erect Stairs	4	4	4	27-Apr-26	30-Apr-26
VRT-2280	Prep & Place Stair Topping	3	3	3	01-May-26	05-May-26
DDP-2080	Prep and Place Deck Slabs	4	4	4	04-May-26	07-May-26
Level 03		49	49	49	23-Mar-26	29-May-26
VRT-2290	Prep/ Form/ Place Core Walls	5	5	5	23-Mar-26	27-Mar-26
VRT-2330	Erect Mass Timber	15	15	15	27-Apr-26	15-May-26
VRT-2340	Topping Slabs	9	9	9	18-May-26	29-May-26
Level 04 - Roof Deck		59	59	59	30-Mar-26	19-Jun-26
VRT-2300	Prep/ Form/ Place Core Walls	5	5	5	30-Mar-26	03-Apr-26
VRT-2390	Erect Mass Timber	15	15	15	18-May-26	08-Jun-26
VRT-2400	Topping Slabs	9	9	9	09-Jun-26	19-Jun-26
Level 05 - Roof Top		69	69	69	06-Apr-26	13-Jul-26
VRT-2310	Prep/ Form/ Place Core Walls	5	5	5	06-Apr-26	10-Apr-26
VRT-2370	Erect Mass Timber	15	15	15	09-Jun-26	29-Jun-26
VRT-2380	Topping Slabs	9	9	9	30-Jun-26	13-Jul-26
Enclosure		71	71	71	14-Jul-26	21-Oct-26
Roof		57	57	57	14-Jul-26	01-Oct-26
Roofing System		36	36	36	14-Jul-26	01-Sep-26
ROOF-1000	Set Roof Curbs	2	2	2	14-Jul-26	15-Jul-26
ROOF-1010	Prepare and Clean Roof Deck	5	5	5	14-Jul-26	20-Jul-26
ROOF-1020	Install Roof Jacks/ Drains	5	5	5	14-Jul-26	20-Jul-26
ROOF-1030	Install Thermal Barrier	5	5	5	21-Jul-26	27-Jul-26
ROOF-1040	Install Vapor Barrier	5	5	5	28-Jul-26	03-Aug-26
ROOF-1050	Install Insulation	5	5	5	04-Aug-26	10-Aug-26
ROOF-1060	Install Sheathing Over Insulation	5	5	5	11-Aug-26	17-Aug-26
ROOF-1070	Install Roof Membrane	5	5	5	18-Aug-26	24-Aug-26
ROOF-1080	Progress Inspection	1	1	1	20-Aug-26	20-Aug-26
ROOF-1090	Roof Dry-In Complete	0	0	0		24-Aug-26
ROOF-1100	Install Walkpads	5	5	5	25-Aug-26	31-Aug-26
ROOF-1110	Install Parapet Caps/ Flashings	5	5	5	25-Aug-26	31-Aug-26
ROOF-1120	Install Perimeter Flashings	5	5	5	25-Aug-26	31-Aug-26
ROOF-1130	Warranty Inspection	1	1	1	01-Sep-26	01-Sep-26
Rough-In		14	14	14	25-Aug-26	14-Sep-26
RF_MEP-1000	Set Mech Equipment/ Fans	5	5	5	25-Aug-26	31-Aug-26
RF_MEP-1010	Set RTU's	4	4	4	25-Aug-26	28-Aug-26
RF_MEP-1020	Rough-In Electrical	5	5	5	31-Aug-26	04-Sep-26



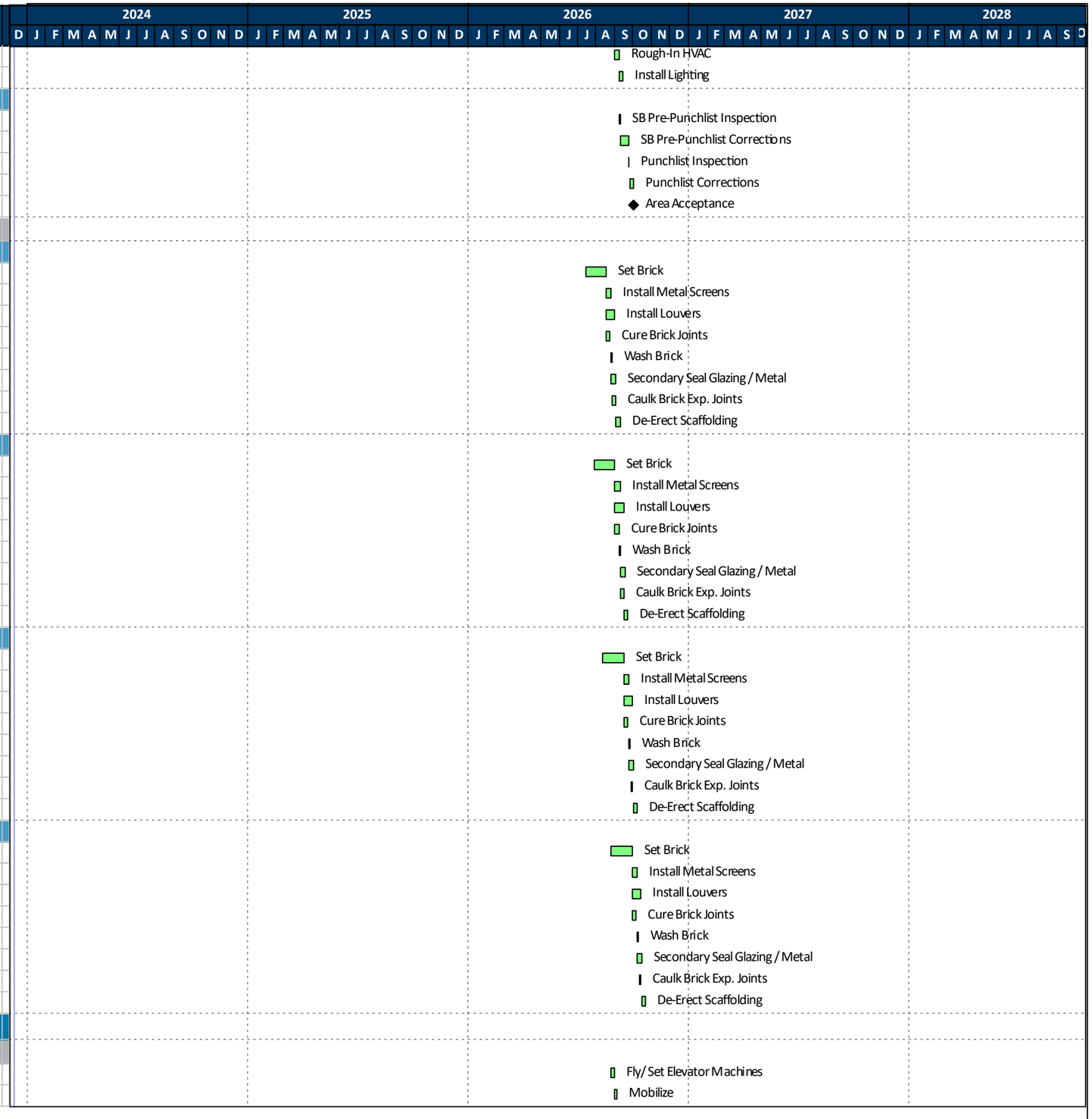
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

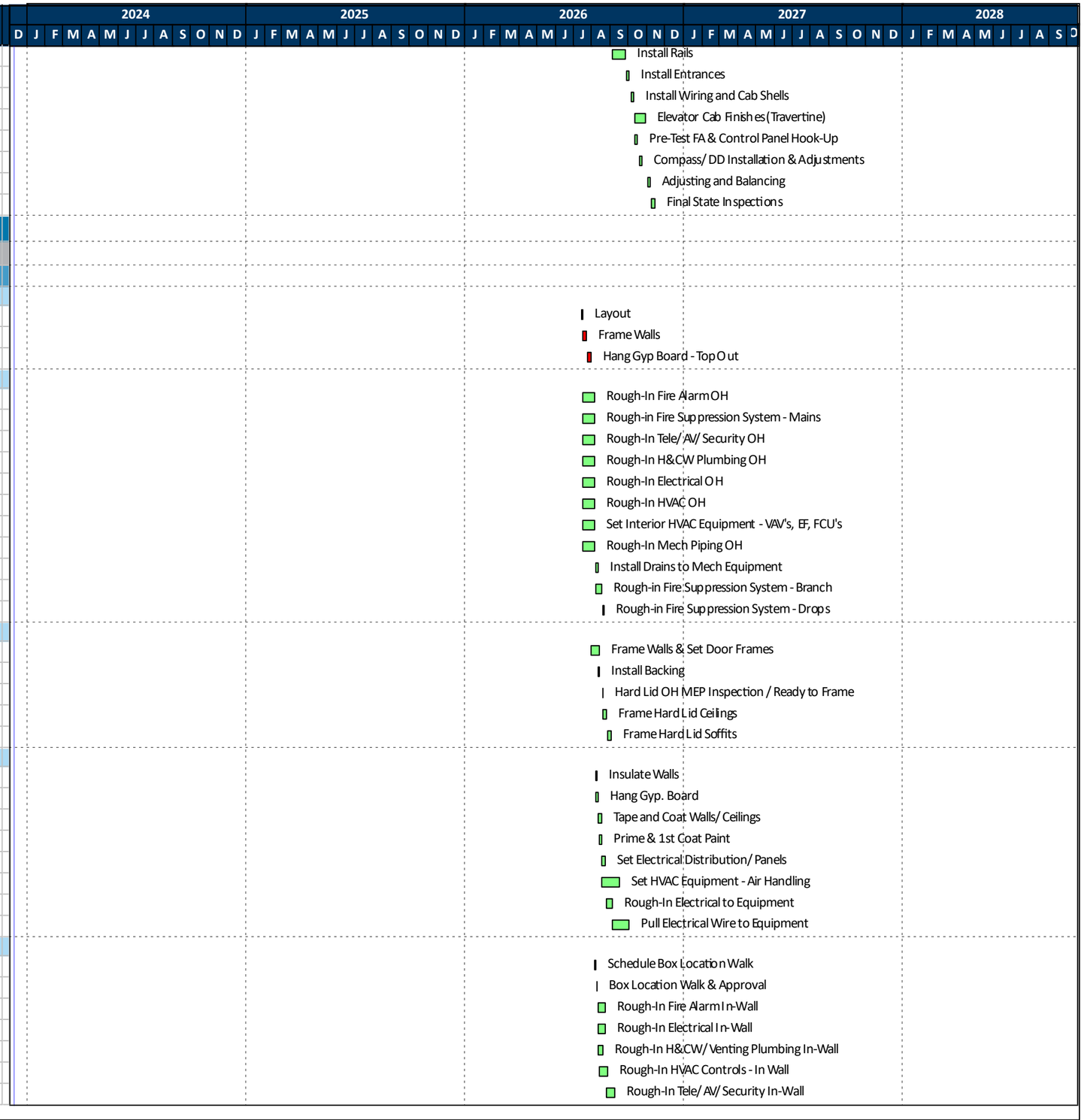
SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

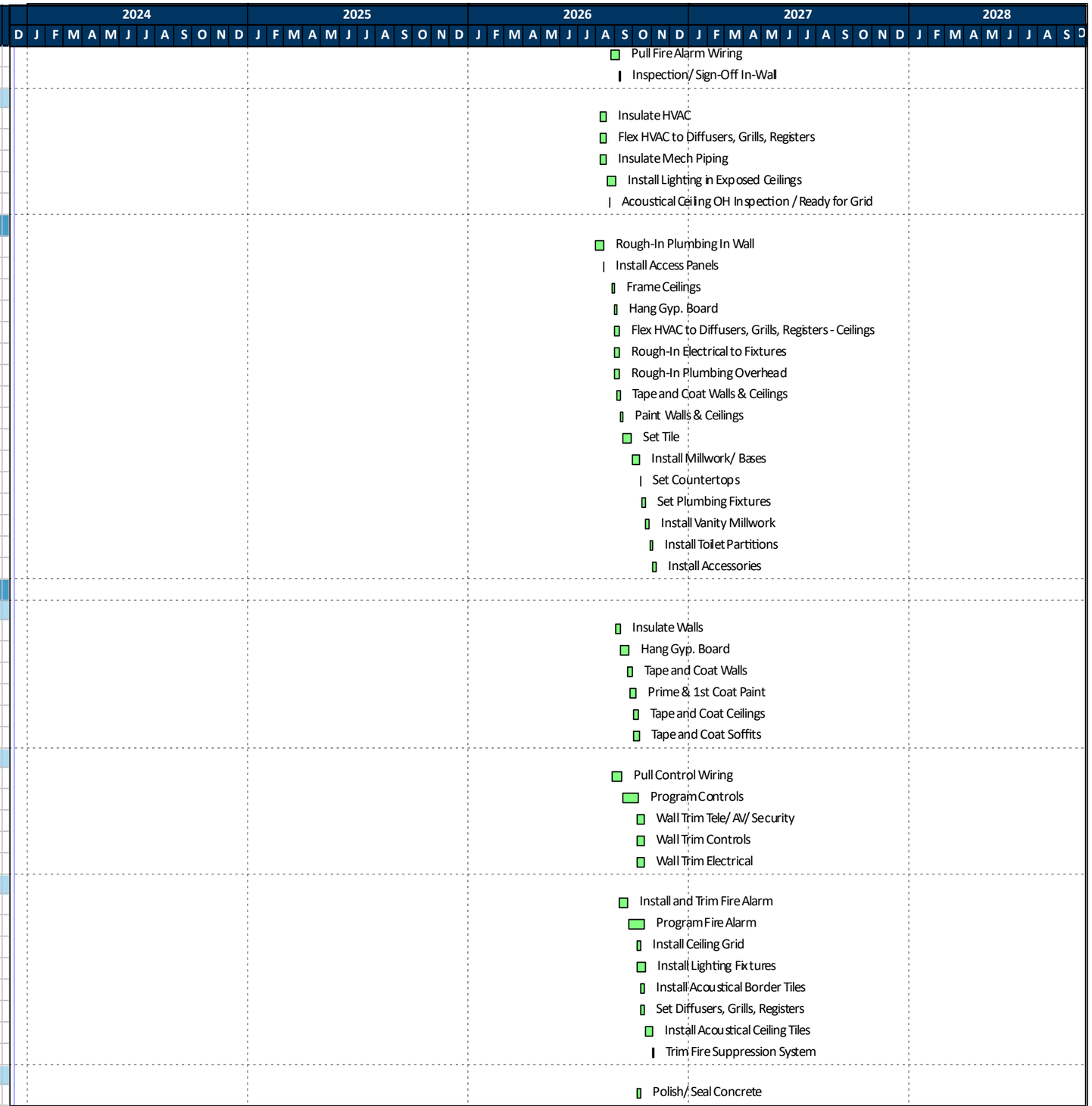
Activity ID	Activity Name	OD	RD	ACD	Start	Finish
RF_MEP-1030	Rough-In HVAC	5	5	5	01-Sep-26	08-Sep-26
RF_MEP-1040	Install Lighting	5	5	5	08-Sep-26	14-Sep-26
Punchlist		17	17	17	09-Sep-26	01-Oct-26
RF_PUN-1000	SB Pre-Punchlist Inspection	1	1	1	09-Sep-26	09-Sep-26
RF_PUN-1010	SB Pre-Punchlist Corrections	10	10	10	10-Sep-26	23-Sep-26
RF_PUN-1020	Punchlist Inspection	1	1	1	24-Sep-26	24-Sep-26
RF_PUN-1030	Punchlist Corrections	5	5	5	25-Sep-26	01-Oct-26
RF_PUN-1040	Area Acceptance	0	0	0		01-Oct-26
Skin		71	71	71	14-Jul-26	21-Oct-26
South Elevation		41	41	41	14-Jul-26	09-Sep-26
RE_EXTEL-3060	Set Brick	25	25	25	14-Jul-26	17-Aug-26
RE_EXTEL-3100	Install Metal Screens	6	6	6	18-Aug-26	25-Aug-26
RE_EXTEL-3110	Install Louvers	10	10	10	18-Aug-26	31-Aug-26
RE_EXTEL-3120	Cure Brick Joints	7	7	7	18-Aug-26	24-Aug-26
RE_EXTEL-3130	Wash Brick	3	3	3	25-Aug-26	27-Aug-26
RE_EXTEL-3170	Secondary Seal Glazing / Metal	6	6	6	26-Aug-26	02-Sep-26
RE_EXTEL-3180	Caulk Brick Exp. Joints	3	3	3	28-Aug-26	01-Sep-26
RE_EXTEL-3230	De-Erect Scaffolding	5	5	5	02-Sep-26	09-Sep-26
West Elevation		40	40	40	28-Jul-26	22-Sep-26
RE_EXTEL-3070	Set Brick	25	25	25	28-Jul-26	31-Aug-26
RE_EXTEL-3140	Install Metal Screens	6	6	6	01-Sep-26	09-Sep-26
RE_EXTEL-3150	Install Louvers	10	10	10	01-Sep-26	15-Sep-26
RE_EXTEL-3160	Cure Brick Joints	7	7	7	01-Sep-26	07-Sep-26
RE_EXTEL-3190	Wash Brick	3	3	3	08-Sep-26	10-Sep-26
RE_EXTEL-3240	Secondary Seal Glazing / Metal	6	6	6	10-Sep-26	17-Sep-26
RE_EXTEL-3250	Caulk Brick Exp. Joints	3	3	3	11-Sep-26	15-Sep-26
RE_EXTEL-3300	De-Erect Scaffolding	5	5	5	16-Sep-26	22-Sep-26
North Elevation		41	41	41	11-Aug-26	07-Oct-26
RE_EXTEL-3080	Set Brick	25	25	25	11-Aug-26	15-Sep-26
RE_EXTEL-3200	Install Metal Screens	6	6	6	16-Sep-26	23-Sep-26
RE_EXTEL-3210	Install Louvers	10	10	10	16-Sep-26	29-Sep-26
RE_EXTEL-3220	Cure Brick Joints	7	7	7	16-Sep-26	22-Sep-26
RE_EXTEL-3260	Wash Brick	3	3	3	23-Sep-26	25-Sep-26
RE_EXTEL-3310	Secondary Seal Glazing / Metal	6	6	6	24-Sep-26	01-Oct-26
RE_EXTEL-3320	Caulk Brick Exp. Joints	3	3	3	28-Sep-26	30-Sep-26
RE_EXTEL-3340	De-Erect Scaffolding	5	5	5	01-Oct-26	07-Oct-26
East Elevation		41	41	41	25-Aug-26	21-Oct-26
RE_EXTEL-3090	Set Brick	25	25	25	25-Aug-26	29-Sep-26
RE_EXTEL-3270	Install Metal Screens	6	6	6	30-Sep-26	07-Oct-26
RE_EXTEL-3280	Install Louvers	10	10	10	30-Sep-26	13-Oct-26
RE_EXTEL-3290	Cure Brick Joints	7	7	7	30-Sep-26	06-Oct-26
RE_EXTEL-3330	Wash Brick	3	3	3	07-Oct-26	09-Oct-26
RE_EXTEL-3350	Secondary Seal Glazing / Metal	6	6	6	08-Oct-26	15-Oct-26
RE_EXTEL-3360	Caulk Brick Exp. Joints	3	3	3	12-Oct-26	14-Oct-26
RE_EXTEL-3370	De-Erect Scaffolding	5	5	5	15-Oct-26	21-Oct-26
Vertical Transportation		58	58	58	25-Aug-26	13-Nov-26
Elevators		58	58	58	25-Aug-26	13-Nov-26
OF_ELV-2340	Fly/ Set Elevator Machines	5	5	5	25-Aug-26	31-Aug-26
OF_ELV-2350	Mobilize	3	3	3	01-Sep-26	03-Sep-26



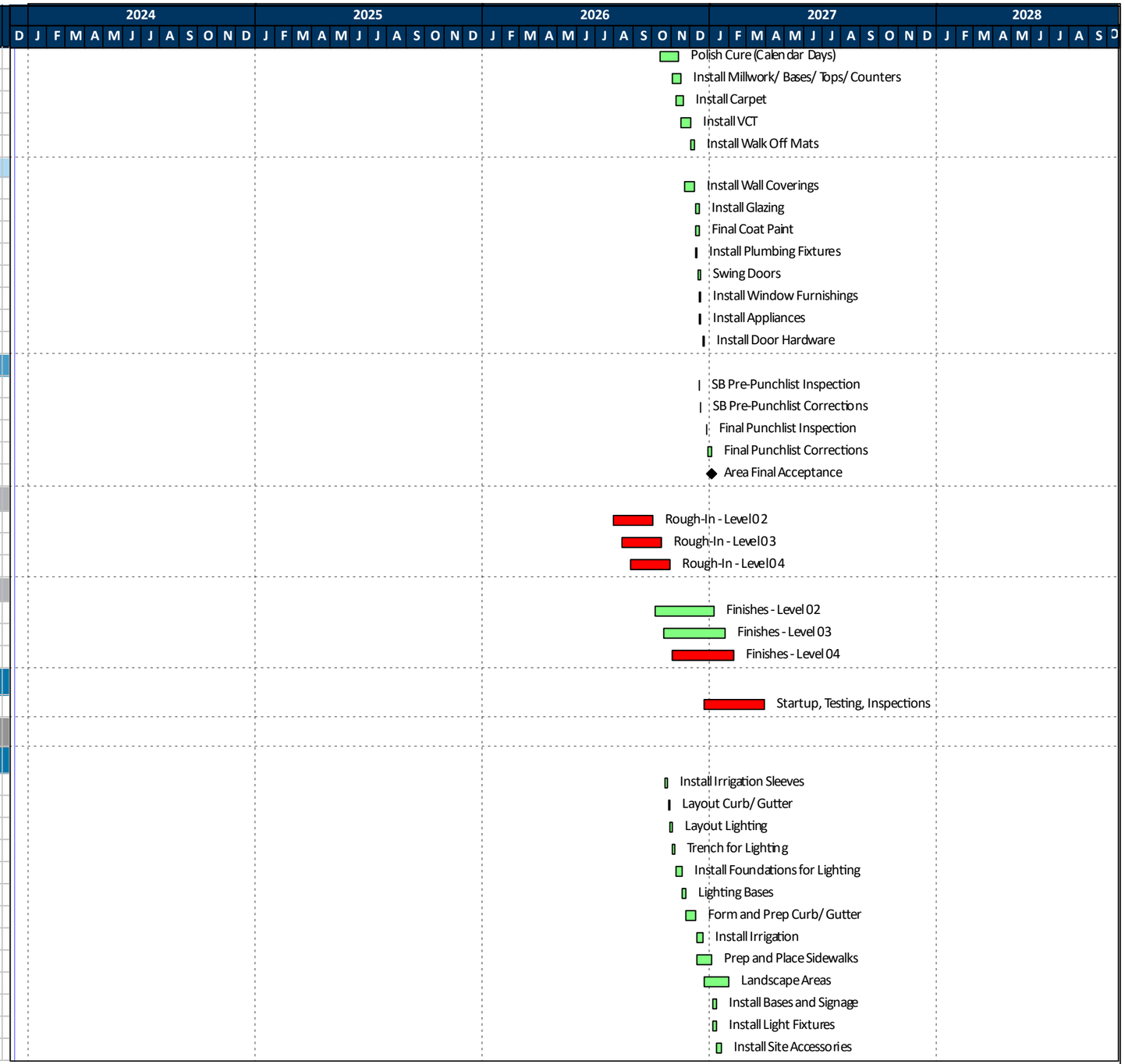
Activity ID	Activity Name	OD	RD	ACD	Start	Finish
OF_ELV-2360	Install Rails	15	15	15	04-Sep-26	25-Sep-26
OF_ELV-2370	Install Entrances	5	5	5	28-Sep-26	02-Oct-26
OF_ELV-2380	Install Wiring and Cab Shells	5	5	5	05-Oct-26	09-Oct-26
OF_ELV-2390	Elevator Cab Finishes (Travertine)	15	15	15	12-Oct-26	30-Oct-26
OF_ELV-2400	Pre-Test FA & Control Panel Hook-Up	5	5	5	12-Oct-26	16-Oct-26
OF_ELV-2410	Compass/ DD Installation & Adjustments	5	5	5	19-Oct-26	23-Oct-26
OF_ELV-2420	Adjusting and Balancing	5	5	5	02-Nov-26	06-Nov-26
OF_ELV-2430	Final State Inspections	5	5	5	09-Nov-26	13-Nov-26
Interiors		143	143	143	14-Jul-26	08-Feb-27
Level 01- Typical Floor Buildout		120	120	120	14-Jul-26	05-Jan-27
Framing and Rough-In		58	58	58	14-Jul-26	02-Oct-26
Priority Areas		13	13	13	14-Jul-26	30-Jul-26
INT_LV01-1120	Layout	3	3	3	14-Jul-26	16-Jul-26
INT_LV01-1210	Frame Walls	5	5	5	17-Jul-26	23-Jul-26
INT_LV01-1240	Hang Gyp Board - Top Out	5	5	5	24-Jul-26	30-Jul-26
Overhead Rough-In		26	26	26	17-Jul-26	21-Aug-26
INT_LV01-1130	Rough-In Fire Alarm OH	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1140	Rough-in Fire Suppression System - Mains	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1150	Rough-In Tele/ AV/ Security OH	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1160	Rough-In H&CW Plumbing OH	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1170	Rough-In Electrical OH	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1180	Rough-In HVAC OH	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1190	Set Interior HVAC Equipment - VAV's, EF, FCU's	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1200	Rough-In Mech Piping OH	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1260	Install Drains to Mech Equipment	4	4	4	07-Aug-26	12-Aug-26
INT_LV01-1280	Rough-in Fire Suppression System - Branch	8	8	8	07-Aug-26	18-Aug-26
INT_LV01-1410	Rough-in Fire Suppression System - Drops	3	3	3	19-Aug-26	21-Aug-26
Framing		24	24	24	31-Jul-26	02-Sep-26
INT_LV01-1270	Frame Walls & Set Door Frames	10	10	10	31-Jul-26	13-Aug-26
INT_LV01-1400	Install Backing	3	3	3	12-Aug-26	14-Aug-26
INT_LV01-1540	Hard Lid OH MEP Inspection / Ready to Frame	1	1	1	19-Aug-26	19-Aug-26
INT_LV01-1420	Frame Hard Lid Ceilings	5	5	5	20-Aug-26	26-Aug-26
INT_LV01-1480	Frame Hard Lid Soffits	5	5	5	27-Aug-26	02-Sep-26
Elect/ Mech Rooms		40	40	40	07-Aug-26	02-Oct-26
INT_LV01-1320	Insulate Walls	2	2	2	07-Aug-26	10-Aug-26
INT_LV01-1330	Hang Gyp. Board	3	3	3	07-Aug-26	11-Aug-26
INT_LV01-1340	Tape and Coat Walls/ Ceilings	5	5	5	11-Aug-26	17-Aug-26
INT_LV01-1370	Prime & 1st Coat Paint	2	2	2	14-Aug-26	17-Aug-26
INT_LV01-1380	Set Electrical Distribution/ Panels	5	5	5	18-Aug-26	24-Aug-26
INT_LV01-1390	Set HVAC Equipment - Air Handling	20	20	20	18-Aug-26	15-Sep-26
INT_LV01-1460	Rough-In Electrical to Equipment	8	8	8	25-Aug-26	03-Sep-26
INT_LV01-1510	Pull Electrical Wire to Equipment	20	20	20	04-Sep-26	02-Oct-26
In Wall Rough-In		26	26	26	05-Aug-26	10-Sep-26
INT_LV01-1950	Schedule Box Location Walk	3	3	3	05-Aug-26	07-Aug-26
INT_LV01-1960	Box Location Walk & Approval	1	1	1	10-Aug-26	10-Aug-26
INT_LV01-1440	Rough-In Fire Alarm In-Wall	10	10	10	11-Aug-26	24-Aug-26
INT_LV01-1470	Rough-In Electrical In-Wall	10	10	10	11-Aug-26	24-Aug-26
INT_LV01-1360	Rough-In H&CW/ Venting Plumbing In-Wall	7	7	7	12-Aug-26	20-Aug-26
INT_LV01-1430	Rough-In HVAC Controls - In Wall	10	10	10	14-Aug-26	27-Aug-26
INT_LV01-1450	Rough-In Tele/ AV/ Security In-Wall	10	10	10	25-Aug-26	08-Sep-26



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
INT_LV01-1520	Pull Fire Alarm Wiring	10	10	10	25-Aug-26	08-Sep-26
INT_LV01-1580	Inspection/ Sign-Off In-Wall	2	2	2	09-Sep-26	10-Sep-26
Ceiling Rough-In		19	19	19	07-Aug-26	02-Sep-26
INT_LV01-1290	Insulate HVAC	8	8	8	07-Aug-26	18-Aug-26
INT_LV01-1490	Flex HVAC to Diffusers, Grills, Registers	8	8	8	07-Aug-26	18-Aug-26
INT_LV01-1310	Insulate Mech Piping	8	8	8	07-Aug-26	18-Aug-26
INT_LV01-1550	Install Lighting in Exposed Ceilings	10	10	10	20-Aug-26	02-Sep-26
INT_LV01-1530	Acoustical Ceiling OH Inspection / Ready for Grid	1	1	1	24-Aug-26	24-Aug-26
Bathrooms		71	71	71	31-Jul-26	09-Nov-26
INT_LV01-1020	Rough-In Plumbing In Wall	10	10	10	31-Jul-26	13-Aug-26
INT_LV01-1060	Install Access Panels	1	1	1	14-Aug-26	14-Aug-26
INT_LV01-1010	Frame Ceilings	3	3	3	27-Aug-26	31-Aug-26
INT_LV01-1080	Hang Gyp. Board	3	3	3	01-Sep-26	03-Sep-26
INT_LV01-1030	Flex HVAC to Diffusers, Grills, Registers - Ceilings	5	5	5	01-Sep-26	08-Sep-26
INT_LV01-1040	Rough-In Electrical to Fixtures	5	5	5	01-Sep-26	08-Sep-26
INT_LV01-1050	Rough-In Plumbing Overhead	5	5	5	01-Sep-26	08-Sep-26
INT_LV01-1090	Tape and Coat Walls & Ceilings	3	3	3	04-Sep-26	09-Sep-26
INT_LV01-1100	Paint Walls & Ceilings	3	3	3	10-Sep-26	14-Sep-26
INT_LV01-1110	Set Tile	10	10	10	15-Sep-26	28-Sep-26
INT_LV01-1970	Install Millwork/ Bases	10	10	10	29-Sep-26	12-Oct-26
INT_LV01-1220	Set Countertops	2	2	2	13-Oct-26	14-Oct-26
INT_LV01-1230	Set Plumbing Fixtures	5	5	5	15-Oct-26	21-Oct-26
INT_LV01-1250	Install Vanity Millwork	5	5	5	22-Oct-26	28-Oct-26
INT_LV01-1300	Install Toilet Partitions	3	3	3	29-Oct-26	02-Nov-26
INT_LV01-1350	Install Accessories	5	5	5	03-Nov-26	09-Nov-26
Finishes		81	81	81	28-Aug-26	23-Dec-26
Paint and Drywall		28	28	28	02-Sep-26	12-Oct-26
INT_LV01-1590	Insulate Walls	5	5	5	02-Sep-26	09-Sep-26
INT_LV01-1600	Hang Gyp. Board	10	10	10	11-Sep-26	24-Sep-26
INT_LV01-1610	Tape and Coat Walls	7	7	7	22-Sep-26	30-Sep-26
INT_LV01-1630	Prime & 1st Coat Paint	8	8	8	25-Sep-26	06-Oct-26
INT_LV01-1640	Tape and Coat Ceilings	7	7	7	01-Oct-26	09-Oct-26
INT_LV01-1710	Tape and Coat Soffits	7	7	7	02-Oct-26	12-Oct-26
Wall Trim		37	37	37	28-Aug-26	20-Oct-26
INT_LV01-1500	Pull Control Wiring	10	10	10	28-Aug-26	11-Sep-26
INT_LV01-1560	Program Controls	20	20	20	14-Sep-26	09-Oct-26
INT_LV01-1650	Wall Trim Tele/ AV/ Security	10	10	10	07-Oct-26	20-Oct-26
INT_LV01-1660	Wall Trim Controls	10	10	10	07-Oct-26	20-Oct-26
INT_LV01-1670	Wall Trim Electrical	10	10	10	07-Oct-26	20-Oct-26
Acoustical Ceilings		42	42	42	09-Sep-26	05-Nov-26
INT_LV01-1570	Install and Trim Fire Alarm	10	10	10	09-Sep-26	22-Sep-26
INT_LV01-1620	Program Fire Alarm	20	20	20	23-Sep-26	20-Oct-26
INT_LV01-1690	Install Ceiling Grid	5	5	5	07-Oct-26	13-Oct-26
INT_LV01-1700	Install Lighting Fixtures	10	10	10	08-Oct-26	21-Oct-26
INT_LV01-1730	Install Acoustical Border Tiles	5	5	5	14-Oct-26	20-Oct-26
INT_LV01-1740	Set Diffusers, Grills, Registers	5	5	5	14-Oct-26	20-Oct-26
INT_LV01-1750	Install Acoustical Ceiling Tiles	8	8	8	22-Oct-26	02-Nov-26
INT_LV01-1770	Trim Fire Suppression System	3	3	3	03-Nov-26	05-Nov-26
Flooring		42	42	42	07-Oct-26	07-Dec-26
INT_LV01-1680	Polish/ Seal Concrete	5	5	5	07-Oct-26	13-Oct-26



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
INT_LV01-1720	Polish Cure (Calendar Days)	30	30	30	14-Oct-26	12-Nov-26
INT_LV01-1760	Install Millwork/ Bases/ Tops/ Counters	10	10	10	03-Nov-26	16-Nov-26
INT_LV01-1780	Install Carpet	10	10	10	09-Nov-26	20-Nov-26
INT_LV01-1790	Install VCT	10	10	10	17-Nov-26	02-Dec-26
INT_LV01-1810	Install Walk Off Mats	3	3	3	03-Dec-26	07-Dec-26
Finish and Commissioning		21	21	21	23-Nov-26	23-Dec-26
INT_LV01-1800	Install Wall Coverings	10	10	10	23-Nov-26	08-Dec-26
INT_LV01-1820	Install Glazing	5	5	5	09-Dec-26	15-Dec-26
INT_LV01-1830	Final Coat Paint	5	5	5	09-Dec-26	15-Dec-26
INT_LV01-1840	Install Plumbing Fixtures	3	3	3	09-Dec-26	11-Dec-26
INT_LV01-1850	Swing Doors	5	5	5	14-Dec-26	18-Dec-26
INT_LV01-1870	Install Window Furnishings	3	3	3	16-Dec-26	18-Dec-26
INT_LV01-1880	Install Appliances	3	3	3	16-Dec-26	18-Dec-26
INT_LV01-1900	Install Door Hardware	3	3	3	21-Dec-26	23-Dec-26
Punchlist		12	12	12	16-Dec-26	05-Jan-27
INT_LV01-1860	SB Pre-Punchlist Inspection	1	1	1	16-Dec-26	16-Dec-26
INT_LV01-1890	SB Pre-Punchlist Corrections	2	2	2	17-Dec-26	18-Dec-26
INT_LV01-1920	Final Punchlist Inspection	1	1	1	28-Dec-26	28-Dec-26
INT_LV01-1930	Final Punchlist Corrections	5	5	5	29-Dec-26	05-Jan-27
INT_LV01-1940	Area Final Acceptance	0	0	0		05-Jan-27
Rough-Ins		65	65	65	31-Jul-26	30-Oct-26
A9720	Rough-In - Level02	45	45	45	31-Jul-26	02-Oct-26
A9730	Rough-In - Level03	45	45	45	14-Aug-26	16-Oct-26
A9750	Rough-In - Level04	45	45	45	28-Aug-26	30-Oct-26
Finishes		85	85	85	05-Oct-26	08-Feb-27
A9740	Finishes - Level 02	65	65	65	05-Oct-26	08-Jan-27
A9760	Finishes - Level 03	65	65	65	19-Oct-26	25-Jan-27
A9780	Finishes - Level 04	65	65	65	02-Nov-26	08-Feb-27
Startup, Testing, Inspections		65	65	65	23-Dec-26	30-Mar-27
A9800	Startup, Testing, Inspections	65	65	65	23-Dec-26	30-Mar-27
Site Hardscape / Landscaping		67	67	67	22-Oct-26	01-Feb-27
Horizontal Concrete Areas		67	67	67	22-Oct-26	01-Feb-27
SEAST-1150	Install Irrigation Sleeves	3	3	3	22-Oct-26	26-Oct-26
SEAST-1160	Layout Curb/ Gutter	3	3	3	27-Oct-26	29-Oct-26
SEAST-1170	Layout Lighting	2	2	2	30-Oct-26	02-Nov-26
SEAST-1180	Trench for Lighting	4	4	4	03-Nov-26	06-Nov-26
SEAST-1190	Install Foundations for Lighting	7	7	7	09-Nov-26	17-Nov-26
SEAST-1200	Lighting Bases	5	5	5	18-Nov-26	24-Nov-26
SEAST-1210	Form and Prep Curb/ Gutter	10	10	10	25-Nov-26	10-Dec-26
SEAST-1220	Install Irrigation	8	8	8	11-Dec-26	22-Dec-26
SEAST-1230	Prep and Place Sidewalks	15	15	15	11-Dec-26	05-Jan-27
SEAST-1270	Landscape Areas	25	25	25	23-Dec-26	01-Feb-27
SEAST-1240	Install Bases and Signage	5	5	5	06-Jan-27	12-Jan-27
SEAST-1250	Install Light Fixtures	5	5	5	06-Jan-27	12-Jan-27
SEAST-1260	Install Site Accessories	5	5	5	13-Jan-27	20-Jan-27



Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23
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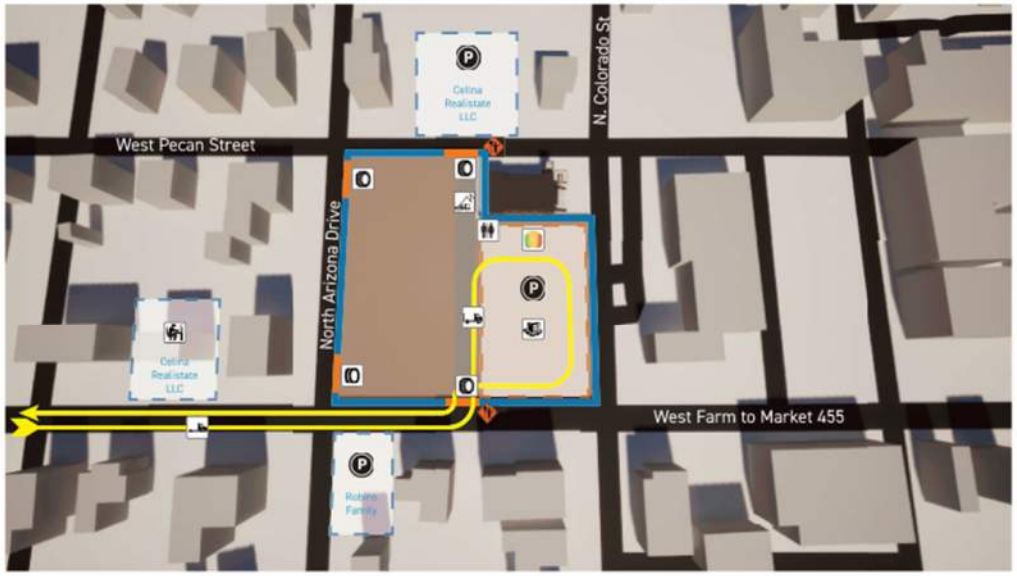
SWINERTON

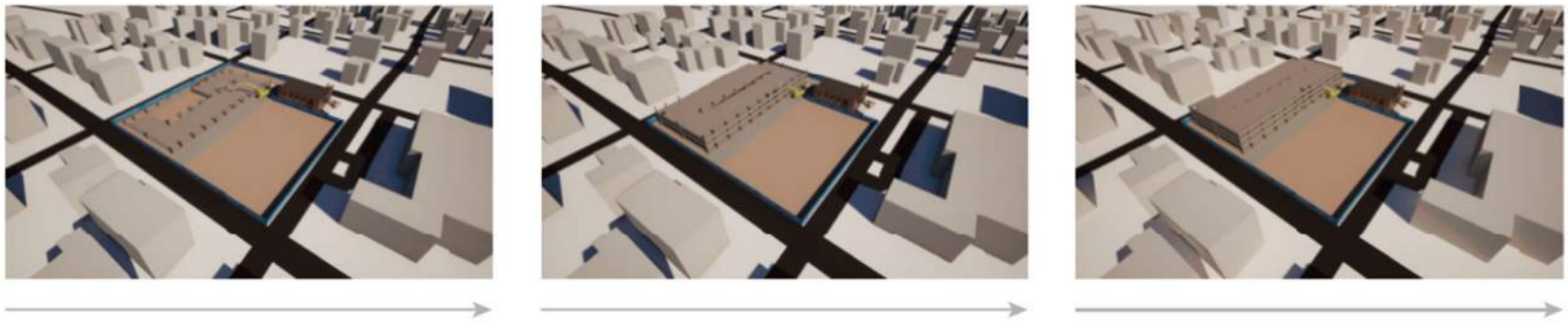
TAB 8

LOGISTICS PLAN

LOGISTICS

- Traffic Safety Team
  As needed for traffic control
- Construction Access Route
- Construction Site Fence
  Orange bar indicates gate(s)
- Egress/Access Scaffold Stair
- Parking
- Flat-Top Tower Crane
  Radius 200 feet
- Site Office
- Portable Restrooms & Hand Wash
- Concrete Pump Operations
- Material Staging & Storage
- Waste Dumpster





PHASE 1 - GARAGE LOGISTICS

SWINERTON



TAB 9

BID PARTICIPATION REPORT

Swinerton Builders

23611015P

Celina Government Center Garage GMP

Name	Email	Phone	Cell	Status	Base Bid
01 50 00: Web Cam		**Lead: Christopher Dencklau**		**Bids Due: Aug 8, 2024 at 2:00 PM CDT**	
EarthCam, Inc.		--		**Not Bidding**	--
Mike Fletcher	mfletcher@earthcam.com	+1 469-829-1844	--	Viewed	
02 40 00: Building Demo		**Lead: Christopher Dencklau**		**Bids Due: Aug 8, 2024 at 2:00 PM CDT**	
Demolition Specialties, LP		**+1 972-438-3366**		**Bid Submitted**	**$102,000**
Hadley Ingersoll	hadley@demotx.com	+1 972-438-3366	+1 979-703-3391	Invited	
Todd Ingersoll	todd@demotx.com	+1 972-438-3366	+1 817-915-5569	Viewed	
Elevating Sales Corp.		**+1 714-404-2023**		**Not Bidding**	--
Mike Spazafumo	mike@mydvbe.com	+1 714-404-2023	--	Viewed	
Kcorb Consulting		--		**Not Bidding**	--
Brockton Gardner	brock@kcorbconsulting.com	+1 817-239-0564	--	Viewed	
Liberty Demolition		--		**Bid Submitted**	**$181,300**
Daniel McNeely	danielm@liberty-demolition.com	+1 817-946-1408	--	Viewed	
Luke White	luke@liberty-demolition.com	+1 469-446-4602	--	Viewed	
North America Procurement Council Inc PBC		--		**Not Bidding**	--
Eric Johnson	sourcemanagement@napc.me	+1 302-450-1923	--	Viewed	

Precision Demolition		**+1 972-434-0800**		**Bidding**	**--**
Chris Wright	chris.wright@precisiondemolition.com	--	--	Viewed	
Estimating Department	estimating@precisiondemolition.com	+1 972-434-0800	+1 469-233-1700	Viewed	
Southwest Construction Services		**+1 214-879-9948**		**Bidding**	**--**
Estimating Coordinator	estimating@sw-construction.com	+1 214-256-7306	--	Viewed	
Kaleb Garrison	kgarrison@sw-construction.com	--	--	Viewed	
Ryon Pittsinger	rpittsinger@sw-construction.com	+1 214-502-7606	--	Viewed	
Steve Moriarty (Demolition)	smoriarty@sw-construction.com	+1 214-879-9948	+1 214-535-1180	Invited	
Tim Milburn	tmilburn@sw-construction.com	+1 214-243-8267	--	Invited	
Tactical Demolition		**+1 214-504-1931**		**Bid Submitted**	**$143,900**
Estimating Inbox	estimating@tacticaldemo.com	--	--	Viewed	
George Hollingsworth	ghollingsworth@tacticaldemo.com	+1 972-504-5392	--	Invited	
Joey Tamburin	jtamburin@tacticaldemo.com	+1 214-504-1931	+1 903-814-2607	Invited	
Zachary Payne	zpayne@tacticaldemo.com	+1 214-504-1931	+1 214-998-0528	Viewed	
The Demo Company		**+1 214-502-2091**		**Bidding**	**--**
Michael Brdecka	michael@thedemocompany.com	--	--	Viewed	
Miguel Reyes	miguel@thedemocompany.com	--	+1 469-422-5895	Invited	
Preconstruction Demo	precon@thedemocompany.com	+1 214-502-2091	--	Viewed	
Veit National Corporation		**+1 903-809-1555**		**Bid Submitted**	**$100,834**
Chester Grace	chester.grace@veitnational.com	+1 903-809-1555	--	Viewed	
Jessica Veit	jessica.veit@veitnational.com	--	--	Viewed	
Veit National Estimating	estimating@veitnational.com	+1 903-809-1555	+1 785-640-2476	Viewed	
Virtual Builders Exchange		**--**		**Not Bidding**	**--**
Jeannette Olguin	karen@virtualbx.com	+1 210-564-6900	--	Viewed	

03 00 00: Concrete Pumping | Lead: Benny Kuriakose | Bids Due: Aug 8, 2024 at 2:00 PM CDT

Brundage Bone Concrete Pumping		--		**Not Bidding**	--
matt barker	mattbarker@brundagebone.com	--	--	Invited	
C&C Pumping Services, Inc.		--		**Not Bidding**	--
Christopher Holdorf	cnholdorf@ccpumpingservices.com	+1 904-219-6187	--	Invited	
Jeremy Graulich	jgraulich@ccpumpingservices.com	+1 407-717-6870	--	Viewed	
Sean Gallaway	sgallaway@ccpumpingservices.com	+1 352-266-2908	--	Invited	
Pioneer Concrete Pumping Service, Inc.		--		**Not Bidding**	--
Jeff Rice	jeff.rice@pioneerconcrete.com	+1 972-313-8500	--	Invited	
Vista Ridge Concrete Pumping, Inc.		**+1 972-316-0148**		**Bid Submitted**	**$1,000**
Bob Guevremont	bobg@vrcpinc.com	+1 972-316-0148	--	Invited	
Kevin James	kevinj@vrcpinc.com	+1 972-316-0148	+1 972-904-6321	Viewed	

03 01 00: Concrete	Lead: Benny Kuriakose	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Capform, Inc.		**+1 972-245-7292**		**Bidding**	--
Adam Bellissimo	abellissimo@capforminc.com	+1 972-245-7292 ext. 310	+1 903-450-7187	Invited	
Blake Cearley (vendor)	blakec@maxondrilling.com	+1 817-564-6156	--	Viewed	
Cameron Smith (vendor)	csmith@lewiscraneandhoist.com	+1 817-225-1090	+1 817-899-7768	Viewed	
Cast-in-Place Concrete Dalcan, Inc. ...	jvillarreal@capforminc.com	(972) 245-7292	--	Invited	
Jovani Alejandro	ralejandro@capforminc.com	+1 682-217-9970	--	Viewed	
Mark Bellissimo	mbellissimo@capforminc.com	(972) 245-7292	--	Invited	
Robby Ferris (vendor)	rferris@suncoast-pt.com	+1 469-785-5349	--	Viewed	
Steve Carlisle	scarlisle@capforminc.com	+1 972-245-7292	--	Invited	
Tuan Pho	tpho@capforminc.com	+1 972-245-7292	+1 214-538-7959	Viewed	
humberto marti	hvillarroel-marti@capforminc.com	--	--	Viewed	

Lithko Contracting, LLC.		**+1 469-844-8563**		**Bid Submitted**	**$5,216,700**
Billy Van Straaten (vendor)	billy.vanstraaten@peri-usa.com	+1 682-419-7588	--	Viewed	
Byron Jackson (vendor)	byron.jackson@holcim.com	+1 972-207-6432	--	Viewed	
David Heith (vendor)	david@commercialforms.net	+1 800-256-4511	+1 903-675-2611	Viewed	
Isaac Cedillo	cedilloi@lithko.com	+1 469-974-1950	+1 469-974-1950	Viewed	
John Modisette (vendor)	john.m@voidform.com	+1 817-422-6471	--	Viewed	
Josh Halbert (vendor)	jhalbert@steelformrental.com	+1 972-287-4290	--	Viewed	
Josh Nolen	nolenj@lithko.com	+1 940-867-3703	--	Invited	
Mark Bradley (vendor)	mbradley@smyrnareadymix.com	+1 817-371-3762	--	Viewed	
Matt Nichols	nicholsm@lithko.com	--	--	Viewed	
Nick Zaraza (vendor)	nicholas.zaraza@doka.com	+1 201-937-4012	--	Viewed	
Orion (TAS Concrete Construction, L.L.C.)		**--**		**Not Bidding**	**--**
Billy Bass	william.bass@tasconcrete.com	+1 469-649-6056	--	Invited	
Orion Estimating	estimatingdallas@tasconcrete.com	+1 214-905-9950	+1 214-905-4194	Viewed	
Potter Concrete Ltd		**+1 972-887-5600**		**Bid Submitted**	**$4,915,000**
Amirreza Kazemi	akazemi@potterconcrete.com	+1 214-783-4485	--	Invited	
Angel Ramirez	anramirez@potterconcrete.com	+1 972-887-5600	+1 469-594-3806	Viewed	
Ani Cobbler (vendor)	precon@post-tension.com	+1 972-845-5500	--	Viewed	
David Heith (vendor)	david@commercialforms.net	+1 800-256-4511	+1 903-675-2611	Viewed	
Edgar Torres (vendor)	edgar.t@voidform.com	+1 817-823-2094	--	Viewed	
Matt Minninger	mminninger@potterconcrete.com	--	+1 318-381-2074	Viewed	
RG CONCRETE CO.		**+1 817-898-8423**		**Bidding**	**--**
Richard Gonzalez	richard@rgconcreteco.com	+1 817-898-8423	--	Viewed	

Rago Enterprises LLC		--		**Not Bidding**	--
Ariel Fraire (vendor)	ariel@kasteelllc.com	+1 817-894-4260	+1 817-894-4260	Viewed	
Dustin Veatch	dustin.veatch@ragoconcrete.com	+1 281-344-0225	--	Invited	
Jeff Villarreal	jeff.villarreal@ragoconcrete.com	+1 832-520-8851	--	Viewed	
Joe Bosley (vendor)	jbosley@maximcrane.com	+1 513-505-4278	--	Viewed	
Leonard Norris	leonard.norris@ragoconcrete.com	+1 281-344-0225	+1 832-586-5074	Viewed	
Michael Emigh (vendor)	memigh@maximcrane.com	+1 469-516-9605	+1 469-516-9605	Viewed	
Omar Torres	omar.torres@ragoconcrete.com	(281) 344-0225	--	Invited	
Peyton Baros	peyton.baros@ragoconcrete.com	+1 832-278-9639	--	Viewed	
Pt Usa Scoppa (vendor)	pscoppa@ptsus.net	+1 713-808-9672	--	Viewed	
ekaterina koniukhova (vendor)	ekoniukhova@ptsus.net	--	--	Viewed	
mike speight (vendor)	mike@bigdogdrilling.net	+1 972-771-0173	--	Viewed	
Sizelove Construction		**+1 817-267-4788**		**Bid Submitted**	**$5,649,140**
Blake Cearley (vendor)	blakec@maxondrilling.com	+1 817-564-6156	--	Viewed	
Hunter Davis (vendor)	sales@voidform.com	+1 817-429-0888	--	Viewed	
ITB Sizelove	itb@sizeloveconstruction.com	--	--	Invited	
James Durbin (vendor)	james.durbin@rmdkwikform.com	+1 214-878-7409	--	Viewed	
Josh Wyatt	josh@sizeloveconstruction.com	+1 214-908-7000	--	Viewed	
Mitchell Sizelove	mitchell@sizeloveconstruction.com	+1 817-267-4788 ext. 206	+1 214-878-2055	Invited	
Rodney Hitt (vendor)	rhitt@danielsteelind.com	+1 972-226-7656	--	Viewed	
Troy Routledge	troyr@sizeloveconstruction.com	+1 817-267-4788 ext. 217	--	Viewed	
United Forming Inc.		**+1 512-534-0041**		**Bidding**	--
Kevin OLeary	koleary@unitedforming.com	+1 512-243-0300	+1 512-534-0041	Viewed	
Michael Pedraza	mpedraza@unitedforming.com	+1 984-202-2627	+1 919-710-9606	Viewed	
abdul musamim	amusamim@unitedforming.com	--	--	Viewed	

03 05 00: Ready Mix Supplier | Lead: Benny Kuriakose | Bids Due: Aug 8, 2024 at 2:00 PM CDT

CowTown Redi Mix		--		Bidding	--
AMJAD ABU ARAB	aabuarab@cowtownrm.us	--	--	Viewed	
Dave Guice	dguice@cowtownrm.us	+1 214-674-4774	+1 817-480-6650	Invited	
Husam Tamimi	htamimi@cowtownrm.us	+1 682-360-9099	--	Invited	
Mario Medina	mmedina@cowtownrm.us	+1 817-759-1919	--	Invited	
Max Ulrich	maxcowtown@yahoo.com	+1 817-454-2371	--	Invited	
Martin Marietta Materials, Inc.		**+1 972-647-3804**		Bidding	--
Cecilia Slayton	cecilia.slayton@martinmarietta.com	+1 972-647-3804	+1 817-832-0978	Viewed	
Justin Hanks	justin.hanks@martinmarietta.com	+1 817-219-7966	--	Invited	
SRM Concrete		**+1 817-835-4100**		Bidding	--
Alan Stark	alan.stark@smyrnareadymix.com	+1 817-308-6047	+1 817-308-6047	Invited	
Drew Fleming	phillip.fleming@smyrnareadymix.com	--	+1 817-239-5087	Invited	

03 10 00: Concrete Formwork	Lead: Benny Kuriakose	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Ceco Concrete		--		Bidding	--
Efrain Villarreal (vendor)	efrainv@orcosteel.com	+1 346-579-4739	--	Viewed	
James Kondziela (vendor)	jimk@k-constructors.com	+1 830-500-0495	--	Viewed	
John Mullins	jmullins@cecoconcrete.com	+1 210-496-5982	--	Viewed	
Jonathan Walker	jonathan.walker@cecoconcrete.com	+1 469-528-6011	+1 210-364-5867	Viewed	
Keith Miller (vendor)	kmiller@structuraltec.com	+1 856-281-0080	--	Viewed	
Kevin Mahany	kevin.mahany@cecoconcrete.com	--	+1 210-801-4022	Viewed	
Matthew Millhorn (vendor)	mattm@swfoundation.com	--	--	Viewed	
NicK Perry Main Contact (vendor)	nperry@rupley-speed.com	+1 214-637-3270	+1 903-288-2961	Viewed	
Sylvia Dewalt (vendor)	estimating@damcon.us	+1 713-796-2661	--	Viewed	

Cobiax USA		--		**Not Bidding**	--
MICHAEL Russillo	mrussillo@cobiaxusa.com	+1 781-381-0111	--	Viewed	
Mike Mota	mmota@cobiaxusa.com	+1 856-264-3851	--	Viewed	
Yannick Schelker	ysc@cobiax.com	--	--	Invited	
Doka		--		**Not Bidding**	--
Krystle Syms	krystle.syms@doka.com	+1 201-249-2367	--	Invited	
Skyline Forming, Inc.		--		**Not Bidding**	--
Info Bowman	inbox@skylineforming.com	+1 281-893-3331	--	Invited	
Ron King	skyline@zianet.com	+1 575-589-5481	+1 915-549-9858	Viewed	
UFP Concrete Forming Solutions		--		**Bidding**	--
Zachary Ries	zach.ries@ufpi.com	+1 614-949-6062	--	Viewed	

03 20 00: Concrete Reinforcing	Lead: Benny Kuriakose	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Aguilar Forming Rebar Construction, Inc.		--		**Not Bidding**	--
Brian Aguilar	aguilarestimating@gmail.com	--	--	Invited	
Darlene Aguilar	aguilar.darlene.afr@gmail.com	+1 469-401-0165	--	Invited	
Allied Supply Chain Support & Services Inc.		--		**Not Bidding**	--
David Jackson	extended2424@gmail.com	+1 817-914-7077	--	Invited	
David Jackson Jr.	djacksonjr@allied-scss.com	+1 833-242-7277	--	Invited	
Victoria Stevenson	vstevenson@allied-scss.com	+1 214-938-0374	--	Invited	
Victoria Stevenson	info@allied-scss.com	+1 214-938-0374	--	Invited	
CMC Rebar		--		**Not Bidding**	--
JESSSE SMART	jesse.smart@cmc.com	+1 214-920-2756	--	Invited	
Mike Trull	mke.trull@cmc.com	+1 214-920-2731	+1 214-878-2519	Invited	

CMC Steel Fabricators, Inc. dba CMC Rebar		--		Bidding	--
Alfredo Rivera	alfredo.rivera@cmc.com	+1 214-631-5250	--	Invited	
DANIEL LEAL	daniel.leal@cmc.com	+1 817-235-4186	+1 817-235-4186	Invited	
Donnie Colvin	donnie.colvin@cmc.com	+1 214-878-3861	+1 214-631-5250	Invited	
Dustin Evans	dustin.evans@cmc.com	+1 469-601-2808	--	Invited	
Elva Martinez	elva.martinez@cmc.com	+1 214-631-5250	--	Viewed	
Graeme Moore	graeme.moore@cmc.com	+1 214-920-2706	+1 214-460-3192	Invited	
Rodney Scott	rodney.scott@cmc.com	+1 214-334-3743	--	Invited	
Steve Phillips	steve.phillips2@cmc.com	+1 214-920-2772	--	Invited	
D'Ambra Construction Corporation		**+1 713-341-2281**		Bidding	--
Jonathan Navarro	jnavarro@damcon.us	--	--	Invited	
Roman Herrera	rherrera@damcon.us	+1 713-796-2661	--	Invited	
Sylvia Dewalt	estimating@damcon.us	+1 713-796-2661	--	Viewed	
DFW Rebar		--		Not Bidding	--
Joe Whitt	joewhitt@dfwrebar.com	+1 817-508-3148	--	Invited	
Daniel Steel Industries, Inc.		**+1 972-226-7656**		Bidding	--
dominic Digiammatteo	dominic@danielsteelind.com	--	--	Invited	
FABco, LLC		--		Bidding	--
Chris Johnson	chris.johnson@fabcous.com	+1 903-283-6441	--	Invited	
Giles Ludwig	giles.ludwig@fabcous.com	+1 972-573-7700	--	Invited	
Justin Munden	justin.munden@fabcous.com	--	--	Invited	
Nick Junker	nicholas.junker@fabcous.com	(832) 350-7411	+1 832-641-0840	Viewed	
Vanessa Vigil	vanessa.vigil@fabcous.com	+1 210-895-3665	--	Viewed	
Gray Rebar		--		Not Bidding	--
Tim gray	timgray4@att.net	+1 817-999-1290	--	Invited	

Harris Rebar Dallas		--		**Not Bidding**	--
--	hmoore@harrisrebar.com	2146373227	--	Invited	
L J Rebar LLC		--		**Bid Submitted**	$400
Luis Luna	rebarlandj@gmail.com	+1 945-267-2542	--	Viewed	
Nucor Rebar Fabrication		--		**Bidding**	--
Angel Rivera	arivera@harrisrebar.com	+1 214-637-3227	+1 214-724-6667	Viewed	
Clay Jones	mcjones@harrisrebar.com	+1 214-226-9809	--	Invited	
Clay Jones (vendor)	clay.jones@nucor.com	--	--	Viewed	
Noel Castillo	ncastillo@harrisrebar.com	+1 214-637-3227	(214) 236-5685	Viewed	
Sriram Sridharan	sriram@harrisrebar.com	--	--	Viewed	
Nucor Rebar Fabrication South Central		--		**Bidding**	--
--	noel.castillo@nucor.com	--	--	Invited	
Angel Rivera (vendor)	arivera@harrisrebar.com	+1 214-637-3227	+1 214-724-6667	Viewed	
Noel Castillo (vendor)	ncastillo@harrisrebar.com	+1 214-637-3227	(214) 236-5685	Viewed	
Rebar Reinforcement Placers		--		**Not Bidding**	--
Andres Pena	andresp@rrplacers.com	+1 281-484-3265	+1 713-829-5810	Invited	
JOE BASALDUA	joeb@rrplacers.com	--	--	Invited	
Rumler Rebar, Inc		**+1 303-840-7726**		**Bidding**	--
Johnathan Brown	jbrown@rumcivil.com	+1 303-840-7726 ext. 1007	--	Invited	
Spartan Group, LLC		**+1 832-980-3834**		**Not Bidding**	--
Adam Henderson	ahenderson@spartanreinforcing.com	+1 832-980-3834	--	Invited	
John Wallace	jwallace@spartansr7.com	+1 512-718-1519	--	Invited	

West Texas Rebar Placers		**+1 214-869-2748**		**Not Bidding** --
Marco Hernandez	westexassteel@sbcglobal.net	+1 214-221-1333	+1 214-869-2748	Invited
XEGR, Llc		**+1 469-589-0899**		**Not Bidding** --
Javier Martinez	info@xegrllc.com	+1 469-589-0899	+1 469-964-5835	Invited

03 20 02: Concrete Formwork	Lead: Benny Kuriakose	Bids Due: Aug 8, 2024 at 2:00 PM CDT

CMC Scaffolding		--		**Not Bidding** --
Randall Yauch	cmcscaffolding@sbcglobal.net	+1 713-692-8591	--	Invited
Doka USA		--		**Not Bidding** --
Jose Guzman	jose.guzman@doka.com	+1 281-516-2211	--	Invited
Doka USA Ltd.		--		**Not Bidding** --
Andy Hodges	andy.hodges@doka.com	+1 281-628-6440	--	Invited
Joe Sandoval	joe.sandoval@doka.com	+1 210-347-7953	+1 210-347-7953	Viewed
PERI Formwork Systems Inc. (USA)		--		**Not Bidding** --
Jeremy Annis	jeremy.annis@peri-usa.com	--	--	Invited
Stephanie Wilkinson	stephanie.wilkinson@peri-usa.com	+1 817-413-0424	--	Invited
Steelform Rental, LLC		**+1 972-287-4290**		**Not Bidding** --
Glen Halbert	ghalbert@steelformrental.com	+1 972-287-4290	--	Invited
Josh Halbert	jhalbert@steelformrental.com	+1 972-287-4290	--	Invited
United Forming Inc.		--		**Bidding** --
Agarcia None	agarcia@unitedforming.com	--	--	Viewed
Armando Urbina	aurbina@unitedforming.com	+1 512-689-3815	--	Invited
Humberto Chavez	hreyes@unitedforming.com	+1 469-508-6549	--	Invited

03 38 16: Post-Tensioned Concrete	Lead: Benny Kuriakose	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Consolidated Reinforcement		--		Not Bidding	--
Victor Luna	vluna@critexas.com	+1 817-773-8860	--	Invited	
Post-Tension Services		**+1 972-845-5500**		Bid Submitted	$181,363
Ani Cobbler	precon@post-tension.com	+1 972-845-5500	--	Viewed	
Brett Hunter	brett@post-tension.com	+1 704-890-8696	+1 704-890-8696	Invited	
Debbie Hughes	debbie@post-tension.com	+1 972-845-5500	--	Invited	
Derek Tuttle	derek@post-tension.com	+1 972-845-5500	--	Invited	
Justin Zuckerbrow	justin@post-tensionservices.com	--	+1 817-944-0440	Viewed	
Justin Zuckerbrow	justin@post-tension.com	+1 972-845-5500	+1 817-944-0440	Invited	
Kyle French	kyle@post-tension.com	+1 817-880-9396	--	Invited	
Structural Technologies		--		Not Bidding	--
Randy Lorber	rlorber@structuraltec.com	+1 817-995-4418	--	Invited	
Structural Technologies		--		Not Bidding	--
Bob Sward	bsward@structuraltec.com	+1 817-585-2272	+1 214-213-8403	Invited	
Jordan Sessa	jsessa@structuraltec.com	+1 561-222-6807	--	Invited	
Keith Miller	kmiller@structuraltec.com	+1 856-281-0080	--	Invited	
Nicholas Larsen	nlarsen@structuraltec.com	+1 469-552-1443	--	Invited	
William Sward	wsward@structuraltec.com	+1 817-545-4807	--	Invited	

Suncoast Post-Tension		--		Bidding	--
Andrew Smaardyk	asmaardyk@suncoast-pt.com	+1 832-456-2346	--	Invited	
Austin Wilson	awilson@suncoast-pt.com	+1 281-543-9319	--	Viewed	
Brian Butts	bbutts@suncoast-pt.com	+1 832-456-2352	--	Invited	
Chris Burckle	cburckle@suncoast-pt.com	+1 832-529-5375	+1 832-529-5375	Viewed	
Curt Whitworth	cwhitworth@suncoast-pt.com	+1 972-287-0612	--	Invited	
Eve Tate	etate@suncoast-pt.com	+1 832-456-2347	--	Invited	
Isis Aguirre	iaguirre@suncoast-pt.com	+1 832-456-2348	--	Invited	
Russell Price	r.price@suncoast-pt.com	(800) 847-8886	+1 281-808-5537	Invited	
Scpt Hou	suncoastbid@suncoast-pt.com	+1 281-445-8886	--	Invited	
Tina Glaesmann	tglaesmann@suncoast-pt.com	--	--	Invited	

04 10 00: Masonry	Lead: Benny Kuriakose	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Alpha & Omega Professional Services Group		+1 469-718-5494		Bid Submitted	$1,152,865
Alpha&Omega Professional Service...	finance@aopsg.com	+1 972-224-1722	--	Invited	
Ishan Patel	ipatel@aopsg.com	+1 682-408-4451	--	Viewed	
Alpha and Omega professional service group		--		Not Bidding	--
Best Block Company		--		Not Bidding	--
Barb Lyons	barb.lyons@bestblock.com	+1 832-270-6230	--	Viewed	
Blackson Brick Company, Inc.		+1 214-855-5051		Undecided	--
Bart Snowden	bart@blacksonbrick.com	+1 214-855-5051	--	Invited	
Brae Barton	brae@blacksonbrick.com	+1 817-874-3194	+1 214-855-5051	Invited	
Bronson Blackson	bronson@blacksonbrick.com	+1 214-855-5240	+1 214-533-5358	Invited	
Marc Blackson	marc@blacksonbrick.com	+1 214-855-5051	--	Invited	

Butler & Butler Construction Masonry		**+1 972-636-8053**		**Bidding**	**--**
David Vicuna	dvicuna@butlermasonry.com	+1 972-636-8053	+1 682-218-0518	Viewed	
Kevin Butler	kbutler@butlermasonry.com	+1 972-636-8053 ext. 406	+1 972-872-1211	Invited	
Osie Carroll	ocarroll@butlermasonry.com	+1 972-636-8053	--	Invited	
Robert Garcia	robertgarcia@butlermasonry.com	+1 830-714-3754	--	Viewed	
DMG Masonry Construction, Ltd and DMG Plaster & Stucco, Inc.		**+1 817-784-0880**		**Bid Submitted**	**$1,266,594**
Estimating Send Bids Invites Here	svancurine@dmgmasonry.com	+1 817-784-0880	--	Invited	
Josh Cagle	jcagle@dmgmasonry.com	+1 817-784-0880	(903) 780-1939	Viewed	
Mike Green	mgreen@dmgmasonry.com	+1 817-784-0880	+1 501-655-6873	Invited	
Stacy Vancurine	estimating@dmgmasonry.com	+1 817-784-0880	--	Viewed	
Tony Magers	tmagers@dmgmasonry.com	+1 817-829-3728	--	Invited	
Father & Sons Masonry & Stucco Inc.		**+1 972-576-5432**		**Bidding**	**--**
Brae Barton (vendor)	brae@blacksonbrick.com	+1 817-874-3194	+1 214-855-5051	Viewed	
Elias Arias	elias@fsmsi.com	+1 972-576-5432	+1 214-347-2693	Viewed	
Esmeralda Martinez	esmeralda@fsmsi.com	+1 972-576-5432	--	Invited	
Information Website	fs-info@fsmsi.com	+1 972-576-5432	--	Invited	
juan ramos	jramos@fsmsi.com	+1 972-576-5432	--	Viewed	
Fenimore-Blythe Inc.		**+1 817-834-6301**		**Bidding**	**--**
David Grzesiak	davidg@fenimoreblythe.com	+1 262-391-7319	--	Viewed	
GLS Masonry		**--**		**Not Bidding**	**--**
Alane Chairez	alane@glsmasonry.com	--	--	Invited	
Estimating Department	estimating@glsmasonry.com	+1 214-697-9910	+1 214-697-9910	Invited	
Glen Arvilla	glen@glsmasonry.com	+1 214-697-9910	+1 214-697-9910	Invited	

J&E Companies		**+1 817-686-3220**		**Bidding**	--
Clint Thrasher	clint@je-co.com	+1 817-686-3220	+1 940-255-0172	Invited	
Craig Hunt	craig@je-co.com	+1 817-686-3220 ext. 200	--	Viewed	
Elva Vasquez	elva@je-co.com	+1 817-686-3220 ext. 213	+1 817-691-9385	Viewed	
Estimating Coordinator	bids@je-co.com	+1 817-686-3220	+1 817-686-3220	Invited	
Kingstone Masonry		**--**		**Not Bidding**	--
Charles King	cleoking5@yahoo.com	--	--	Viewed	
ROC Construction Inc.		**--**		**Not Bidding**	--
Romeo Collazo	romeo@rocdallas.com	+1 214-349-1704	--	Viewed	
Skinner Masonry LLP		**--**		**Bidding**	--
Jeremy Peek	jpeek@skinnermasonry.com	+1 972-289-3178	--	Viewed	
Trinity Wall Systems, L.P.		**+1 817-616-0962**		**Not Bidding**	--
Kenny Jones	kennyj@trinitydps.com	+1 817-602-8726	--	Invited	
Kyle Brock	kyleb@trinitydps.com	--	--	Invited	

05 10 00: Structural Steel	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Alamo Structural Steel, LLC.		**--**		**Bidding**	--
Dusty Osborn	dosborn@alamosteel.com	(254) 870-6614	--	Invited	
Gary Whisenhunt	gwhisenhunt@alamosteel.com	+1 817-657-1296	+1 817-657-1296	Invited	
Justin Sage	jsage@alamosteel.com	+1 254-799-2471	+1 254-715-5734	Invited	
Kristina Godinez	kgodinez@alamosteel.com	+1 254-799-2471	--	Invited	
Linda McPherson	lmcpherson@alamosteel.com	+1 254-799-2471	--	Viewed	
Peter Star	pstar@alamosteel.com	--	--	Viewed	

American Steel and Aluminum		--		Bidding	--
Mike Hohertz	mike@asafab.com	+1 972-264-1533 ext. 110	+1 214-769-2833	Viewed	
Raymond Trietsch	raymond@asafab.com	+1 972-264-1533 ext. 109	--	Viewed	
Compass Steel Erection, Inc.		**+1 940-320-5680**		Bidding	--
Kyle Durham	kyledurham@compasssteel.com	+1 940-320-5680	--	Viewed	
Ray Durham	raydurham@compasssteel.com	+1 940-320-5680	--	Invited	
Ennis Steel Industries, Inc.		**+1 972-878-0400**		Not Bidding	--
Carlos Castillo	carlos@ennissteel.com	--	+1 623-523-9202	Viewed	
Ian Maltz	ian@ennissteel.com	+1 908-596-0860	+1 908-596-0860	Viewed	
Phil Longworth	phil@ennissteel.com	+1 972-878-0400	--	Invited	
samantha Cox	estimating@ennissteel.com	--	--	Invited	
GST Manufacturing LTD		**+1 817-528-0022**		Bidding	--
Daniel Weaver	dweaver@gstmanufacturing.com	8173351401	--	Invited	
Jason Evertson	jevertson@gstmanufacturing.com	+1 817-520-2439	+1 817-528-0022	Invited	
Jered South	jsouth@gstmanufacturing.com	+1 817-520-2320 ext. 805	--	Viewed	
Mike Elmendorf	melmendorf@gstmanufacturing.com	+1 817-520-2320 ext. 807	--	Invited	
Sam Kerbel	skerbel@gstmanufacturing.com	+1 817-520-2422	--	Invited	
Tye Lamberth	tlamberth@gstmanufacturing.com	+1 817-520-2310	--	Invited	
MMW Fabrication LTD		--		Not Bidding	--
--	bids@mmwfabrication.com	+1 817-284-4978	--	Invited	
Brian Jones	bjones@mmwfabrication.com	+1 214-356-0316	--	Invited	

Patriot Erectors LLC		**+1 817-537-0780**		**Not Bidding**	--
Dani Goeser	goeserd@patrioterectors.com	+1 512-858-9100	--	Viewed	
Erica Garza (vendor)	egarza@vulcraft-tx.com	+1 210-655-9070	--	Viewed	
Mark Quintero	quinterom@patrioterectors.com	+1 817-537-0780	+1 817-271-3157	Invited	
Sam Box (vendor)	sbox@vulcraft-tx.com	+1 225-243-6214	+1 936-687-4290	Viewed	
Scott Green	greens@patrioterectors.com	(817) 537-0782	--	Viewed	
Susan Dimmitt	dimmitts@patrioterectors.com	+1 817-537-0779 ext. 5006	--	Viewed	
Tom Harle	harlet@patrioterectors.com	+1 817-650-5091	--	Viewed	
SteelFab Texas, Inc.		**+1 972-562-7720**		**Bidding**	--
Kayla Stevens (vendor)	drawings@texas-iron.com	+1 903-545-2266	--	Viewed	
Luke Steen	lsteen@steelfab-inc.com	+1 336-312-5276	--	Viewed	
Mark Drumm (vendor)	mdrumm@steelfab-inc.com	+1 214-632-5903	--	Viewed	
Vimar Steel Corp		**--**		**Not Bidding**	--
Jeremy Moore	j.moore@vimarsteel.com	+1 806-535-3297	--	Viewed	
WEB Custom Metals		**+1 972-965-3446**		**Bidding**	--
Eric Barnes	ericb@webcustommetals.com	+1 972-965-3446	--	Viewed	
05 73 00: Railings		**Lead: Christopher Dencklau**		**Bids Due: Aug 8, 2024 at 2:00 PM CDT**	
ATR Technologies Inc.		**+1 909-399-9724**		**Not Bidding**	--
--	railings@atr-technologies.com	+1 909-399-9724	--	Invited	
Bert Roark	bert@atr-technologies.com	+1 909-399-9724	--	Invited	
Aaron Architectural Iron LLC		**+1 817-731-9281**		**Bid Submitted**	$244,020
Renee Jolley	renee@aaroniron.com	+1 817-731-9281	--	Viewed	
Renee Jolley	rsjd3@yahoo.com	+1 817-731-9281	--	Invited	
rod Desrets	r_desrets@hotmail.com	+1 817-688-8140	--	Invited	
rod Desrets	rod@aaroniron.com	+1 817-731-9281	--	Invited	

Architectural Systems Inc.		**+1 972-960-8726**		**Not Bidding**	--
Jim Ramoz	itbs@architecturalsystem.org	+1 972-960-8726 ext. 4	+1 469-712-8238	Invited	
Architectural Systems Inc.		**+1 972-960-8726**		**Bidding**	--
Cheryl Gardner	itbs@architecturalsystems.org	+1 972-960-8726	+1 214-701-0085	Invited	
Jim Ramoz	itbs@architecturalsystem.org	+1 972-960-8726 ext. 4	+1 469-712-8238	Viewed	
Barrier Cable Inc.		**+1 706-575-7450**		**Bidding**	--
Scott Rhodes	scott@barriercableinc.com	+1 334-448-4889	+1 706-580-5227	Viewed	
Basden Steel Corporation		**+1 281-375-5225**		**Not Bidding**	--
Luis Hernandez	luish@basdensteel.com	+1 281-934-3455	+1 817-269-2852	Invited	
Basden Steel Corporation		**+1 281-375-5225**		**Not Bidding**	--
Doina Allen	doina@basdensteel.com	+1 281-934-3461	--	Invited	
Nat Killpatrick	nat@basdensteel.com	+1 817-710-2859	+1 214-206-6823	Invited	
Paul Allen	paul@basdensteel.com	+1 281-934-3462	+1 407-353-0019	Viewed	
C T & S Metalworks		**--**		**Not Bidding**	--
Ali Rizvi	ali@ctands.com	+1 972-554-9629	--	Invited	
Estimate CTANDS	estimate@ctands.com	--	--	Invited	
John Bap	john@ctands.com	--	--	Invited	
Mano Syed	mano@ctands.com	+1 972-554-9629 ext. 104	--	Viewed	
estimating ,	bwitter@cstands.com	(972) 554-9629	--	Invited	
Glenn Architectural Metals		**+1 903-449-2950**		**Not Bidding**	--
Desarae Bush	desarae@glennarc.com	+1 903-449-8913	--	Invited	
Victor Glenn	victor@glennsteelllc.com	+1 903-449-2950	--	Invited	

HDI Railings		**+1 717-285-4088**		**Not Bidding**	--
Leonard Amimo	lamimo@hdirailings.com	+1 717-285-4088 ext. 243	--	Viewed	
Neil Andrews	nandrews@hdirailings.com	+44 7383 436490	--	Viewed	
Shawn Maguire	smaguire@hdirailings.com	+1 717-381-0830	+1 717-381-0830	Invited	
Toni Mahosky	tmahosky@hdirailings.com	+1 717-285-4088	+1 717-285-4088	Viewed	
Metalrite Inc.		**+1 972-266-2233**		**Not Bidding**	--
Carolyn Shoemake	carolyn@metalrite.com	+1 972-266-2233	--	Invited	
James Gee	jgee@metalrite.com	+1 972-266-2233	--	Viewed	
Robert Nelms	renelms@metalrite.com	+1 972-266-2233	+1 972-896-0016	Invited	
Rustic Fence		**+1 817-275-2151**		**Not Bidding**	--
Chase South	chase@rusticfence.com	+1 817-275-2151	--	Invited	
Joseph South	joseph@rusticfence.com	+1 817-709-1524	--	Viewed	
Mike DAVIS	mikedavis@rusticfence.com	+1 619-843-8606	--	Invited	
Superior Aluminum Products		--		**Not Bidding**	--
Ryan Florkey	rflorkey@frla.com	+1 502-612-0071	--	Invited	
Superior Aluminum Products, Inc.		**+1 937-526-4065**		**Not Bidding**	--
Dustin Schemmel	bids@superioraluminum.com	+1 937-526-4065	--	Viewed	
Inside Sales	onlinebids@superioraluminum.com	+1 800-548-8656	--	Viewed	
Viva Railings LLC		**+1 972-353-8482**		**Not Bidding**	--
Amy San Miguel	estimating@vivarailings.com	+1 972-353-8482 ext. 32	--	Viewed	
Briana Dubois	bdubois@vivarailings.com	+1 972-353-8482 ext. 07	+1 972-282-3703	Viewed	

Viva Railings LLC		**+1 972-353-8482**		**Not Bidding**	--
Amy San Miguel	estimating@vivarailings.com	+1 972-353-8482 ext. 32	--	Viewed	
David Brown - Southeast	dbrown@vivarailings.com	+1 470-609-2828	--	Viewed	
ztinwala ztinwala	ztinwala@vivarailings.com	--	--	Viewed	

07 10 00: Waterproofing	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Alpha Insulation and Waterproofing Inc		**--**		**Bidding**	--
Alexis Ortiz	aortiz@alphaiwp.com	+1 321-966-9415	+1 407-233-9640	Viewed	
Garry Silver	gsilver@alphaiwp.com	+1 770-424-8600	--	Viewed	
Juan Sanchez	jsanchez@alphaiwp.com	+1 972-446-2600	+1 469-463-3914	Viewed	
Patrick Layhee Send DFW Area Bids...	playhee@alphaiwp.com	+1 972-446-2600	+1 469-580-0129	Invited	
Chamberlin Dallas, LLC		**+1 214-273-9110**		**Bid Submitted**	**$224,539**
Andy Wharton	awharton@chamberlinltd.com	+1 214-273-9110	+1 214-273-9110	Invited	
David Mequet	dmequet@chamberlinltd.com	+1 469-779-1987	+1 469-978-8990	Invited	
Justin Pickering	jpickering@chamberlinltd.com	+1 214-529-4667	--	Viewed	
Matt Korioth (vendor)	mkorioth@chamberlinltd.com	+1 713-880-1432	+1 281-455-0034	Viewed	
GDA Contractors (The George D. Alan Company)		**+1 214-496-9999**		**Not Bidding**	--
Bids Estimating Dept.	bids@waterproof.pro	+1 214-496-9999	+1 214-496-9999	Invited	
Dan Gaspar	dgaspar@waterproof.pro	+1 214-496-9999	+1 817-825-3780	Invited	
KPost Company		**+1 972-910-8777**		**Not Bidding**	--
Chris Evans	estimating@kpostcompany.com	+1 972-910-8777	--	Viewed	
Leo Bustamante	leo.bustamante@kpostcompany.com	+1 972-489-4194	--	Invited	
Mike Goodwin	mike.goodwin@kpostcompany.com	+1 972-910-8777	+1 214-232-3284	Invited	

Kemco Specialty Contractors		**+1 520-878-8015**		**Bid Submitted**	**$183,609**
Alan Shepherd	alan@kemcoinc.com	+1 228-249-3132	--	Invited	
Estimating Department	estimator@kemcoinc.com	+1 972-488-2999	+1 469-810-5627	Viewed	
Ivan Puente	pm@kemcoinc.com	+1 972-488-2999 ext. 06	+1 469-988-4957	Invited	
Mobile Enterprises Inc.		**--**		**Bidding**	**--**
Bryan Payne	bpayne@mei.global	+1 469-805-2550	+1 469-805-2550	Viewed	
Chandler Sinn	csinn@mei.global	--	--	Viewed	
Southwest Construction Services		**+1 214-879-9948**		**Bidding**	**--**
Estimating Coordinator	estimating@sw-construction.com	+1 214-256-7306	--	Viewed	
Kaleb Garrison	kgarrison@sw-construction.com	--	--	Invited	
Ryon Pittsinger	rpittsinger@sw-construction.com	+1 214-502-7606	--	Viewed	
Steve Moriarty (Demolition)	smoriarty@sw-construction.com	+1 214-879-9948	+1 214-535-1180	Invited	
Tim Milburn	tmilburn@sw-construction.com	+1 214-243-8267	--	Invited	
Sunbelt Waterproofing & Restoration, LLC.		**+1 972-681-6222**		**Not Bidding**	**--**
Donnie Willey	donnie@sunbeltllc.com	--	+1 214-218-1054	Invited	
Unknown Company		**--**		**Not Bidding**	**--**
--	estimator@kemco-sc.com	--	--	Invited	

07 50 00: Roofing	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Anchor Roofing Systems, LLC		**+1 817-625-4351**		**Bid Submitted**	**$75,975**
Brad Oberg	brad@anchor-roofs.com	+1 817-229-9855	--	Viewed	
Shane Hesters	shane@anchor-roofs.com	+1 817-625-4351	--	Invited	
BuildTexas.com		**--**		**Not Bidding**	**--**
Juan Tapia (vendor)	support@foremansroofing.com	+1 214-431-3725	+1 202-279-0446	Viewed	
chris Stanchek	cjstanchek@yahoo.com	+1 214-464-6982	--	Invited	

Chamberlin Dallas, LLC		**+1 214-273-9110**		**Bidding**	--
Andy Wharton	awharton@chamberlinltd.com	+1 214-273-9110	+1 214-273-9110	Invited	
David Mequet	dmequet@chamberlinltd.com	+1 469-779-1987	+1 469-978-8990	Viewed	
Zach Ballew (vendor)	zballew@chamberlinltd.com	+1 405-406-2843	--	Viewed	
D & D Roofing Services, Inc.		**--**		**Not Bidding**	--
Cass Coroiescu	cassc@ddroofservices.com	+1 281-429-1555	--	Invited	
Dinel Coroiescu	dinelc@ddroofservices.com	+1 281-429-1555	--	Invited	
Duro-Last Roofing		**--**		**Undecided**	--
Tiffany Nurick	tiffany.nurick@holcim.com	--	--	Viewed	
Flynn BEC LP		**+1 817-632-5600**		**Not Bidding**	--
Camilo Varela	camilo.avarela@flynncompanies.com	+1 817-751-5124	--	Invited	
Josh Douthitt	josh.douthitt@flynncompanies.com	+1 817-662-6401	--	Viewed	
Ken Fike	ken.fike@flynncompanies.com	+1 817-680-7799	+1 817-680-7799	Viewed	
Patrick Beasley	patrick.beasley@flynncompanies.com	+1 817-662-6393	--	Invited	
KPost Company		**+1 972-910-8777**		**Not Bidding**	--
Chris Evans	estimating@kpostcompany.com	+1 972-910-8777	--	Viewed	
David Etley	david.etley@kpostcompany.com	+1 214-466-1221	+1 817-888-6742	Invited	
Leo Bustamante	leo.bustamante@kpostcompany.com	+1 972-489-4194	--	Invited	
Mike Goodwin	mike.goodwin@kpostcompany.com	+1 972-910-8777	+1 214-232-3284	Invited	
Patrick Black	patrick.black@kpostcompany.com	+1 469-993-7198	--	Invited	
Scott Bredehoeft	scott.bredehoeft@kpostcompany.com	+1 972-910-8777	--	Invited	
Merit Roofing		**+1 972-664-0762**		**Not Bidding**	--
Brent Cannatelli	bcannatelli@meritroofing.com	+1 972-664-0762	--	Invited	
Brian Kimbrell	info@meritroofing.com	+1 972-664-0762	--	Viewed	

Prime Source Construction		--		**Not Bidding** --
Bradley Doty	brad@primesourceconstruction.com	+1 817-426-5000	--	Invited
Prime Source Roofing, LLC		**(817) 426-5000**		**Not Bidding** --
Eric Brown	eric@primesourceconstruction.com	(817) 426-5000	(817) 689-5623	Viewed
Roof Systems		--		**Not Bidding** --
jerry stinchfield	jerry@roof-systems.net	+1 903-316-3848	--	Invited
Sterling Roof Systems		--		**Bidding** --
Bill Belote	bill@sterlingrooftexas.com	+1 214-352-4700	--	Invited
Caleb Verkler	caleb@sterlingrooftexas.com	+1 214-352-4700	+1 972-740-2407	Viewed
Sun Commercial Roofs		--		**Not Bidding** --
Juan Estrada	jestrada@suncoroofs.com	+1 214-420-6505	+1 972-880-3744	Invited
Landon Sherman	landon@suncoroofs.com	+1 214-546-8856	--	Invited
Richard Bass	richard@suncoroofs.com	+1 214-350-7770	+1 972-898-2541	Viewed

08 20 00: Doors, Frames & Hardware	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Allegion, PLC		--		**Undecided** --
BID INVITES	bids@allegion.com	+1 513-800-4720	+1 317-810-3700	Viewed
Stephanie Burger	stephanie.burger@allegion.com	(281) 409-0685	--	Invited
DFW DOOR & HARDWARE, LP.		**+1 972-988-3070**		**Not Bidding** --
Brian Saylors	brians@dfwdoor.com	+1 817-307-4625	--	Invited
DFW Door Estimating Coordinator	estimating@dfwdoor.com	+1 972-988-3070 ext. 129	--	Viewed
Matthew	matthewa@dfwdoor.com	--	--	Invited
Shaun Attaway	shauna@dfwdoor.com	+1 972-988-3070	+1 817-372-0553	Invited
Wes Whites	wesw@dfwdoor.com	+1 972-988-3070 ext. 105	--	Invited

Dallas Door and Supply Inc.		**+1 214-630-9783**		**Bidding**	--
Brian Lewis	brian.lewis@dallasdoor.com	+1 214-630-9783	--	Invited	
Brian Story	brian.story@dallasdoor.com	+1 214-630-9783	--	Invited	
Chris Tucker	chris.tucker@dallasdoor.com	+1 214-630-9783	--	Viewed	
Isabel Silva	isabel.silva@dallasdoor.com	+1 214-630-9783 ext. 3311	--	Viewed	
James Whaley	james.whaley@dallasdoor.com	+1 951-233-2985	--	Viewed	
Denali Doors		**(512) 507-2885**		**Not Bidding**	--
Adam Mitchell	adam.mitchell@denalidoors.com	(512) 507-2885	(512) 507-2885	Invited	
Gary Roberts	estimating@denalidoors.com	--	--	Invited	
Eagle Door Services		**--**		**Not Bidding**	--
Garrin Walker	garrinwsi@gmail.com	+1 469-474-1711	--	Invited	
JDR Doors & Hardware, LLC		**+1 817-367-9735**		**Not Bidding**	--
JDR Doors & Hardware, LLC	bids@jdridoors.com	+1 817-367-9735	+1 817-691-4266	Invited	
Javier Perez	javier@jdridoors.com	+1 817-367-9735	+1 817-367-9735	Viewed	
Yaneth Perez	yaneth@jdridoors.com	--	--	Invited	
Kodiak Gypsum Mountain States, LLC dba AO Door		**--**		**Not Bidding**	--
AO Door	bids@aodoor.net	+1 972-446-1900	--	Viewed	
Piper Weatherford Company		**+1 214-389-5456**		**Not Bidding**	--
Pam Saldana	psaldana@piperweatherford.com	+1 214-343-9000	+1 903-275-5208	Invited	
Rodney Marsden	rmarsden@piperweatherford.com	+1 214-343-9000 ext. 2450	--	Viewed	
Swinerton Builders		**+1 214-771-2039**		**Bidding**	--
Brandon Davidson	brandon.davidson@swinerton.com	--	--	Invited	
Dino Sciandri (vendor)	dsciandri@kendelldrs.com	+1 650-826-1054	--	Viewed	
John Drexel	john.drexel@swinerton.com	--	--	Viewed	

The Door Frame And Hardware Company		--		**Not Bidding**	--
Ben Zuverink	benz@doorframehardware.com	+1 616-406-6776	--	Invited	
Brian McFall	brian@doorframehardware.com	+1 214-422-0294	--	Invited	
Estimating - Email ITB's Here Please	estimating@doorframehardware.com	--	--	Viewed	
Gerardo Lozada	gerardo@doorframehardware.com	+1 469-556-9795	--	Viewed	
Turnkey Secure		--		**Not Bidding**	--
Tanner Piepenbrok	tanner@turnkeysecure.com	+1 214-901-8599	--	Viewed	

08 36 13: Overhead Doors		Lead: Ariel Miller		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
Johnson Equipment Company Inc.		--		**Bidding**	--
Chris Hammons	contracts@jequip.com	+1 972-661-9822	--	Invited	
Clayton Couch	ccouch@jequip.com	+1 972-661-9822	+1 214-908-7606	Invited	
Mike Guernica	mguernica@jequip.com	+1 972-661-9822	+1 214-437-2262	Viewed	
OGD Equipment Co.		+1 800-368-4801		**Bidding**	--
Chans Woolery	chans.woolery@ogd.com	+1 307-851-4759	--	Invited	
Jake Davis	jake.davis@ogd.com	+1 817-565-2989	--	Invited	
Matt Sauls	matt.sauls@ogd.com	+1 817-984-3168	--	Viewed	
Rebecca Parlegreco	rebecca.parlegreco@ogd.com	+1 800-368-4801	--	Invited	
OGD Equipment Co.		+1 800-368-4801		**Not Bidding**	--
Chris House	chris.house@ogd.com	+1 903-372-0367	--	Invited	
Overhead Door Company of Fort Worth		+1 817-921-3641		**Bid Submitted**	$29,978
Chuck Blume	cblume@ohdfw.com	+1 817-921-3641	+1 817-992-9906	Viewed	
Overhead Door Company of Fort Worth		+1 817-921-3641		**Not Bidding**	--
--	sales@ohdfw.com	+1 817-921-3641	--	Invited	
Mike Hicks	mhicks@ohdfw.com	(817) 921-3641	(817) 944-3550	Invited	

Southern Dock Products		--		Not Bidding	--
Joe Mercer	joseph.mercer@southerndock.com	+1 214-907-9809	--	Invited	
John Akins	john.akins@southerndock.com	+1 214-930-3558	--	Invited	
ron edwards	ronald.edwards@southerndock.com	+1 817-888-0787	--	Invited	

08 91 00: Louvers	Lead: Benjamin Gair	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Architectural Systems Inc.		**+1 972-960-8726**		Bidding	--
Cheryl Gardner	cheryl@architecturalsystems.org	+1 800-442-4554	--	Invited	
Cheryl Gardner	itbs@architecturalsystems.org	+1 972-960-8726	+1 214-701-0085	Invited	
Jim Ramoz	itbs@architecturalsystem.org	+1 972-960-8726 ext. 4	+1 469-712-8238	Viewed	
Travis Sursa	travis@architecturalsystems.org	+1 210-687-0900	+1 210-687-0900	Invited	
Johnson Equipment Company Inc.		--		Bidding	--
Ken Libby	klibby@jequip.com	+1 972-661-9822 ext. 3250	+1 214-236-8447	Viewed	
Mike Guernica	mguernica@jequip.com	+1 972-661-9822	+1 214-437-2262	Viewed	
Johnson Equipment Company Inc.		--		Not Bidding	--
Chris Hammons	contracts@jequip.com	+1 972-661-9822	--	Invited	
Clayton Couch	ccouch@jequip.com	+1 972-661-9822	+1 214-908-7606	Invited	
KSC Inc		**+1 214-499-5667**		Not Bidding	--
Ben Smith	smith@ksc-us.com	+1 214-499-5667	--	Viewed	
Colton Slusser	slusser@ksc-us.com	--	+1 469-934-1280	Invited	
Jarin Hanika	hanika@ksc-us.com	+1 316-650-3819	--	Invited	
LUIS Presa	luis@ksc-us.com	+1 214-470-4573	--	Invited	
Landon Bevan	bevan@ksc-us.com	--	+1 214-587-3004	Viewed	
Vincent Neault	vneault@ksc-us.com	+1 214-499-5667 ext. 101	+1 214-790-1008	Viewed	

NOW Specialties, Inc. - Panels		--		Not Bidding	--
Anisa Alshuwaily	aalshuwaily@nowspecialties.com	--	--	Invited	
Bids Estimating	bids@nowspecialties.com	+1 972-416-8525	--	Invited	
Brian Gutzler	bgutzler@nowspecialties.com	+1 972-416-8525 ext. 104	+1 214-929-5445	Invited	
Dennis Harrelson	dharrelson@nowspecialties.com	+1 972-416-8525 ext. 108	--	Invited	

NOW Specialties, Inc. - Panels		--		Not Bidding	--
Bids Estimating	bids@nowspecialties.com	+1 972-416-8525	--	Invited	
Brian Gutzler	bgutzler@nowspecialties.com	+1 972-416-8525 ext. 104	+1 214-929-5445	Invited	
Dennis Harrelson	dharrelson@nowspecialties.com	+1 972-416-8525 ext. 108	--	Invited	
Joe Garcia	jgarcia@nowspecialties.com	--	--	Invited	
Richard Serrano	rserrano@nowspecialties.com	+1 972-416-8525 ext. 109	--	Viewed	

09 24 00: Plaster	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Carrco Painting		+1 214-624-7560		Bid Submitted	$58,985
David Ojeda	dojeda@carrcopainting.com	--	+1 214-412-8016	Invited	
F Javier Huerta	jhuerta@carrcopainting.com	+1 214-624-7578	--	Invited	
Mike Pittman	mpittman@carrcopainting.com	+1 214-384-5687	--	Viewed	
Oscar Diaz	odiaz@carrcopainting.com	--	--	Invited	
Yasmine Huerta	yhuerta@carrcopainting.com	--	+1 214-704-8860	Invited	

DMG Masonry Construction, Ltd and DMG Plaster & Stucco, Inc.		+1 817-784-0880		Not Bidding	--
Estimating Send Bids Invites Here	svancurine@dmgmasonry.com	+1 817-784-0880	--	Invited	

GG&S Construction Co.		+1 972-332-2700		Bidding	--
Alexis Gomez (vendor)	agomez@advstone.com	+1 817-572-0018 ext. 1137	--	Viewed	
Amanda Hattaway (vendor)	ahattaway@advstone.com	+1 817-509-1127	--	Viewed	
Brett Schelldorf	brett@ggsconstruction.com	+1 972-332-2700	+1 214-578-4446	Viewed	
Josh Gray	josh@ggsconstruction.com	+1 972-332-2700 ext. 101	--	Viewed	
blake bryant (vendor)	bbryant@advancedarchitecturalstone.com	+1 817-648-8146	--	Viewed	

Galindo & Boyd Wall Systems		**+1 214-647-1528**		**Not Bidding**	--
Chris Gabel	cgabel@galindoboyd.com	+1 972-834-9224	--	Viewed	
Jorge Lopez	jlopez@galindoboyd.com	+1 281-645-8013	+1 281-541-4031	Invited	
Steven Evangelista	sevangelista@galindoboyd.com	+1 972-595-8111	--	Invited	
J&E Companies		**+1 817-686-3220**		**Not Bidding**	--
Craig Hunt	craig@je-co.com	+1 817-686-3220 ext. 200	--	Viewed	
Estimating Coordinator	bids@je-co.com	+1 817-686-3220	+1 817-686-3220	Invited	
Lasco Acoustics & Drywall, Inc.		**+1 972-488-5556**		**Not Bidding**	--
Bob Doty	bdoty@lascoadi.com	+1 972-488-5556	--	Viewed	
Southwest Lath and Plaster		**+1 972-494-1974**		**Not Bidding**	--
Thomas Koesters	thomas@southwestlathplaster.com	+1 972-494-1974 ext. 1	--	Invited	
Triangle Plastering, Ltd.		**+1 972-345-1052**		**Bid Submitted**	$49,762
William Miller	wmiller@bakertriangle.com	+1 214-217-3781	--	Viewed	
Trinity Wall Systems, L.P.		**+1 817-616-0962**		**Not Bidding**	--
Scott Raines	scottr@trinitydps.com	+1 817-616-0962 ext. 417	--	Invited	
Vaden's Drywall-Plaster-Masonry		**+1 817-847-8822**		**Not Bidding**	--
Eric Vaden	evaden@vadensinc.com	+1 817-847-8822	--	Invited	
Estimating	estimating@vadensinc.com	+1 817-847-8822	--	Invited	

09 50 00: Drywall & Framing	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Baker Drywall Dallas, Ltd.		**+1 972-289-5534**		**Not Bidding**	--
Estimating Dallas	estimating-dallas@bakertriangle.com	+1 972-289-5534	--	Invited	

Greater Metroplex Interiors, Inc.		**+1 817-481-0029**		**Not Bidding**	--
ALL ITB's Candice Dietzman	candicedietzman@gmitexas.com	+1 817-481-0029	--	Viewed	
Johan Rodriguez	johanrodriguez@gmitexas.com	--	--	Viewed	
Peyton Steele	peytonsteele@gmitexas.com	--	+1 817-701-6999	Viewed	
J&E Companies		**+1 817-686-3220**		**Not Bidding**	--
Craig Hunt	craig@je-co.com	+1 817-686-3220 ext. 200	--	Viewed	
Estimating Coordinator	bids@je-co.com	+1 817-686-3220	+1 817-686-3220	Invited	
Lasco Acoustics & Drywall, Inc.		**+1 972-488-5556**		**Not Bidding**	--
Estimating Dept	estimating@lascoadi.com	+1 972-488-5556	--	Invited	
Jeremy Williams	jeremy@lascoadi.com	+1 972-488-5556	--	Invited	
Lasco Estimator	estimator@lascoadi.com	+1 972-488-5556	+1 214-507-2909	Viewed	
Paxton Ellis	paxton@lascoadi.com	+1 972-488-5556 ext. 15	+1 214-592-2694	Invited	
Swinerton Builders		**+1 949-622-7000**		**Bidding**	--
Brandon Davidson	brandon.davidson@swinerton.com	--	--	Invited	
Brendyn Ponce	brponce@swinerton.com	+1 951-870-9631	--	Invited	
Jeffrey Christensen	jeffrey.christensen@swinerton.com	--	--	Viewed	
John Drexel	john.drexel@swinerton.com	--	--	Viewed	
Patrick Cooney (vendor)	pcooney@kendelldrs.com	--	--	Viewed	
Trinity Wall Systems, L.P.		**+1 817-616-0962**		**Not Bidding**	--
Kenny Jones	kennyj@trinitydps.com	+1 817-602-8726	--	Viewed	
Peter Dean	peterd@trinitywallsystems.com	--	+1 214-505-2797	Invited	
Steve Tucker	stevet@trinitydps.com	+1 214-649-0199	--	Invited	
Tom Misciasci	tomm@trinitydps.com	--	+1 469-416-7276	Invited	

Vaden's Drywall-Plaster-Masonry		**+1 817-847-8822**		**Not Bidding**	--
Eric Vaden	evaden@vadensinc.com	+1 817-847-8822	--	Invited	
Estimating	estimating@vadensinc.com	+1 817-847-8822	--	Invited	

09 90 00: Painting	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Carrco Painting		**+1 214-624-7560**		**Bid Submitted**	**$72,285**
Carrco Painting	estimating@carrcopainting.com	+1 214-393-4704	+1 214-624-7563	Invited	
David Ojeda	dojeda@carrcopainting.com	--	+1 214-412-8016	Invited	
F Javier Huerta	jhuerta@carrcopainting.com	+1 214-624-7578	--	Invited	
Luke Hicks	lhicks@carrcopainting.com	+1 469-300-1898	+1 346-377-2476	Invited	
Mike Pittman	mpittman@carrcopainting.com	+1 214-384-5687	--	Viewed	
Yasmine Huerta	yhuerta@carrcopainting.com	--	+1 214-704-8860	Invited	

Cherry Painting Company, Inc.		**+1 972-242-4287**		**Bid Submitted**	**$74,032**
ALL DFW BIDS DFW	dallasbids@cherrycoatings.com	+1 972-242-4287	+1 972-242-4287	Invited	
David Swanson	davidswanson@cherrycoatings.com	--	--	Invited	
Jeremy Cohen	jeremycohen@cherrycoatings.com	--	--	Viewed	
Justin Kane	justinkane@cherrycoatings.com	+1 817-965-1642	--	Invited	
Kyle Brozovich	kyle@cherrycoatings.com	+1 817-988-1721	+1 817-988-1721	Invited	
Lonnie Ogden	lonnie@cherrycoatings.com	--	--	Invited	
Mikey Perez	mikey@cherrycoatings.com	--	+1 956-371-2217	Viewed	
Pat Cherry	pc@cherrypaint.com	+1 972-242-4287	--	Invited	
Phoenix Bids	phoenixbids@cherrycoatings.com	--	--	Invited	
Ryan Lewis	ryanlewis@cherrycoatings.com	+1 817-606-7044	--	Invited	
Shane DeVoe	shanedevoe@cherrycoatings.com	--	+1 214-425-3128	Viewed	
Tyler Hysell	tyler@cherrycoatings.com	--	+1 972-951-6806	Invited	
Zack Cherry	zc@cherrycoatings.com	+1 972-242-4287	+1 214-403-9874	Invited	

Keeland & Company Painting, LLC		--		Not Bidding	--
Cade Thomas	cthomas@kcpaintingllc.com	+1 719-930-5606	--	Viewed	
David Coe	dcoe@kcpaintingllc.com	+1 972-207-7973	--	Invited	
Parrents Painting Inc.		**+1 214-351-0315**		**Bidding**	--
Alan Flores	alan@ppidallas.com	--	--	Viewed	
Kevin Urena	kevin@ppidallas.com	--	--	Invited	
PPI Estimating Team	estimating@ppidallas.com	+1 214-351-0315	--	Invited	
Rich Egoville	rich@ppidallas.com	+1 214-351-0315	+1 610-613-7662	Invited	
Shahan & Son, Ltd.		**+1 214-366-7200**		**Bid Submitted**	**$46,045**
Brian Shahan	brians@shahanpaint.com	+1 214-366-7200	+1 214-729-8024	Invited	
Rob Pickering	robp@shahanpaint.com	+1 214-366-7225	+1 469-975-8098	Viewed	
gregory martin	gregm@shahanpaint.com	+1 817-655-1089	--	Viewed	

10 05 00: Specialties

Lead: Benjamin Gair

Bids Due: Aug 8, 2024 at 2:00 PM CDT

Archer Specialties		**+1 361-510-5104**		**Not Bidding**	--
Alexandra McMyler	alexandra@archerspecialties.com	--	--	Invited	
Construction Specialties		--		**Not Bidding**	--
Martin Read	martin.read@c-sgroup.com	+1 908-540-0319	--	Viewed	
D10, LLC		--		**Not Bidding**	--
Cody Warden	bids@dtenspecialties.com	+1 469-293-8784	--	Viewed	
Specialties Direct Texas Inc.		**+1 214-412-2547**		**Not Bidding**	--
Debra Neal	dneal@specialtiesdirect.com	+1 214-412-2644 ext. 4811	+1 706-491-9670	Viewed	
Joey Holden	jholden@specialtiesdirect.com	+1 214-412-2644 ext. 4820	--	Viewed	

Swinerton Builders		**+1 949-622-7000**		**Bidding** --
Brandon Davidson	brandon.davidson@swinerton.com	--	--	Invited
John Drexel	john.drexel@swinerton.com	--	--	Invited
Texas Specialties and Installation, Inc.		**+1 817-701-4200**		**Not Bidding** --
Bid Invites	bidinvites@txspecialties.com	+1 817-701-4200	--	Invited

10 42 50: Signage	Lead: Traci Petersen	Bids Due: Aug 8, 2024 at 2:00 PM CDT

A Sign of Quality		--		**Not Bidding** --
Nick Griner	nick@asoq.com	+1 972-771-2004	--	Viewed
A Sign of Quality		--		**Not Bidding** --
Karli-jo Garrett	accounting@asoq.com	+1 972-771-2004	--	Viewed
jacob griner	jay@asoq.com	+1 972-771-2004	+1 972-771-2151	Viewed
ASI Signage Innovations		**+1 972-915-3800**		**Not Bidding** --
--	luis.teran@asisignage.com	--	--	Invited
Alison Weis	alison.burnett@asisignage.com	+1 972-915-3800 ext. 226	+1 469-647-4382	Viewed
Estimating Department	dl.leads.dallas@asisignage.com	+1 972-915-3800	--	Invited
Fred Wilson	fred.wilson@asisignage.com	+1 972-915-3800	--	Invited
Artografx, Inc.		**+1 214-349-1075**		**Not Bidding** --
--	info@artografx.com	+1 214-349-1075	--	Invited
Paul Santoyo	psantoyo@artografx.com	+1 214-349-1075	--	Invited
Rick Santoyo	rsantoyo@artografx.com	+1 214-349-1075	--	Invited
BLIK		**+1 310-403-4390**		**Not Bidding** --
BLIK Custom	custom@whatisblik.com	--	--	Invited
Renee Riehl	renee@whatisblik.com	+1 424-228-8615	--	Viewed
Scott Flora	scott@whatisblik.com	+1 866-262-2545	--	Viewed

Benchmark Signs		**+1 817-560-9965 ext. 101**		**Bid Submitted**	**$205,214**
Carl Brooks	cbrooks@benchmarksigns.biz	+1 817-560-9965 ext. 101	+1 817-822-7902	Invited	
Carl Brooks	estimating@benchmarksigns.biz	+1 817-560-9965	+1 817-822-7902	Invited	
Mary Bowen	mbowen@benchmarksigns.biz	+1 817-560-9965	--	Viewed	
Ricky Shaffer	rshaffer@benchmarksigns.biz	+1 817-560-9965	--	Viewed	
Casteel Sign		**+1 214-352-7446**		**Not Bidding**	**--**
Bob Murdoch	bob@casteelsign.com	+1 214-352-7446	--	Invited	
Warren Casteel	warren@casteelsign.com	+1 214-352-7446	+1 214-212-7365	Viewed	
Dallas Digital Signs & Graphics		**+1 800-238-6064**		**Not Bidding**	**--**
Alex Balic	alex@dallasdigitalsigns.com	+1 800-238-6064	+1 817-800-3468	Viewed	
Andre Garhol	andres@dallasdigitalsigns.com	+1 800-238-6064	+1 214-971-3965	Invited	
Gulnara Balic	gulnara@dallasdigitalsigns.com	+1 800-238-6064	+1 940-206-3608	Invited	
Dallas Digital Signs & Graphics		**+1 800-238-6064**		**Bid Submitted**	**$63,560**
Alex Balic	alex@dallasdigitalsigns.com	+1 800-238-6064	+1 817-800-3468	Viewed	
Andre Garhol	andres@dallasdigitalsigns.com	+1 800-238-6064	+1 214-971-3965	Viewed	
Claudia Bally	claudia@dallasdigitalsigns.com	+1 800-238-6064	--	Invited	
Mohd Waheed	ishraq@dallasdigitalsigns.com	+1 800-238-6064	--	Invited	
Ensight Technologies		**--**		**Not Bidding**	**--**
Mike Driscoll	mike.driscoll@ensight-technologies.com	+1 678-602-8213	--	Viewed	
Pace Graphics Inc		**+1 972-423-7223**		**Not Bidding**	**--**
Brian Harville	brian@pacegfx.com	+1 214-882-1224	--	Invited	
Jodee Mahurin	jodee@pacegfx.com	+1 972-802-9241	--	Viewed	
Paul Pace	paul@pacegfx.com	+1 972-423-7223	--	Viewed	

Red Elephant (Formerly FSGS)		**+1 972-267-3100**		**Bid Submitted**	**$69,937**
Indu Sanka	indu@fsgsgraphics.com	+1 972-267-3100	--	Invited	
Ketan Jain	ketan@redelephantway.com	+1 972-267-3100 ext. 225	+1 323-481-8748	Viewed	
Luke Dreiling	luke@fsgsgraphics.com	+1 972-267-3100	--	Invited	
Mike Richardson	miker@fsgsgraphics.com	+1 972-267-3100	--	Invited	
Nirali Godhani	nirali@redelephantway.com	+1 224-715-8289	--	Invited	
Rafael Acevedo	rafy@redelephantway.com	+1 787-922-5242	--	Invited	
Signarama-Richardson		**+1 469-206-0825**		**Bidding**	**--**
--	cas@signarama-richardson.com	--	--	Invited	
Charlos Middleton	charlos@signarama-richardson.com	+1 469-206-0825	--	Invited	
Randy Middleton	randy@signarama-richardson.com	--	--	Invited	
Sheats Freeman (vendor)	lynne@signarama-richardson.com	+1 469-206-0825	--	Viewed	
Sherry Perry	sherryp@signarama-richardson.com	+1 469-206-0825	--	Viewed	

11 12 00: Parking Control Equipment	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Anchor Fence Texas		**+1 214-350-1900**		**Not Bidding**	**--**
Edward Stites	estites@anchortexas.com	+1 214-350-1900	+1 214-766-7665	Viewed	
Jeff Sparrow (vendor)	j.sparrow@tkhsecurity.com	(480) 277-9748	--	Viewed	
Roman Ibara	ribarra@anchortexas.com	--	--	Viewed	
Tristan Skinner	tskinner@anchortexas.com	+1 214-350-1900	+1 208-589-4190	Viewed	
jamey livingston	j.livingston@anchortexas.com	+1 214-766-7524	--	Viewed	
Associated Time Instruments		**--**		**Bidding**	**--**
Bill Herrel	bherrel@associatedtime.com	+1 214-637-2763 ext. 216	--	Viewed	
Johnny Luna	johnny.luna@associatedtime.com	+1 469-323-0959	--	Invited	
Michael Ball	michael.ball@associatedtime.com	+1 713-263-1366 ext. 405	+1 713-303-1554	Viewed	

Buyers Barricades		--		Bidding	--
--	houstonestimating@buyersbarricades.com	+1 817-535-3939	--	Invited	
Estimating Department	estimating@buyersbarricades.com	+1 817-535-3939	--	Viewed	
Tony Troxclair	tony@buyersbarricades.com	+1 817-535-3939	+1 214-325-9639	Invited	
Johnson Equipment Company Inc.		--		Bidding	--
Chris Hammons	contracts@jequip.com	+1 972-661-9822	--	Invited	
Johnson Equipment Company Inc.		--		Bid Submitted	$27,000
Clayton Couch	ccouch@jequip.com	+1 972-661-9822	+1 214-908-7606	Invited	
Mike Guernica	mguernica@jequip.com	+1 972-661-9822	+1 214-437-2262	Viewed	
Kastle Systems		--		Not Bidding	--
Coley Nash	cnash@kastle.com	--	--	Invited	
Dave Fisher	dfisher@kastle.com	--	--	Invited	
James Raven	jraven@kastle.com	+1 972-603-6687	--	Invited	
John Applebury	japplebury@kastle.com	+1 682-258-1759	--	Invited	
John Bennett	jbennett@kastle.com	+1 512-801-7894	--	Invited	
Teddy Smith	tsmith@kastle.com	+1 469-323-7342	--	Invited	
Mitchell Time & Parking		--		Bid Submitted	$105,089
Gary Hobbs	service@mitchelltimeandparking.com	+1 512-371-7773	--	Invited	
Joe Hobbs	mtparking@sbcglobal.net	+1 512-371-7773	--	Invited	
Ryan Monahan	ryan@mitchelltimeandparking.com	+1 512-371-7773	--	Viewed	
OGD Equipment Co.		+1 800-368-4801		Not Bidding	--
Philip Ingram	philip.ingram@ogd.com	+1 214-226-6137	--	Invited	

OGD Equipment Co.		**+1 800-368-4801**		**Bid Submitted**	**$23,990**
Jake Davis	jake.davis@ogd.com	+1 817-565-2989	--	Invited	
Matt Sauls	matt.sauls@ogd.com	+1 817-984-3168	--	Viewed	
Rebecca Parlegreco	rebecca.parlegreco@ogd.com	+1 800-368-4801	--	Invited	
ParkHelp Technologies		**--**		**Undecided**	**--**
Matthew Taub	matthewt@parkingsense.com	+1 414-988-6497	+1 414-704-5946	Invited	
Technical Testing International, LLC.		**--**		**Undecided**	**--**
Meera Neb	meeraneb@ttilabs.com	+1 817-861-5322	--	Invited	
USA Eagle Carports		**+1 817-788-5395**		**Undecided**	**--**
Mike Hall	mike@usaeaglecarports.com	+1 817-975-6557	--	Invited	
Theresa Fowler	theresa@usaeaglecarports.com	+1 817-788-5395	+1 817-733-4074	Invited	
Tiffany Jarrett	tiffany@usaeaglecarports.com	+1 817-788-5395	--	Invited	
Tommy Linamen	tommy@usaeaglecarports.com	+1 817-788-5395	--	Invited	

11 36 13: Electric Vehicle Chargers	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

All Tech Electric Texas		**+1 214-548-4265**		**Not Bidding**	**--**
Estimating Department	estimating@alltechllc.com	+1 214-548-4265 ext. 5	+1 469-383-9966	Invited	
Michael OHara	mohara@alltechllc.com	+1 216-789-6343	--	Invited	
CEC Facilities Group LLC		**+1 817-734-0040**		**Not Bidding**	**--**
Thy-Thy Fuqua	tfuqua@cecfg.com	+1 817-903-6914	--	Viewed	
Critical Electric Systems Group (CESG)		**+1 469-368-7100**		**Not Bidding**	**--**
Brad Law	blaw@cesg.com	+1 972-742-9538	--	Viewed	
Estimating Department	estimating@cesg.com	+1 469-368-7100	--	Invited	
Lonnie Wilson	lwilson@cesg.com	--	--	Viewed	

JMEG, LLC		**+1 972-590-5555**		**Not Bidding**	--
Mike Anderson	dallas.invitations@jmeglp.com	+1 972-590-5547	+1 972-590-5547	Invited	
Mike Pack	mike.pack@jmeg.us	+1 972-590-5578	--	Invited	
Rick Hylton	rick.hylton@jmeg.us	+1 972-888-6102	+1 972-880-6632	Viewed	
William Templeton	will.templeton@jmeg.us	+1 972-354-8669	--	Viewed	
Prism Electric		--		**Not Bidding**	--
Adam Witherspoon	awitherspoon@prismelectric.com	+1 469-853-9619	--	Invited	
Jeff Waldrum	jwaldrum@prismelectric.com	+1 817-926-2000	+1 817-395-9611	Invited	
Todd Brown	tbrown@prismelectric.com	+1 512-926-2000	+1 512-550-8439	Invited	
Siemens		--		**Not Bidding**	--
Reggie Hernandez	reggie.hernandez-jr@siemens.com	+1 214-212-9717	--	Viewed	

14 20 00: Elevators		Lead: Ariel Miller		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
KONE Elevator		--		**Bid Submitted**	$359,000
Dana Delgado	dana.delgado@kone.com	--	+1 469-260-7094	Invited	
Josh Willingham	joshua.willingham@kone.com	+1 469-925-5754	--	Viewed	
Mitsubishi Electric-Elevators		--		**Not Bidding**	--
Leila Cassidy	leila.cassidy@meus.com	+1 972-654-6772	--	Invited	
Rod Lynch	rod.lynch@meus.mea.com	+1 714-715-0092	--	Invited	
Otis Elevator Company		**+1 214-658-6900**		**Bid Submitted**	$283,600
Austin Beck	austin.beck@otis.com	--	+1 817-845-9700	Invited	
Court Bookhout	court.bookhout@otis.com	+1 469-418-5345	--	Invited	
Matt Clark	matthew.clark@otis.com	+1 720-219-8746	--	Viewed	
Schindler Elevator Corporation		**+1 832-309-8681**		**Bidding**	--
Steve Burke	steve.burke@schindler.com	+1 832-309-8681	--	Viewed	

TK Elevator Corporation		--		Bid Submitted	$275,489
Brook Marino	brook.marino@tkelevator.com	+1 972-322-2977	--	Viewed	
Carl Alvord (Dallas)	carl.alvord@tkelevator.com	+1 972-807-4908	+1 214-869-4969	Invited	
Lauren Mickens	lauren.mickens@tkelevator.com	+1 770-799-0476	--	Invited	

21 00 00: Fire Sprinkler	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Caruth Protection Services		+1 214-919-2231		Bid Submitted	$195,155
Bid Invites	bids@caruthps.com	+1 214-919-2231	--	Invited	
Dobert Denton	ddenton@caruthps.com	+1 214-449-8778	+1 214-449-8778	Viewed	
Lacey Nivison	lnivison@caruthps.com	+1 262-598-7000	--	Invited	
Matt Shane	mshane@caruthps.com	--	+1 972-464-6759	Invited	
Robert Scheffer	rscheffer@caruthps.com	+1 214-919-2231	+1 214-282-9042	Viewed	
Excel Fire Protection Lp		--		Bid Submitted	$200,000
Mark Mehmken	mmehmken@excelfps.com	+1 972-542-3640	--	Viewed	
Genesis Fire Protection		+1 972-287-9836		Bidding	--
JJ Moore	jjmoore@genesisfire.com	+1 972-287-9836 ext. 103	--	Invited	
Stephanie Morgan	smorgan@genesisfire.com	--	--	Viewed	
SFS Security Fire Systems, Inc.		+1 972-393-2543		Bid Submitted	$499,250
John Elrod	john@sfsdfw.com	+1 972-393-2543	--	Viewed	
Western States Fire Protection Company (nka APi Group Life Safety USA, LLC)		+1 214-634-7562		Not Bidding	--
Craig Wiseman	craig.wiseman@wsfp.us	+1 214-412-4172	--	Invited	
Estimating Department	rfq-dallas@wsfp.us	+1 214-634-7562	--	Invited	
Greg passmore	greg.passmore@wsfp.us	+1 214-634-7562	--	Invited	
Josh Smithart	josh.smithart@wsfp.us	+1 214-876-3054	+1 214-631-3547	Invited	
Nicholas Bourzikas	nick.bourzikas@wsfp.us	+1 469-628-4666	--	Invited	

22 00 00: Plumbing	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

CEC Facilities Group LLC		**+1 817-734-0040**		**Bidding**	--
Brady Kendall	bkendall@cecfg.com	+1 318-393-6934	--	Viewed	
Nick Vara	nvara@cecfg.com	+1 817-945-9598	+1 214-200-5123	Viewed	
Steve Hammond	shammond@cecfg.com	--	--	Viewed	
G&L Mechanical Contractor, LP		**--**		**Not Bidding**	--
Ron Adams	radams@gandlmechanical.com	+1 972-438-4010	+1 972-438-1120	Invited	
Rusty Miller	rmiller@gandlmechanical.com	+1 817-481-1033	--	Invited	
J.L. Parker Plumbing		**--**		**Bidding**	--
Brad Parker	brad.parker@parkerplumbing.com	+1 972-271-0431	--	Viewed	
Brian Parker	brian@parkerplumbing.com	--	--	Viewed	
Kelar Pacific, LLC		**+1 800-578-2457**		**Not Bidding**	--
Michael Trinidad	michael.trinidad@kelarpacific.com	+1 858-888-3370	--	Viewed	
Kilgore Industries		**--**		**Bidding**	--
Adam Hartquist	ahartquist@kilgoreind.com	+1 281-881-0875	--	Viewed	
Corey Gunder (vendor)	bids@texasbuildingcontrols.com	+1 972-524-2801	--	Viewed	
Jacob Busch (vendor)	jacob.busch@automatedlogic.com	+1 281-917-7335	--	Viewed	
Jimmy Martin (vendor)	jimmym@unifyes.com	--	--	Viewed	
Leo Dunn (vendor)	ldunn@kilgoreind.com	832-296-1243	(832) 296-1243	Viewed	
Teresa Alaniz	talaniz@kilgoreind.com	+1 281-664-7314	--	Viewed	
Travis Dietz	tdietz@kilgoreind.com	+1 713-492-6524	+1 713-492-6524	Viewed	
michael dilan	mdilan@kilgoreind.com	+1 832-984-8511	--	Viewed	
Mechanical Partners Inc.		**+1 214-343-1105**		**Bidding**	--
Blake McEvers	blakem@mechanicalpartners.com	+1 214-343-1105	+1 469-865-6540	Viewed	
Jason Ramage	jramage@mechanicalpartners.com	--	+1 972-746-9393	Invited	
Leonard Woodard	lwoodard@mechanicalpartners.com	+1 214-343-1105 ext. 252	+1 972-375-1090	Viewed	

Polk Mechanical		**+1 972-339-1200**		**Not Bidding**	--
Craig Harbour	craig.harbour@polkmechanical.com	--	+1 214-490-8674	Invited	
David Blankenship	david.blankenship@polkmechanical.com	+1 972-339-1291	--	Invited	
Ken Cater	ken.cater@polkmechanical.com	--	+1 214-683-6432	Invited	
Shelbi Arnspiger	shelbi.arnspiger@polkmechanical.com	+1 972-339-1268	--	Invited	
S & K Plumbing		**--**		**Not Bidding**	--
--	tingram@skplumbinginc.com	--	--	Invited	

23 00 00: HVAC	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

BIM Engineering U S		**--**		**Not Bidding**	--
Chetan Mogal	mogalc@bimengus.com	--	--	Viewed	
BuildVision		**--**		**Not Bidding**	--
Mike Powers	mike@buildvision.io	--	--	Viewed	
CEC Facilities Group LLC		**+1 817-734-0040**		**Bidding**	--
Thy-Thy Fuqua	tfuqua@cecfg.com	+1 817-903-6914	--	Viewed	
Humphrey & Associates Inc.		**+1 972-620-1075**		**Not Bidding**	--
ALAN RITCHIE	alanr@teamhumphrey.com	+1 817-319-7360	--	Invited	
Evan Midgette	evanm@teamhumphrey.com	+1 972-620-1075	--	Invited	
Polk Mechanical		**+1 972-339-1200**		**Not Bidding**	--
Craig Harbour	craig.harbour@polkmechanical.com	--	+1 214-490-8674	Invited	
Ken Cater	ken.cater@polkmechanical.com	--	+1 214-683-6432	Viewed	
Shelbi Arnspiger	shelbi.arnspiger@polkmechanical.com	+1 972-339-1268	--	Viewed	

TDIndustries, Inc.		**+1 972-888-9370**		**Not Bidding**	--
Chris Beltran	chris.beltran@tdindustries.com	+1 972-888-9500	--	Invited	
Dalton Richey	dalton.richey@tdindustries.com	+1 214-862-4821	--	Invited	
David Ausema	david.ausema@tdindustries.com	+1 214-435-4753	+1 214-435-4753	Viewed	
David Bates	david.bates@tdindustries.com	+1 972-888-9500	--	Invited	
Meg Mochel	meg.mochel@tdindustries.com	+1 972-888-9263	+1 214-213-8509	Viewed	
TD NORTH TEXAS MAIN	tdiestimating@tdindustries.com	+1 972-888-9500	--	Invited	
The Brandt Companies, LLC		**+1 972-395-6000**		**Not Bidding**	--
--	dallasinfo@brandt.us	+1 972-395-6000	--	Invited	
Brian Walsh	brian.walsh@brandt.us	+1 972-395-6000	--	Invited	
Craig Whaley	craig.whaley@brandt.us	+1 972-395-6185	--	Invited	
Eric Spaeth	eric.spaeth@brandt.us	+1 972-395-6095 ext. 6095	--	Invited	
Kevin Bonahoom	kevin.bonahoom@brandt.us	+1 214-773-3077	--	Viewed	
Michael Kimmell	michael.kimmell@brandt.us	--	+1 214-223-2664	Invited	
ivan Ramirez	ivan.ramirez@brandt.us	+1 972-395-6752	--	Invited	
Venture Mechanical Inc.		**--**		**Bidding**	--
Bidding Bidding	bidding@venturemech.com	+1 972-871-1300	--	Viewed	
Wesley Wallace	wwallace@venturemech.com	+1 972-871-1300	+1 214-587-7746	Invited	

WAY Mechanical		+1 972-621-0001		Bid Submitted	$1,058,783
-- (vendor)	martinjp@pazinsulation.com	--	--	Viewed	
Aaron Marsters (vendor)	asmarsters@morsco.com	--	--	Viewed	
Abitha Babu (vendor)	ababu@amico.com	+1 905-764-0800 ext. 4551	--	Viewed	
Adam Wachtman (vendor)	awachtman@chaparralinsulation.com	+1 619-818-7230	--	Viewed	
Amber Spinler (vendor)	aspinler@nealandassociates.com	+1 214-340-1464 ext. 232	--	Viewed	
Amresh Yadav (vendor)	ayadav@amico.com	--	--	Viewed	
Andrew Pinheiro (vendor)	andrew.p@accuspeceng.com	+1 214-662-4514	+1 214-662-4514	Viewed	
Ashley Libby (vendor)	alibby@resourceairproducts.com	+1 281-221-1669	--	Viewed	
Bear Busby (vendor)	bear@airbalancingco.com	+1 817-572-6994	+1 817-929-1899	Viewed	
Blanca Meza (vendor)	bmeza@chaparralinsulation.com	+1 817-807-3768	--	Viewed	
Brenton Davis (vendor)	brenton@purgerite.com	+1 281-728-3739	--	Invited	
Carolyn Weber (vendor)	cweber@winstonwatercooler.com	+1 214-748-1484	--	Viewed	
Cody Miller (vendor)	cmiller@mccorvey.com	--	--	Invited	
Daniel Bishop (vendor)	dbishop@mccorvey.com	+1 713-672-7545	--	Viewed	
Dawson Schuller (vendor)	dawsons@mikeschuller.com	+1 832-532-1400	--	Viewed	
Didiers Badgett (vendor)	d.badgett@pittmansupply.com	+1 972-242-7900	--	Viewed	
Haley Morse (vendor)	haleym@utab.us	--	--	Viewed	
Jacquelyn Goss (vendor)	jacquelyn.goss@hts.com	+1 469-263-1000	--	Viewed	
James Smith	jamessmith@waymech.com	+1 972-621-0001	+1 682-772-3654	Invited	
Jason Bishop (vendor)	jasonb@appliedclimate.com	--	--	Viewed	
Jeff Turner (vendor)	jeff@easternplumbingsupply.com	+1 214-221-0261	--	Viewed	
Jeni Young (vendor)	jyoung@deltatequipment.com	+1 832-680-6072	--	Viewed	
Jose Duran (vendor)	jose.duran@uponor.com	+1 945-312-1283	--	Viewed	
Kari Li (vendor)	kari.li@captiveaire.com	--	--	Viewed	
Katelynn Farco (vendor)	katelynn_farco@mason-dallas.com	+1 817-267-8651 ext. 222	--	Viewed	
Katherine Reynal (vendor)	katherine.reynal@dxseng.com	--	--	Viewed	
Kody Deindoerfer (vendor)	kdeindoerfer@cminsulation.com	+1 303-877-6337	--	Viewed	
Lina Held	lheld@waymech.com	--	--	Invited	
M BALKARAN (vendor)	mbalkaran@amico.com	+1 905-764-0800	--	Viewed	
Matt Sullivan	msullivan@scgmechanical.com	--	+1 713-420-9488	Invited	

Mike Golini (vendor)	mgolini@isatsb.com	+1 714-357-6155	--	Viewed	
NTX Biddesk (vendor)	ntxbiddesk@trane.com	+1 469-758-3031	--	Viewed	
Samuel Sybert (vendor)	sam@usventingsolutions.com	+1 443-956-1208	--	Viewed	
Scott Paulson	spaulson@waymech.com	+1 682-386-5369	--	Viewed	
Steve Hopkins	shopkins@waymech.com	+1 713-324-4468	+1 972-880-7216	Viewed	
William Gustafson (vendor)	will@txdraft.com	+1 817-953-5178	--	Viewed	
Zachary Graves (vendor)	zgraves@mccorvey.com	--	--	Viewed	
larry Silva (vendor)	larry.silva@thermot.com	+1 817-453-6116	--	Viewed	
rebecca batres (vendor)	rbatres@onco-tx.com	+1 214-631-5650	--	Viewed	
takeoff services (vendor)	takoffservices@gmail.com	--	--	Viewed	
victor burciaga (vendor)	vburciaga@magnaspecialtycontractors.net	+1 214-241-0404	--	Viewed	
Weldon Contractors LLC		**+1 817-460-1111**		**Bidding**	**--**
BJ Monson	bmonson@weldon-contractors.com	+1 817-460-1111	--	Viewed	
Ed Smith	esmith@weldon-contractors.com	--	--	Viewed	
Tim Mellott	tmellott@weldon-contractors.com	+1 817-460-1111	--	Invited	

26 00 00: Electrical

Lead: Christopher Dencklau

Bids Due: Aug 8, 2024 at 2:00 PM CDT

ABB Inc		**--**		**Bidding**	**--**
Blake Walter	blake.walter@us.abb.com	+1 469-492-4721	--	Viewed	
All Tech Electric Texas		**+1 214-548-4265**		**Bid Submitted**	**$3,761,200**
Byron Bailey	bbailey@alltechllc.com	+1 214-548-4265	+1 281-253-8658	Viewed	
Estimating Department	estimating@alltechllc.com	+1 214-548-4265 ext. 5	+1 469-383-9966	Invited	
Jason Lesley	jlesley@alltechllc.com	--	--	Invited	
Kelly Smith	ksmith@alltechllc.com	+1 214-842-6104	--	Invited	
CEC Facilities Group LLC		**+1 817-734-0040**		**Not Bidding**	**--**
Thy-Thy Fuqua	tfuqua@cecfg.com	+1 817-903-6914	--	Viewed	

Cummings Electrical, L.P.		--		Not Bidding	--
Ashley Morrison	amorrison@cummingselec.com	+1 214-216-6837	--	Invited	
Jerry Beighey	jbeighey@cummingselec.com	+1 214-206-7078	+1 214-206-7078	Invited	
Logan Rankin	lrankin@cummingselec.com	+1 817-513-0416	--	Invited	
Facility Solutions Group, Inc.		**+1 303-295-1800**		Bidding	--
Lee Wills	lee.wills@fsgi.com	+1 214-357-5697	--	Invited	
Robert Bennett	bob.bennett@fsgi.com	+1 951-258-3747 ext. 10...	+1 951-258-3747	Viewed	
Humphrey & Associates Inc.		**+1 972-620-1075**		Not Bidding	--
ALAN RITCHIE	alanr@teamhumphrey.com	+1 817-319-7360	--	Invited	
Bill Templeton	billt@teamhumphrey.com	--	--	Invited	
David Marquez	davidm@teamhumphrey.com	+1 972-620-1075	--	Invited	
Jason Harber	jasonh@teamhumphrey.com	+1 940-765-2386	--	Viewed	
JMEG, LLC		**+1 972-590-5555**		Not Bidding	--
Billy Tennison	billy.tennison@jmeglp.com	+1 972-590-5544	--	Invited	
Chris Freeman	chris.freeman@jmeg.us	+1 972-590-5579	+1 469-416-0564	Viewed	
Mike Pack	mike.pack@jmeg.us	+1 972-590-5578	--	Invited	

Prism Electric		**+1 972-926-2000**		**Bid Submitted**	**$4,321,298**
Alett Gray (vendor)	agray@hortoncontrolsgroup.com	+1 469-916-9554	--	Viewed	
Aron Abhishek Kujur (vendor)	aron-abhishek.kujur@siemens.com	--	--	Viewed	
Bonded Sales (vendor)	sales@bondedlp.com	+1 800-950-7933	--	Viewed	
Byron Eldredge	beldredge@prismelectric.com	+1 214-228-4177	--	Invited	
Caleb Fleckenstein	cfleckenstein@prismelectric.com	+1 469-829-0184	--	Viewed	
Cameron Vrzak	cvrzak@prismelectric.com	+1 972-926-2000	+1 214-686-2393	Invited	
DORIS KIRVEN (vendor)	dkirven@crawfordelectricsupply.com	+1 469-398-1230	--	Viewed	
Dari Brown (vendor)	dari.brown@siemens.com	+1 469-387-8832	--	Viewed	
Derek Parham (vendor)	derek.parham@siemens.com	--	--	Viewed	
Eric Home (vendor)	ehome@alatx.com	+1 214-658-9000	--	Viewed	
Eric Robeson (vendor)	ericmrobeson@eaton.com	+1 682-712-3035	--	Viewed	
Estimating Department (vendor)	estimatingdept@hickslp.com	--	--	Viewed	
Jared Rury	jrury@prismelectric.com	+1 214-991-0826	--	Viewed	
Jordan Sattler (vendor)	jordan.sattler@siemens.com	--	--	Viewed	
Lee Bledsoe (vendor)	lee.bledsoe@siemens.com	+1 972-550-8488	+1 972-877-9320	Viewed	
Matthew Patchen (vendor)	mpatchen@tplan.com	+1 469-467-4069	--	Viewed	
Michael Perez	maperez@prismelectric.com	+1 214-385-1308	--	Invited	
Mike Hill (vendor)	mhill@alatx.com	+1 214-658-9000	--	Viewed	
Randy Case (vendor)	rkcase@reynco.com	--	--	Viewed	
Robert Ruiz	rruiz@prismelectric.com	+1 972-467-7016	--	Invited	
Shaddrin "Rudy" Davis	sdavis@prismelectric.com	+1 972-926-2000	+1 214-458-7939	Invited	
Steve Markee	smarkee@prismelectric.com	+1 972-926-2000	+1 512-599-0949	Invited	
Todd Anderson (vendor)	tanderson@crawfordelectricsupply.com	+1 214-415-2687	--	Viewed	
Todd Brown	tbrown@prismelectric.com	+1 512-926-2000	+1 512-550-8439	Invited	
Tre Wallace (vendor)	trevoi.wallace@rexelusa.com	+1 972-389-5627	--	Viewed	
Tyler Arnott (vendor)	tjarnott@reynco.com	+1 214-560-2649	+1 860-331-0544	Viewed	
The Brandt Companies, LLC		**+1 972-395-6000**		**Not Bidding**	**--**
Kevin Bonahoom	kevin.bonahoom@brandt.us	+1 214-773-3077	--	Viewed	

27 00 00: Data & Telecommunications | **Lead: Christopher Dencklau** | **Bids Due: Aug 8, 2024 at 2:00 PM CDT**

ABLe Communications, Inc.		**+1 972-660-2253**		**Not Bidding**	**--**
Colton Lopez	coltonlopez@ablecomm.net	--	--	Invited	
Daryl Machala	dmachala@ablecomm.net	+1 214-808-6968	--	Invited	
Kevin Atkinson	katkinson@ablecomm.net	+1 972-660-2253	--	Invited	
Noel Nelson	nnelson@ablecomm.net	+1 817-965-6635	--	Invited	
Advanced Connections, Inc. (ACI Cabling)		**--**		**Bidding**	**--**
Charlie Fincher	charlie.fincher@acicabling.com	+1 469-496-6922	--	Viewed	
Glenn Settle	glenns@acicabling.com	+1 972-988-3080	+1 214-597-4751	Viewed	
Monty Frazier	montyf@acicabling.com	+1 972-988-3080	+1 817-703-6785	Viewed	
Arijet Communications		**+1 817-853-0444**		**Bid Submitted**	**$118,300**
Byron Lehew	byron@arijet.com	+1 817-282-5551	+1 817-350-7868	Invited	
Christian Lehew	clehew@arijet.com	+1 682-557-1250	--	Viewed	
Ed Barretto	ed@arijet.com	+1 214-607-8999	--	Invited	
Galen Ethridge	gaylon@arijet.com	+1 214-557-6909	--	Viewed	
Kayla Lehew	k1lehew@gmail.com	+1 817-308-4392	--	Viewed	
Designs That Compute - Visionality		**--**		**Bidding**	**--**
--	sales@visionality.com	+1 214-276-0124	--	Invited	
Korbin Reeves	korbin@visionality.com	+1 972-598-1727	--	Invited	
Richard Barentt	richard@visionality.com	+1 214-276-0124	--	Invited	
Facility Solutions Group, Inc.		**+1 303-295-1800**		**Bid Submitted**	**$128,356**
Brandon brandon.miller@fsgi.com	brandon.miller@fsgi.com	+1 972-804-9948	--	Invited	
Jeff Parish	jeff.parish@fsgi.com	+1 214-357-5697	--	Viewed	
Richard Esposito	richard.esposito@fsgi.com	+1 214-357-5697	--	Invited	
Rick Dean	rick.dean@fsgi.com	+1 214-357-5697	--	Viewed	

Lantek Audio Video and Communications		**+1 972-642-9994**		**Bid Submitted**	**$646,102**
Jim Cole	jim@lantekavc.com	+1 972-642-9994	+1 214-603-5267	Viewed	
Steve Reed	sreed@lantekavc.com	+1 214-534-3324	--	Invited	
Network Cabling Services, Inc.		**+1 281-484-1777**		**Undecided**	**--**
Allen Kent	akent@ncs-tx.com	+1 972-795-0620	--	Invited	
Bryan Casey	bcasey@ncs-tx.com	+1 281-484-1777	--	Invited	
CuBrail Hendricks	chendricks@ncs-tx.com	+1 281-414-2825	--	Invited	
David Fore	dfore@ncs-tx.com	+1 281-414-0556	--	Invited	
Margie Teel	bids@ncs-tx.com	+1 281-484-1777	--	Viewed	
Marlon Chow	mchow@ncs-tx.com	--	+1 469-460-4556	Invited	
Shane Whatley	swhatley@ncs-tx.com	+1 281-484-1777	--	Invited	
Stacy Penland	spenland@ncs-tx.com	--	+1 214-918-0275	Invited	
Tony Bermudez	tbermudez@ncs-tx.com	+1 469-636-5264	--	Invited	
Premier Data Com		**--**		**Undecided**	**--**
Karl McHazlett	karl@premier-datacom.com	+1 512-348-5883	--	Viewed	
Prism Electric		**--**		**Bid Submitted**	**$141,435**
-- (vendor)	tmooney@firetrol.net	--	--	Invited	
Byron Eldredge	beldredge@prismelectric.com	+1 214-228-4177	--	Viewed	
James Crump	jcrump@prismelectric.com	+1 817-371-9126	--	Viewed	
Tony Mooney (vendor)	tony.mooney@convergint.com	+1 469-568-7900	+1 940-626-9505	Viewed	
Superior Fiber & Data Services		**+1 972-245-6014**		**Undecided**	**--**
Brent Eary	beary@sfdcabling.com	+1 214-405-3629	+1 214-405-3629	Invited	
Jason Burrows	jburrows@sfdcabling.com	+1 214-245-6014	+1 469-595-4200	Invited	

27 53 33: Parking Guidance System

Lead: Christopher Dencklau

Bids Due: Aug 8, 2024 at 2:00 PM CDT

Access Professional Systems		**+1 858-571-4444**		**Not Bidding**	--
Bill Scheibeler	bill@accessprofessionals.com	+1 402-770-9392	--	Invited	
Jay Delgallego	jay@accessprofessionals.com	+1 858-571-4444	+1 858-583-3117	Viewed	
Tony Yacuzzo	tony@accessprofessionals.com	+1 619-572-4896	--	Invited	
Amano McGann		**+1 704-430-1164**		**Undecided**	--
Greg Brewer	greg.brewer@amanomcgann.com	+1 704-430-1164	--	Invited	
John Sisk	john.sisk@amanomcgann.com	+1 714-282-3500	+1 714-290-0034	Invited	
Ensight Technologies		--		**Bidding**	--
Ben Selvik (vendor)	ben@mitchelltimeandparking.com	--	--	Viewed	
Mike Driscoll	mike.driscoll@ensight-technologies.com	+1 678-602-8213	--	Viewed	
FLASH		--		**Not Bidding**	--
Conner Lewis	conner.lewis@flashparking.com	+1 832-592-3658	--	Invited	
Flash Parking	constructionsales@flashparking.com	+1 800-213-3706	+1 602-790-1614	Viewed	
Jose Morales	jose.morales@flashparking.com	+1 602-790-1614	--	Viewed	
Neil Johnson	neil.johnson@flashparking.com	+1 425-599-5052	--	Invited	
Parking Guidance Systems LLC		**+1 832-222-2101**		**Bidding**	--
Dylan Prep	dylan@parkingguidancesystems.com	+1 832-588-6230	--	Viewed	
Scheidt & Bachmann		--		**Undecided**	--
--	miranda.hector@s-b-usa.com	--	--	Invited	
Daniel Biscobing	biscobing.daniel@s-b-usa.com	+1 414-517-1878	--	Invited	
Graham Haldeman	haldeman.graham@s-b-usa.com	+1 540-408-9616	--	Invited	
Hector Miranda	hmiranda@s-b-usa.com	--	--	Invited	

Skidata Inc.		**+1 702-592-0755**		**Not Bidding**	--
Ron Machon	ron.machon@skidata.com	--	--	Viewed	
Soraia Vaughn	soraia.marisavaughn@skidata.com	+1 470-345-0038	--	Invited	

31 00 00: Earthwork		Lead: Benny Kuriakose		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
CT Excavating Inc.		**--**		**Not Bidding**	--
AMY MANCHEE	amanchee@ctexcavatinginc.com	+1 469-422-7098	--	Invited	
Bill Coles	bcoles@ctexcavatinginc.com	+1 903-513-9559	--	Viewed	
Garrett Yates	gyates@ctexcavatinginc.com	+1 903-303-9220	--	Invited	
Ty Crump	tcrump@ctexcavatinginc.com	+1 903-355-8878	--	Viewed	
Conatser Site Services		**+1 817-546-5148**		**Undecided**	--
Chase Middleton	chase@csstx.com	+1 817-546-5148	--	Invited	
Connor Hijeck	connor@csstx.com	--	--	Invited	
Dirtxpro		**+1 214-529-3080**		**Bid Submitted**	$261,441
Jason Maifert	bids@dirtxpro.com	--	+1 214-529-3080	Viewed	
Earth Basics Contracting Corporation		**+1 714-701-9100**		**Undecided**	--
Brian Colin`	brian@earthbasics.net	+1 817-349-6322	+1 817-504-8217	Invited	
Jason Bowers	jasonb@earthbasics.net	+1 817-349-6322	--	Invited	
HTX Dirt Inc		**+1 817-269-9451**		**Bidding**	--
John Hart	john.h@htxdirt.com	+1 817-269-9451	--	Invited	
Michael Singh	estimating@htxdirt.com	+1 562-325-3998	--	Viewed	
Michael Walker	mike.w@htxdirt.com	+1 817-657-4127	--	Invited	

Hutchinson Construction, LLC		--		Not Bidding	--
Craig Pignataro	cpignataro@hutchinsoncompanies.com	--	--	Invited	
Hunter Simons	hsimons@hutchinsoncompanies.com	--	--	Invited	
Joe Hutchinson	preconstruction@hutchinsoncompanies.com	+1 318-366-8056	--	Viewed	
Paul Nortman	pnortman@hutchinsoncompanies.com	+1 715-299-4830	--	Viewed	
Roy Gutierrez	rgutierrez@hutchinsoncompanies.com	+1 469-826-9554	--	Viewed	
RPM xConstruction, LLC		**+1 214-239-4722 ext. 4913**		**Bid Submitted**	**$280,250**
Austin Wood	pmplans@rpmxconstruction.com	+1 214-793-9623	--	Invited	
Cesar Mata (vendor)	cmata@rpmxconstruction.com	--	--	Viewed	
Fernando Gonzalez	fgonzalez@rpmxconstruction.com	+1 469-782-6724	--	Invited	
Jonathan Gutierrez	planroom@rpmxconstruction.com	+1 214-239-4722	--	Viewed	
Will Cappell	wcappell@rpmxconstruction.com	--	+1 469-318-2872	Viewed	
Sinacola		--		Not Bidding	--
Nathan Nolen	nnolen@mariosinacola.com	+1 214-387-3900	--	Viewed	
The Holbrook Company Inc.		**+1 972-399-0007**		**Bid Submitted**	**$329,835**
Kevin Holbrook	kevin@theholbrookcompany.com	--	+1 214-738-0045	Viewed	
Tri Dal, LLC		**+1 817-424-4383**		**Bidding**	--
Autim Patterson	bidrequests@tridal.com	+1 817-424-4383 ext. 263	+1 817-475-0414	Viewed	
Tyler Hunt	tyler_hunt@tridal.com	+1 817-424-4351	+1 817-688-5283	Viewed	

31 63 29: Drilled Piers		Lead: Benny Kuriakose		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
ATS Drilling, Inc.		**+1 817-498-0040**		**Not Bidding**	--
Emma Sanchez	esanchez@atsdrilling.com	--	--	Viewed	
Michael Martin	mmartin@atsdrilling.com	+1 817-498-0040 ext. 109	--	Viewed	
Yessy Sanchez	ysanchez@atsdrilling.com	--	--	Invited	

Allied Drilling Company		--		Undecided	--
Rebecca Fisher	rebecca@allieddrilling.com	+1 817-483-7272	+1 817-366-0446	Invited	
Shawn Valentino	shawn@allieddrilling.com	+1 817-483-7272	--	Invited	
Beaird Drilling Services		--		Bidding	--
Martin Franz	martin@beairddrilling.com	+1 830-358-2869	+1 830-358-2869	Viewed	
Taylor Potter	taylor@beairddrilling.com	+1 512-716-5906	--	Invited	
FnD Piers		+1 817-402-7113		Undecided	--
Jordan Russell	operations.fndpiers@gmail.com	+1 817-402-7113	--	Invited	
Norman Vaughan	vaughantx8@aol.com	+1 940-399-7713	--	Invited	
GeoTech Foundation Company-West		+1 503-640-1340		Bidding	--
Casey Hecht, PE	caseyh@gtfcwest.com	+1 503-640-1340	--	Invited	
JC Donnelly	jdonnelly@gtfcwest.com	+1 469-460-5157	--	Viewed	
Keller North America, Inc.		+1 972-294-5000		Bidding	--
Anna Echeverria	anna.echeverria@keller-na.com	+1 469-287-6153	--	Viewed	
Darrell Tigh	darrell.tigh@keller-na.com	(972) 292-0512	--	Viewed	
Matthew Mudgett	matthew.mudgett@keller-na.com	+1 805-727-0039	--	Viewed	
Paul Cancino (vendor)	paul.cancino@keller-na.com	+1 405-412-1396	--	Viewed	
Preconstruction Department	texasestimating@keller-na.com	+1 972-294-5000	--	Viewed	
Ross Mellen	rpmellen@keller-na.com	+1 972-294-5000	+1 214-449-9013	Invited	
Morris-Shea Bridge Co., Inc.		--		Undecided	--
Pedro De La Garza	pedro@morrisshea.com	--	--	Viewed	
Phillip Gallet	phillip.gallet@morrisshea.com	+1 720-668-4155	--	Viewed	
Tony Smith	tsmith@morrisshea.com	+1 205-956-9518	+1 251-622-7526	Invited	

S & W Foundation Contractors		--		**Undecided**	--
Estimating Bollman	bollmans@sbcglobal.net	(972) 235-3267	--	Invited	
Tom Witherspoon	tomw5@ix.netcom.com	+1 972-235-3267	--	Invited	
Texas Auger Boring		--		**Undecided**	--
--	texasaugerboring@gmail.com	--	--	Invited	

32 13 13: Concrete Paving		Lead: Benny Kuriakose		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
Alpha & Omega Professional Services Group		**+1 469-718-5494**		**Bid Submitted**	**$54,945**
Benny Kuriakose	bkuriakose@aopsg.com	+1 972-224-1722	--	Viewed	
Ishan Patel	ipatel@aopsg.com	+1 682-408-4451	--	Viewed	
BEAM Concrete Construction, Inc.		**+1 469-742-0094**		**Not Bidding**	--
Jason Hardcastle	jhardcastle@beamconcrete.com	+1 682-459-4201	--	Invited	
CIS Concrete LLC		**+1 682-235-7944**		**Not Bidding**	--
Ryan Grissett	ryan@cisconcrete.com	--	+1 713-854-4965	Invited	
Cates Courtney Roebuck , Inc.		**+1 817-921-3183**		**Not Bidding**	--
Kristopher Roebuck	kroebuck@ccrconcrete.com	+1 817-921-3183	--	Invited	
Steve Roebuck	sroebuck@ccrconcrete.com	+1 817-921-3183	+1 817-680-5033	Invited	
Concrete Preservation		**+1 817-247-7952**		**Not Bidding**	--
ALINA CAMPOS	acampos@concrete-preservation.com	+1 214-879-9948	--	Invited	
Alex Gargol	agargol@concrete-preservation.com	+1 214-879-9948 ext. 135	--	Invited	
Brad Kinsman	bkinsman@concrete-preservation.com	+1 214-879-9948 ext. 141	+1 214-505-7927	Invited	
Estimating Coordinator	estimating@concrete-preservation.com	--	--	Viewed	
FraserCon Commercial Concrete, LLC		**+1 972-939-9888**		**Bid Submitted**	**$5,161,000**
Baron Martin	bmartin@frasercon.com	+1 214-701-4499	+1 214-701-4499	Viewed	

GCC Enterprises, Inc.		**+1 972-406-1050 ext. 218**		**Bid Submitted**	**$5,818,615**
Edwin L Doggett	estimating@gccenterprise.com	--	--	Invited	
Jacob Kilman	jaykilman@gmail.com	--	--	Invited	
Julian Montoya	jmontoya@gccenterprise.com	--	--	Invited	
Mike Sully	msully@gccenterprise.com	+1 214-498-3007	--	Viewed	
Troy Routledge (vendor)	troyr@sizeloveconstruction.com	+1 817-267-4788 ext. 217	--	Viewed	
Granite Construction Company		**--**		**Not Bidding**	**--**
Bob Fitzner	bob.fitzner@gcinc.com	--	+1 512-636-0766	Invited	
Domingo Gonzalez	domingo.gonzalez@gcinc.com	+1 713-875-6242	--	Invited	
Todd Keller	todd.keller@gcinc.com	--	--	Invited	
Hi-Tek Paving Services		**--**		**Not Bidding**	**--**
Kevin Rowland	kevin@hi-tekpaving.com	+1 214-908-9641	--	Invited	
Kevin Rowland	krowland70@yahoo.com	--	--	Invited	
Kent Companies Texas LLC		**+1 972-221-8113**		**Not Bidding**	**--**
Erasmo Joaquin (vendor)	ejoaquin@kentcompanies.com	+1 972-221-8113	--	Invited	
Wes Marek (vendor)	wmarek@kentcompanies.com	+1 972-983-8090	--	Invited	
Metric Concrete Services Inc.		**+1 972-941-8222**		**Bidding**	**--**
Frank Almaguer	falmaguer@metricconcrete.com	--	--	Viewed	
Hunter Davis (vendor)	sales@voidform.com	+1 817-429-0888	--	Viewed	
Jason Baker (vendor)	jason.baker@bayouforming.com	+1 346-603-1177	--	Viewed	
Kent Klewein (vendor)	kklewein@skylineforming.com	+1 404-699-1947	+1 770-330-7583	Viewed	
Metric - Brad Boschert	bboschert@metricconcrete.com	+1 614-772-4671	--	Viewed	
Rob Bowman (vendor)	rbowman@skylineforming.com	+1 404-699-1947 ext. 116	--	Viewed	
Steve Rollo	srollo@metricconcrete.com	+1 972-941-8222 ext. 222	+1 214-770-8541	Invited	
Stewart Miller	smiller@metricconcrete.com	--	+1 405-655-0561	Viewed	

North Texas Contracting		**+1 817-430-9500**		**Not Bidding**	--
Bids Ntexcon	bids@ntexcon.com	+1 817-430-9500	--	Invited	
Jarvis Ward	jarvis@ntexcon.com	+1 817-430-9500	--	Viewed	
Troy Thompson	troy@ntexcon.com	+1 915-474-4420	--	Viewed	
Orion (TAS Concrete Construction, L.L.C.)		**--**		**Not Bidding**	--
Orion Estimating	estimatingdallas@tasconcrete.com	+1 214-905-9950	+1 214-905-4194	Viewed	
Pavecon		**--**		**Not Bidding**	--
Chad Robertson	chadr@pavecon.com	+1 972-263-7034	+1 214-797-1059	Invited	
Potere Construction		**+1 817-429-2443**		**Not Bidding**	--
Carlos House	chouse@potereconstruction.com	--	+1 214-606-4234	Invited	
Sharon Douglas	sdouglas@potereconstruction.com	+1 817-429-2443	+1 817-829-2744	Invited	
Redden Concrete		**+1 972-547-6100**		**Not Bidding**	--
Justin Dickerson	justin@reddenconcrete.com	+1 972-547-6100 ext. 101	+1 214-682-4504	Invited	
Serco Construction Group, Ltd		**--**		**Not Bidding**	--
--	estimator@sercoconstruction.com	(214) 948-0159	--	Invited	
Bithiah Gonzlez	bgonzalez@sercoconstruction.com	--	--	Viewed	
Gary Conaway	gconaway@sercoconstruction.com	+1 214-948-0159	+1 214-251-7485	Invited	
Jose Sandoval	jsandoval@sercoconstruction.com	--	+1 469-404-5070	Invited	

Sizelove Construction		**+1 817-267-4788**		**Bidding**	--
D Burt (vendor)	dburt@barnsco.com	+1 214-379-0339	--	Viewed	
ITB Sizelove	itb@sizeloveconstruction.com	--	--	Invited	
Jesse Alexander (vendor)	jalexander@danielsteelind.com	--	--	Viewed	
Joel Crist (vendor)	joel@a1buildingsupply.com	+1 806-353-1860	+1 806-576-7115	Viewed	
Josh Wyatt	josh@sizeloveconstruction.com	+1 214-908-7000	--	Viewed	
Troy Routledge	troyr@sizeloveconstruction.com	+1 817-267-4788 ext. 217	--	Viewed	

32 14 00: Unit Pavers	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Arlington Pavers Inc.		**+1 814-477-4777**		**Undecided**	--
Ray Smith	arlpaver@flash.net	+1 817-477-4777	+1 817-819-8150	Invited	
Builder Services Company		**+1 972-840-8399**		**Undecided**	--
Chase Caywood	ccaywood@builderservicesco.com	+1 972-840-8399	--	Viewed	
Giovani Fuentes	gfuentes@builderservicesco.com	+1 214-837-2413	--	Invited	
Jessica Perronne	jperronne@builderservicesco.com	+1 972-840-8399	+1 469-395-7638	Invited	
Concrete Paver Systems		--		**Undecided**	--
Estimating Concrete Paver Systems	estimating@concretepaversystems.com	+1 972-780-5554	--	Invited	
Epic Pavers		--		**Undecided**	--
Tom White	tom@epicpaver.com	+1 682-298-1794	--	Viewed	
Gulf Coast Pavers		--		**Not Bidding**	--
Drew White	drew@gulfcoastpavers.com	+1 817-454-5156	--	Invited	
Jessica Zaleski	jessica@gulfcoastpavers.com	+1 682-416-0990	--	Viewed	

Marshal Renee Construction		**+1 972-266-2123**		**Bidding**	--
Andros Ramirez	andros@paveprousa.com	+1 469-516-7290	--	Viewed	
Brenda Orona	brenda@paveprousa.com	+1 972-266-2123	--	Invited	
Gaspar Ramirez	gaspar@marshalrenee.com	+1 972-266-2123	+1 469-516-7290	Viewed	
Miltton Ramirez	miltton@marshalrenee.com	+1 972-266-2123	--	Viewed	
Pave Pro USA (formerly Concrete Paver Systems)		**--**		**Undecided**	--
Roger Henjum	roger@paveprousa.com	--	--	Invited	

32 17 23: Pavement Markings		Lead: Christopher Dencklau		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
American Striping Company		**--**		**Not Bidding**	--
Randi Mullins	randi@americanstriping.net	+1 972-557-8565	--	Invited	
Cleaner Image		**--**		**Not Bidding**	--
Katherine Whitaker	cleaner.image@hotmail.com	--	--	Invited	
JDS Pavement Marking And Repair		**--**		**Bidding**	--
Darrell Wood	darrell@jdspavementmarking.com	+1 682-252-0381	--	Viewed	
Roadway Striping Inc.		**+1 512-392-4717**		**Bidding**	--
Matthew Hathaway	mathaway@roadwaystripinginc.com	--	--	Invited	
Miranda Sanchez	bids@roadwaystripinginc.com	+1 512-392-4717	--	Viewed	
Stripe A Zone		**--**		**Not Bidding**	--
Adam Ross	aross@stripe-a-zone.com	+1 972-647-2714 ext. 1123	--	Invited	
Chad Jewell	cjewell@stripe-a-zone.com	+1 972-647-2714	+1 972-743-7512	Invited	
Striping Plus Inc.		**+1 469-733-1194**		**Bidding**	--
Crystal & Erik	estimating@stripingplus.com	+1 469-733-1194	--	Invited	

The Striping Company		--		**Bid Submitted**	**$15,409**
Tim Mcleod	tim@thestripingcompany.com	+1 469-877-0941	--	Viewed	

32 17 23: Striping	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

ATC Lone Star Services		--		**Undecided**	--
scott george	scott@lonestarstripes.com	+1 469-978-1773	--	Invited	
Alvarez Striping		--		**Undecided**	--
Carlos Alvarez	alvarezstriping@yahoo.com	+1 281-935-4347	--	Invited	
American Striping Company		--		**Not Bidding**	--
Randi Mullins	randi@americanstriping.net	+1 972-557-8565	--	Invited	
CI Pavement		**+1 972-721-9796**		**Bidding**	--
Max Alford	estimating@cipavement.com	+1 972-721-9796	--	Invited	
Scott Alford	scott@cipavement.com	+1 972-721-9796	+1 214-869-1530	Invited	
Clean It Industrial		**+1 214-770-5529**		**Bidding**	--
Gene Perry	geneperry@cleanitindustrial.com	+1 469-620-0555 ext. 504	+1 214-770-5529	Invited	
Cleaner Image		--		**Undecided**	--
Katherine Whitaker	cleaner.image@hotmail.com	--	--	Invited	
Halo Striping		--		**Undecided**	--
Leon Baccus	leon.baccus@yahoo.com	+1 214-878-3759	--	Viewed	
Hi-Lite Markings		--		**Undecided**	--
Alexander Sexton	alex.sexton@hi-lite.com	+1 315-783-0784	--	Invited	
Taylor Sinclair	taylor.sinclair@hi-lite.com	+1 315-583-6111 ext. 239	--	Invited	
Tricia VanOsdel	tricia.vanosdel@hi-lite.com	--	--	Invited	

JDS Pavement Marking And Repair		--		**Bidding**	--
Dusty Brockway	dbrockway@jdspavementmarking.com	+1 682-718-2475	--	Invited	
Mesquite Power Wash		--		**Not Bidding**	--
Daryl Gray	dgraypowerwash@aol.com	+1 972-523-7245	--	Invited	
Parking Mates, Inc.		--		**Undecided**	--
Bill Amous	bamous@parkingmates.com	+1 214-315-5549	+1 214-315-5548	Invited	
Ray Amos	ramos@parkingmates.com	+1 214-315-5549	--	Viewed	
Pate Jones Paving		--		**Undecided**	--
cody jones	cody@patejonespaving.com	+1 817-300-7394	--	Invited	
Roadway Striping Inc.		**+1 512-392-4717**		**Bidding**	--
Matthew Hathaway	mathaway@roadwaystripinginc.com	--	--	Invited	
Miranda Sanchez	bids@roadwaystripinginc.com	+1 512-392-4717	--	Viewed	
Stripe A Zone		--		**Undecided**	--
Adam Ross	aross@stripe-a-zone.com	+1 972-647-2714 ext. 1123	--	Invited	
Stripe It Up		**+1 512-893-5420**		**Bid Submitted**	**$54,909**
Casey Kirkland	casey@siutx.com	+1 817-909-1019	--	Invited	
Michael Martino	michael@siutx.com	+1 281-413-5331	--	Invited	
Neil Houghton	bids@siutx.com	+1 512-496-3719	--	Viewed	
Striping Plus Inc.		**+1 469-733-1194**		**Bidding**	--
Crystal & Erik	estimating@stripingplus.com	+1 469-733-1194	--	Invited	

32 90 00: Landscaping & Irrigation

Lead: Ariel Miller

Bids Due: Aug 8, 2024 at 2:00 PM CDT

BrightView Landscape Development (New Construction)		**+1 972-243-3178**		**Undecided**	--
Randy Bartlett	randy.bartlett@brightview.com	+1 469-446-4343	+1 469-446-4343	Invited	
Choate Usa - Landscape/Irrigation		**+1 512-844-7258**		**Not Bidding**	--
Daisy Arnoult	daisya@choateusa.com	+1 713-201-2907	+1 713-201-2907	Invited	
Jon Weiss	jon.weiss@choateusa.com	--	--	Invited	
Ricardo Sanchez	ricardo.sanchez@choateusa.com	--	--	Invited	
Suzanne McMahan	suzanneh@choateusa.com	+1 512-844-7258	--	Viewed	
Suzanne McMahan	suzannem@choateusa.com	+1 512-844-7258	+1 512-844-7528	Viewed	
Timmy Heggison	timh@choateusa.com	+1 214-289-5692	--	Invited	
Clean Scapes – Dallas, LLC		**+1 512-448-1094**		**Not Bidding**	--
Jennifer Wilson	jwilson@cleanscapes.net	+1 214-202-9411	--	Invited	
Mike Cooper	mcooper@cleanscapes.net	+1 972-322-3004	--	Invited	
Rebecca Gard	rgard@cleanscapes.net	+1 214-478-4141	--	Viewed	
Travis Turgeon	tturgeon@cleanscapes.net	--	+1 214-673-7037	Invited	
Clients First Landscape Solutions		**+1 469-531-9071**		**Not Bidding**	--
Connor Kemble	purchasing@cflandscapes.com	+1 469-531-9071	--	Viewed	
Zachary Conti	bids@cflandscapes.com	+1 469-264-9260	--	Invited	
Earthtones Design, Inc.		**+1 972-723-0702**		**Bid Submitted**	$240,241
Andrew Baggett	andrew@earthtonesdesign.com	--	+1 512-461-7297	Viewed	
Estimating Email	estimating@earthtonesdesign.com	+1 972-723-0702	+1 469-704-8529	Invited	
Jake Elrod	jelrod@earthtonesdesign.com	+1 972-723-0702	+1 214-288-5145	Invited	
Jason Matheny	jason@earthtonesdesign.com	--	+1 210-779-2810	Invited	
J. Cordell, Inc.		**+1 702-606-0402**		**Not Bidding**	--
Cody Treese	cody.treese@jcordell-landscape.com	+1 702-606-0402	+1 702-606-0402	Viewed	

Nova Landscape Group, Inc		**+1 972-535-5655**		**Not Bidding**	**--**
Aimee Merrell	aimeem@novalg.com	+1 972-535-5655	+1 512-627-8695	Invited	
Caitlin Palmer	caitlinp@novalg.com	+1 972-535-5655	+1 469-534-6531	Invited	
Estimating Email	estimating@novalg.com	+1 972-535-5655	--	Viewed	
Jim McMillan	jimm@novalg.com	+1 214-924-4948	--	Invited	
Superscapes Inc.		**+1 972-712-0353**		**Not Bidding**	**--**
--	info@superscapes.net	+1 972-712-0353	--	Invited	
Craig Duttarer	craig@superscapes.net	+1 214-444-4574	--	Invited	
Superscapes Estimating	estimating@superscapes.net	+1 972-712-0353	--	Invited	

33 00 00: Utilities

Lead: Christopher Dencklau

Bids Due: Aug 8, 2024 at 2:00 PM CDT

Broaddus Construction, LLC		**--**		**Not Bidding**	**--**
AARON HALE	ahale@broaddususa.com	--	--	Viewed	
Dallas Underground, LLC / Dallas Dirtworks, LLC		**+1 469-206-9500**		**Bid Submitted**	**$391,700**
Abraham Zepeda	abraham@dutexas.com	+1 469-206-9500	+1 469-412-0389	Viewed	
DU Estimating (SEND ALL BID INVI...	estimating@dutexas.com	--	--	Invited	
Jeff Dean	jeff@dutexas.com	--	--	Invited	
Hutchinson Construction, LLC		**--**		**Not Bidding**	**--**
Craig Pignataro	cpignataro@hutchinsoncompanies.com	--	--	Viewed	
Joe Hutchinson	preconstruction@hutchinsoncompanies.com	+1 318-366-8056	--	Viewed	
Paul Nortman	pnortman@hutchinsoncompanies.com	+1 715-299-4830	--	Invited	
Roy Gutierrez	rgutierrez@hutchinsoncompanies.com	+1 469-826-9554	--	Viewed	
Maverick Utility Construction Inc.		**+1 817-684-0858**		**Not Bidding**	**--**
Bryan Yule	byule@mavutility.com	+1 817-684-0858	+1 817-800-4145	Invited	

Moss Utilities		**+1 214-265-6569**		**Not Bidding** --
Estimating estimating@mossutilities...	lance@mossutilities.com	+1 214-265-6569	--	Invited
Kelvin Tyler	kelvin@mossutilities.com	+1 214-392-0864	--	Invited
Moss Utilities Estimating	estimating@mossutilities.com	+1 214-265-6569 ext. 4	--	Viewed
North Texas Contracting		**+1 817-430-9500**		**Bidding** --
Bids Ntexcon	bids@ntexcon.com	+1 817-430-9500	--	Invited
Bradley Nord	bradley@ntexcon.com	+1 402-212-4495	--	Viewed
Troy Thompson	troy@ntexcon.com	+1 915-474-4420	--	Viewed
Zach Fusilier	zach@ntexcon.com	+1 817-430-9500	--	Viewed
Southern Mechanical Plumbing Inc.		**--**		**Not Bidding** --
Gary Shelton	gary@smpidallas.com	+1 972-226-2460	+1 214-502-4912	Invited
Tri Dal, LLC		**+1 817-424-4383**		**Bidding** --
Autim Patterson	bidrequests@tridal.com	+1 817-424-4383 ext. 263	+1 817-475-0414	Viewed
Brent Beggs	brenton_beggs@tridal.com	+1 817-424-4361	--	Invited
Diego Lopez	diego_lopez@tridal.com	+1 817-424-4390	--	Invited
Greg Spears	greg_spears@tridal.com	+1 817-424-4362	--	Viewed
Tyler Thurston	tyler_thurston@tridal.com	+1 817-424-4352	--	Invited
eugene chavez	eugene_chavez@tridal.com	+1 817-424-4350	--	Invited
Wildstone Construction		**+1 817-847-8660**		**Not Bidding** --
Brady Nolting	bnolting@wildstoneconstruction.com	+1 817-847-8660	+1 940-255-0696	Invited
William Blackwood	wblackwood@wildstoneconstruction.com	+1 817-847-8660	+1 817-821-5209	Invited

Prepared on Aug 23, 2024 at 9:18 AM CDT

BUILDINGCONNECTED



Traci Petersen
Sr. Project Manager

904.501.5500
Traci.Petersen@swinerton.com

SWINERTON

2200 Main St.,
Suite 300 Dallas, TX 75201
swinerton.com

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Andy Glasgow
Date:	September 10, 2024
Re:	R75 - Bothwell Median Lighting Project - Change Order 01

Action Requested:
Consider and act to authorize a change order with Roadway Solutions for an amount not to exceed $54,490.00 for Bothwell Boulevard Median Lighting project. (Glasgow)

Background Information:
On May 14, 2024, City Council authorized the award of BID 2024-099 for the construction of the Bothwell Boulevard Median Lighting project to Roadway Solutions. This change order exceeds $50,000 and by statute requires council authorization.

This proposed change order is for the addition of pull boxes at either side of the median opening bores and adjusting the conduit runs. The initial bid did not include pull boxes before and after median opening bores under the median and had planned to utilize the light pole bases as pull boxes. The addition of the pull boxes provides shorter distances between median openings to isolate sections of the electrical line that may need to be repaired in the future.

On August 13, 2024, the City Council authorized the execution of a cost-share agreement between the City and CADG Sutton Fields, LLC. The agreement outlined that CADG Sutton Fields, LLC will fund 25% of the project's cost for installing the street lights and appurtenances, up to a maximum amount of $273,612.63.

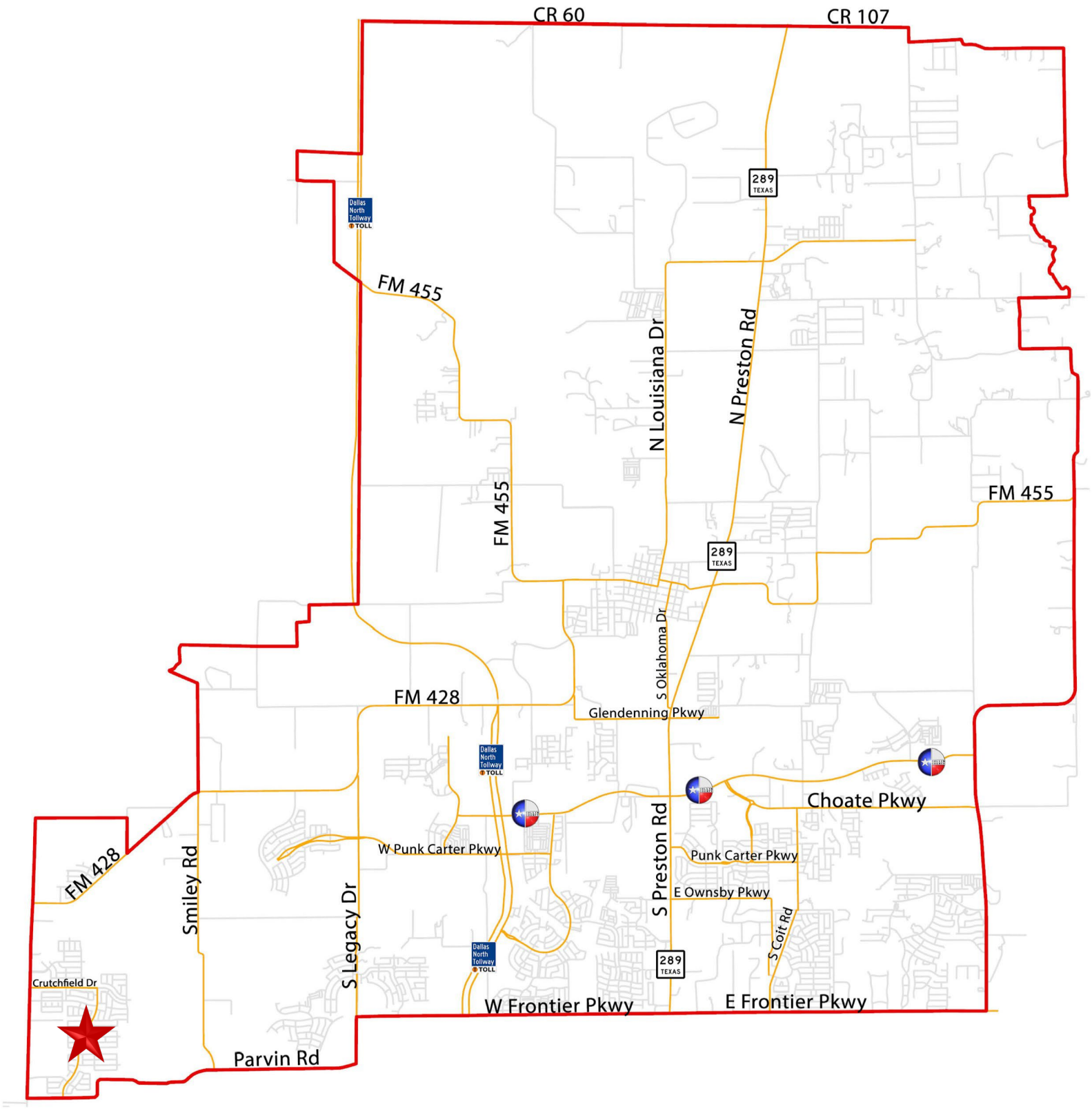
Legal Review:
The change order form has been previously reviewed and approved.

Supporting Documents:

1. BothwellBlvd - StarLocationMap
2. Change Order 1
3. Change Order 1 Plans - 072424 - Signed
4. Interoffice Memo R75 Change Order 1
5. Presentation - Bothwell Median Lighting-CO.01

Financial Consideration:
Funding is available through bonds. Expenditures will not exceed funds appropriated and funds will be committed to the purchase order.

Staff Recommendation:
Staff recommends authorizing the change order as presented.


CR 60
CR 107
289
TEXAS
Dallas North Tollway TOLL
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
Punk Carter Pkwy
S Preston Rd
E Ownsby Pkwy
S Coit Rd
FM 428
Smiley Rd
S Legacy Dr
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd

Life Connected.

CCO #001

City of Celina
142 N. Ohio Drive
Celina, Texas 75009
Phone: (972) 382-2682

Project: R75 - R75 Bothwell Blvd Lighting

Purchase Order Change Order #001: CE #001 - Pull Boxes and shortening pull 2 - 4" conduit by bore under the median openings

CONTRACT COMPANY:	**Roadway Solutions** 1425 Crescent Drive Carrollton, Texas 75006	**CONTRACT FOR:**	PO-24-00006539:Bothwell Blvd Lighting
DATE CREATED:	8/19/2024	**CREATED BY:**	Scott Harper **(City of Celina)**
CONTRACT STATUS:	Pending - Proceeding	**REVISION:**	0
REQUEST RECEIVED FROM:		**LOCATION:**	
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	
INVOICED DATE:		**PAID DATE:**	
REFERENCE:		**CHANGE REASON:**	Design Development
PAID IN FULL:	No	**EXECUTED:**	No
ACCOUNTING METHOD:	Unit/Quantity Based	**SCHEDULE IMPACT:**	12 days
FIELD CHANGE:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$54,490.00

DESCRIPTION:
CE #001 - Pull Boxes and shortening pull 2 - 4" conduit by bore under the median openings
See attached revised sheets adding in median nose pull boxes and adjusting the conduits runs to account for the pull boxes.

ATTACHMENTS:
2024-0814_Bothwell Change Order #1_072424 - Signed and sealed_Watermarked.pdf

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Qty	Units	Unit Cost	Subtotal
1	26-05-13-10-03.CSL Conductor, Size 6 Type Bare.Construction Street Light	Conductor, Size 6 Type Bare	20.0	lf	$2.00	$40.00
2	26-05-13-10-04.CSL Conductor, Size 6 Type Insulated.Construction Street Light	Conductor, Size 6 Type Insulated	40.0	lf	$3.00	$120.00
3	26-05-33-11-01.CSL Conduit, 2", PVC Sch 40, Trench.Construction Street Light	Conduit, 2", PVC Sch 40, Trench	670.0	lf	$14.00	$9,380.00
4	26-05-33-11-05.CSL Conduit, 4", PVC Sch 40, Bore.Construction Street Light	Conduit, 4", PVC Sch 40, Bore	110.0	lf	$45.00	$4,950.00
5	26-05-34-22.CSL Ground box Type A with apron.Construction Street Light	Ground Box, Type A with Apron	25.0	ea	$1,600.00	$40,000.00
					Grand Total:	**$54,490.00**

Life Connected.

CCO #001

The original (Contract Sum)	$ 994,955.00
Net change by previously authorized Change Orders	$ 0.00
The contract sum prior to this Change Order was	$ 994,955.00
The contract sum would be changed by this Change Order in the amount of	$ 54,490.00
The new contract sum including this Change Order will be	$ 1,049,445.00

The contract time will be increased by this Change Order by 12 days.

City of Celina
142 N. Ohio Drive
Celina, Texas 75009

SIGNATURE **DATE**

Roadway Solutions
1425 Crescent Drive
Carrollton, Texas 75006

SIGNATURE **DATE**

SUMMARY OF BID ITEMS & QUANTITIES

	Bid Item No.	Celina Spec. No.	TXDOT Item No.	Description	Notes	Unit	Quantity
	1.1	033101	416	Drilled Shaft Foundation (Luminaire Pole)	(1)(2)(3)(9)	LF	344
1	1.2	260500	620	Conductor, Size 6 Type Bare		LF	7,350
	1.3	260500	620	Conductor, Size 6 Type Insulated		LF	14,700
	1.4	260501	628	Electrical Service (Type A)	(4)	EA	2
	1.5	265619	N/A	Steel Light Pole, Type [31' MH] Twin (Furnish and Install)	(5)	EA	41
	1.6	265619	N/A	Steel Light Pole, Type [31' MH] Single (Furnish and Install)	(5)	EA	1
	1.7	265619	N/A	Steel Light Pole, Type [21' MH] Single (Furnish and Install)	(5)	EA	1
	1.8	265620	N/A	Luminaire, Type [108W LED] (Furnish and Install)	(6)	EA	84
1	1.9	270500	618	Conduit, 2", PVC Sch 40, Trench	(2)(7)(8)(9)	LF	5,435
	1.10	270500	618	Conduit, 2", PVC Sch 40, Bore	(2)(7)(8)(9)	LF	95
1	1.11	270500	618	Conduit, 4", PVC Sch 40, Bore	(2)(7)(8)(9)	LF	3,670
	1.12	344135	624	Ground Box, Type A with Apron	(2)(9)	EA	32
	1.13	347113	502	Traffic Control		LUMPSUM	1

1. WIRES INSIDE EACH LUMINAIRE POLE SHALL BE CONSIDERED SUBSIDIARY TO LUMINAIRE POLE ASSEMBLY AND WILL NOT BE PAID FOR SEPARATELY

2. ALL IRRIGATION REPAIR OR REPLACEMENT WILL BE CONSIDERED SUBSIDIARY TO VARIOUS ITEMS AND WILL NOT BE PAID FOR SEPARATELY.
ALL LANDSCAPE REPLACEMENT, TREE REMOVALS, AND TREE RELOCATIONS WILL BE CONSIDERED SUBSIDIARY TO VARIOUS ITEMS AND WILL NOT BE PAID FOR SEPARATELY.

ILLUMINATION BID ITEM NOTES:

(1) 8 FT. (96 IN.) DEPTH OF DRILL SHAFT SHALL BE USED IN ACCORDANCE WITH CITY OF CELINA SPECIFICATIONS AND TXDOT STANDARD RID(2)-17. REFER TO THE CITY OF CELINA'S STREET LIGHT POLE DETAIL FOR SPECIAL BASE PLATE AND ANCHOR BOLT PATTERN.

(2) REMOVAL OF PAVERS, PAVING STONE, CONCRETE, SAND, SOD OR TOPSOIL, AND ANY OTHER TYPE OF MATERIAL FOUND IN THE WAY UNDER THE PAVERS OR SOD, AND REINSTALLATION OF PAVERS OR SOD DUE TO INSTALLATION OF FOUNDATIONS, GROUND BOXES, OR CONDUIT SHALL BE SUBSIDIARY TO OTHER WORK UNDER OTHER ITEMS.

(3) CONTRACTOR SHALL STAKE ALL STREET LIGHT POLE LOCATIONS AND ELECTRICAL SERVICE LOCATIONS IN THE FIELD AND OBTAIN ENGINEER'S APPROVAL PRIOR TO DRILLING ANY FOUNDATION.

(4) CONTRACTOR SHALL CONTACT JOSH BLACKBURN (JBLACKBURN@COSERV.COM) AND SAM NEALE(SNEALE@COSERV.COM) WITH COSERV TO COORDINATE ELECTRICAL SERVICE LOCATIONS AND INSTALLATIONS. ELECTRICAL SERVICE TRANSFORMERS SHALL BE POWDER COATED BLACK.

(5) STREET LIGHT POLE ASSEMBLIES SHALL HAVE A MOUNTING HEIGHT OF 31 FT OR 21 FT AS SHOWN ON PLANS AND CONFORM TO CITY OF CELINA STANDARDS. BID ITEM INCLUDES NECESSARY ARMS (6 FT.) AND MOUNTS SUCH THAT LED LUMINAIRES CAN BE INSTALLED IN ACCORDANCE WITH THE PLANS. STREET LIGHT POLES SHALL BE KW RTSF30-6.8-11-(F)-26S-SPB-BSC-WA20CM OR RTSF20-6.8-11-(F)-16S-SPB-BSC-WA24CM W/ (2) RA18-06-2-(F)-S ARMS. POLES AND ARMS SHALL BE POWDER COATED BLACK. STREET LIGHT POLE ASSEMBLIES WILL BE PROCURED AND INSTALLED BY THE CONTRACTOR. EACH STREET LIGHT ASSEMBLY SHALL INCLUDE A CONTROL NODE (480V UBICELL: ALC-BASE-300-COM-LTE-100-QTLEC21A_BLK).

(6) LED LUMINAIRE FIXTURES SHALL BE PHILIPS LUMEC ROADFOCUS MEDIUM, 108W48LED COBRA HEAD LUMINAIRES, LED MODULE TYPE III MEDIUM, 3000K COLOR TEMPERATURE, 347-480VAC, STANDARD DIMMABLE DRIVER 0-10V, SHORTING CAP, TOOL LESS RECEPTACLE FOR TWIST-LOCK SHORTING CAP, 7 PIN (COLOR BLACK). ORDER NO. RFM-108W48LED3K-G2-R3M-HVU-DMG-PH9-RCD7-BK. LED LUMINAIRE FIXTURES WILL BE PROCURED AND INSTALLED BY THE CONTRACTOR.

(7) THE CONDUIT MUST BE INSTALLED TO FIT EXISTING CONDITIONS AND ALL DISTURBED AREAS MUST BE REPAIRED OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR. THERE WILL BE NO ADDITIONAL PAY ITEMS FOR THIS WORK.

(8) 4 IN. (MIN.) OF TOPSOIL SHALL BE PLACED IN TRENCHES WHERE NO LANDSCAPE IS USED PRIOR TO PLACEMENT OF SOD. WATER ONCE A DAY UNTIL SOD IS ESTABLISHED. LANDSCAPED AREAS SHALL BE CAREFULLY RESTORED TO ORIGINAL CONDITION. COST FOR LANDSCAPE RESTORATION SHALL BE INCLUDED IN THE UNIT BID PRICE FOR CONDUIT.

(9) ALL TREE OR SHRUB TRIMMING, TREE REMOVAL, AND TREE RELOCATION WILL BE CONSIDERED SUBSIDIARY TO VARIOUS ITEMS AND WILL NOT BE PAID FOR SEPERATELY. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY.

1 CHANGE ORDER #1 7/24/24

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION
REVISED SHEET 1 OF 10
DATE 8/19/2024 BY Scott Harper

PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF CELINA ENGINEERING DEPARTMENT AT 972-382-2682 x1081. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF CELINA SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF CELINA STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH. DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

August 14, 2024

DHARMESH M. SHAH, P.E.
LEE ENGINEERING, L.L.C. - REGISTRATION NO. - F-450

STATE OF TEXAS
DHARMESH M. SHAH
90295
LICENSED PROFESSIONAL ENGINEER

3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006
TBPE REGISTRATION NO. F-450
LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

SUMMARY OF QUANTITIES

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	2

Docusign Envelope ID: 0ED6D0C4-81B0-49E6-B798-058622840BD7

SUMMARY OF LIGHTING CONDUIT AND CABLES (E1)

	RUN NO.	CONDUIT				CONDUCTOR				
		NO. / SIZE	LENGTH BORE - 4" (LF)	LENGTH BORE - 2" (LF)	LENGTH TRENCH - 2" (LF)	RUN LENGTH (LF)	#6 COND. BARE		#6 COND. XHHW	
							(NO.)	(LF)	(NO.)	(LF)
	1	1 - 2 "			10	10	1	10	2	20
	2	2 - 4"	120			60	1	60	2	120
	3	2 - 4"	80			40	1	40	2	80
	4	1- 2 "			10	10	1	10	2	20
	5	1- 2 "			55	55	1	55	2	110
1	6	1 - 2" / 2 - 4"	210		50	155	1	155	2	310
	7	1- 2 "			195	195	1	195	2	390
	8	1- 2 "			185	185	1	185	2	370
	9	1- 2 "			180	180	1	180	2	360
1	10	1- 2 "			195	195	1	195	2	390
	11	1- 2 "			195	195	1	195	2	390
	12	1- 2 "			195	195	1	195	2	390
1	13	1 - 2" / 2 - 4"	250		15	140	1	140	2	280
	14	1- 2 "			60	60	1	60	2	120
	15	1- 2 "			155	155	1	155	2	310
	16	1- 2 "			170	170	1	170	2	340
1	17	1 - 2" / 2 - 4"	250		30	155	1	155	2	310
	18	1- 2 "			195	195	1	195	2	390
1	19	1- 2 "			195	195	1	195	2	390
	20	1 - 2" / 2 - 4"	240		35	155	1	155	2	310
	50^	1- 2 "			15	15		0		0
	51	1- 2 "			40	40	2	80	4	160
	52	1- 2 "		45		45	2	90	4	180
1	E1 TOTALS:	-	1,150	45	2,180	-	-	2,870	-	5,740

^STUB OUT EMPTY 2" PVC (GRAY, SCH. 40) CONDUIT AT BASE OF POWER POLE. USE 24" SWEEPING 90 DEGREE ANGLE.

SUMMARY OF LIGHTING CONDUIT AND CABLES (E2)

	RUN NO.	CONDUIT				CONDUCTOR				
		NO. / SIZE	LENGTH BORE - 4" (LF)	LENGTH BORE - 2" (LF)	LENGTH TRENCH - 2" (LF)	RUN LENGTH (LF)	#6 COND. BARE		#6 COND. XHHW	
							(NO.)	(LF)	(NO.)	(LF)
1	21	1 - 2" / 2 - 4"	230		55	170	1	170	2	340
	22	1- 2 "			175	175	1	175	2	350
	23	1- 2 "			175	175	1	175	2	350
	24	1- 2 "			190	190	1	190	2	380
1	25	1 - 2" / 2 - 4"	250		70	195	1	195	2	390
	26	1- 2 "			195	195	1	195	2	390
	27	1- 2 "			195	195	1	195	2	390
	28	1- 2 "			180	180	1	180	2	360
	29	1 - 2" / 2 - 4"	260		55	185	1	185	2	370
1	30	1- 2 "			150	150	1	150	2	300
	31	1 - 2" / 2 - 4"	250		30	155	1	155	2	310
	32	2 - 4"	360			180	1	180	2	360
	33	1- 2 "			50	50	1	50	2	100
	34	1- 2 "			135	135	1	135	2	270
	35	1- 2 "			200	200	1	200	2	400
	36	1 - 2" / 2 - 4"	230		25	140	1	140	2	280
	37	1- 2 "			65	65	1	65	2	130
1	38	1 - 2" / 2 - 4"	200		65	165	1	165	2	330
	39	1- 2 "			205	205	1	205	2	410
	40	1 - 2" / 2 - 4"	230		90	205	1	205	2	410
	41	1- 2 "			185	185	1	185	2	370
	42	1 - 2" / 2 - 4"	330		35	200	1	200	2	400
	43	1- 2 "			205	205	1	205	2	410
	44	1- 2 "			185	185	1	185	2	370
1	45	1 - 2" / 2 - 4"	180		110	200	1	200	2	400
	46	1- 2 "			195	195	1	195	2	390
	47^	1- 2 "			15	15		0		0
	48	1- 2 "			20	20		0		0
	49	1- 2 "		50		50		0		0
1	E2 TOTALS:	-	2,520	50	3,255	-	-	4,480	-	8,960

^STUB OUT EMPTY 2" PVC (GRAY, SCH. 40) CONDUIT AT BASE OF POWER POLE. USE 24" SWEEPING 90 DEGREE ANGLE.

Electric Service No.	Sheet No.	Electrical Service Description	Service Conduit Size	Service Conductors No./Size	Safety Switch Amps	Main Circuit Breaker Pole/Amp	Two-Pole Contactor Amps	Panel bd/ Loadcenter Amp Rating	Circuit No.	Branch Circuit Breaker Pole/Amps	AMP LOAD	TOTAL KVA LOAD
E1	7	ELC SRV TY A 240/480 060 (NS)SS(E)PS(U)	2"	3/#6	N/A	2P/60	2P/ 60	N/A	A	2P/20	5.1	4.5
									B	2P/20	4.2	
E2	11	ELC SRV TY A 240/480 060 (NS)SS(E)PS(U)	2"	3/#6	N/A	2P/60	2P/ 60	N/A	A	2P/20	7.2	7.5
									B	2P/20	8.4	

1 CHANGE ORDER #1 7/24/24

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 2 OF 10

DATE 8/19/2024 BY Scott Hayes

PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF CELINA ENGINEERING DEPARTMENT AT 972-382-2682 x1081. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF CELINA SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF CELINA STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH. DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

August 14, 2024

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STATE OF TEXAS
DHARMESH M. SHAH
90295
LICENSED
PROFESSIONAL ENGINEER

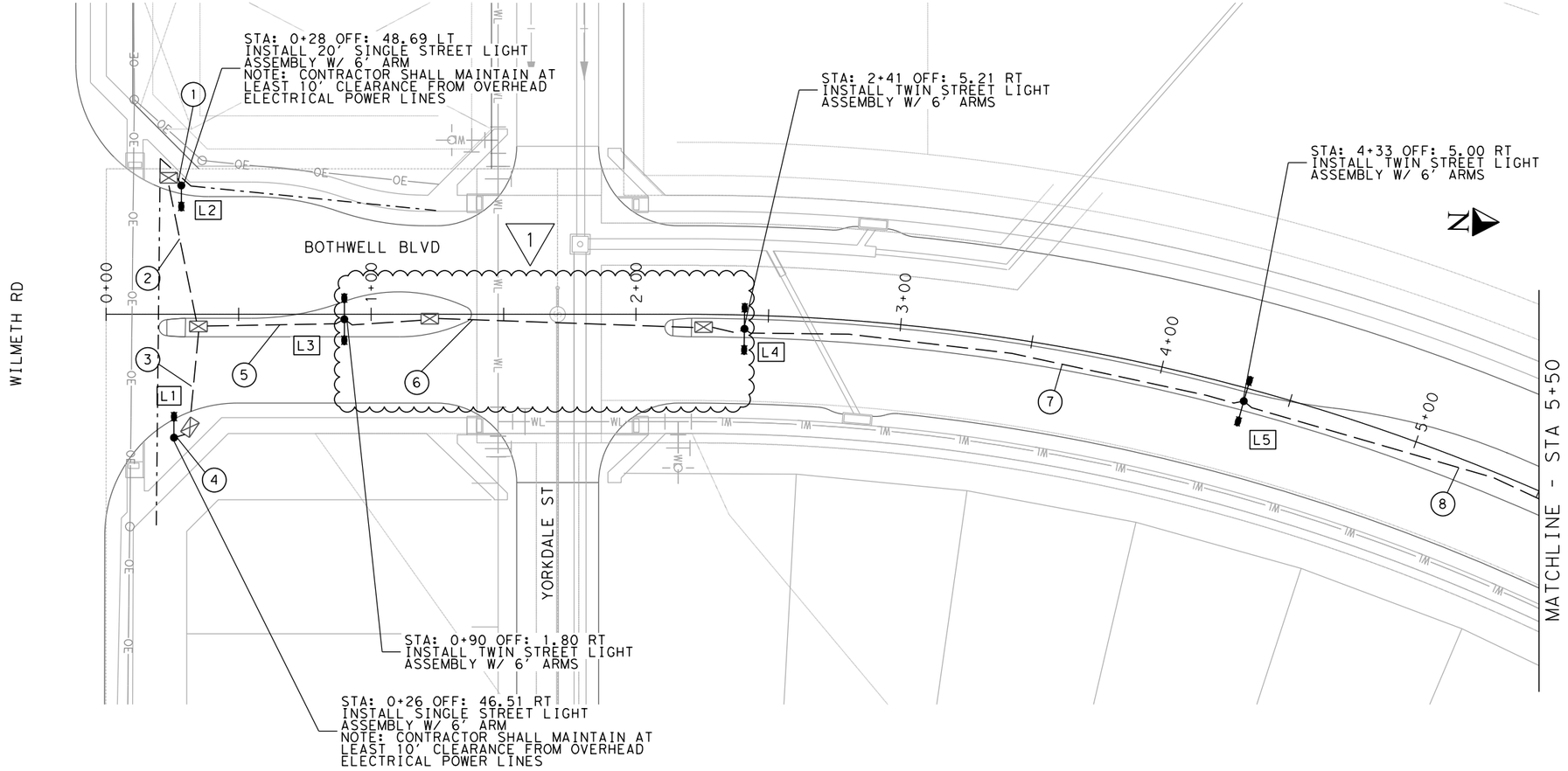
3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006
TBPE REGISTRATION NO. F-450
LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

QUANTITY SUMMARIES

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	5

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0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
	PROPOSED ILLUMINATION CONDUIT
	GROUND BOX (TY A W/ APRON)
	ELECTRICAL SERVICE PEDESTAL

NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES, NOTIFYING ALL UTILITY COMPANIES INCLUDING THE CITY OF CELINA AND MUSTANG SUD OF THE CONTRACTOR'S OPERATIONS, PROTECTING ALL UTILITIES FROM DAMAGE, REPAIRING ALL UTILITIES DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS, AND NOTIFYING THE ENGINEER OF ALL CONFLICTS THE WORK HAS WITH EXISTING UTILITIES.
2. CONTRACTOR SHALL STAKE AND POTHOLE ALL ILLUMINATION POLE LOCATIONS AND ELECTRICAL SERVICE LOCATIONS IN THE FIELD AND OBTAIN ENGINEER'S APPROVAL PRIOR TO DRILLING ANY FOUNDATION.
3. CONTRACTOR SHALL CONTACT JOSH BLACKBURN (JBLACKBURN@COSERV.COM) AND SAM NEALE (SNEALE@COSERV.COM) WITH COSERV TO COORDINATE ELECTRICAL SERVICE LOCATIONS AND INSTALLATIONS.
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CAUTION!

THE CONTRACTOR SHALL ENSURE THAT THE LOCATIONS OF POLES L1 AND L2 MEET THE NEC REQUIREMENTS FOR CLEARANCE FROM THE OVERHEAD POWER LINES. THE CONTRACTOR SHALL STAKE THE POLE LOCATIONS AND OBTAIN COSERV APPROVAL BEFORE DRILLING PIERS.

CAUTION!

LANDSCAPING AND TREES MAY BE PRESENT IN THE MEDIAN. CONTRACTORS SHALL NOTIFY THE CITY OF ANY CONFLICTS WITH LANDSCAPING OR TREES.

CONTRACTOR SHALL AVOID DAMAGE TO EXISTING LANDSCAPING AND TREES. THE CONTRACTOR SHALL BE RESPONBILE FOR REPLACING THE LANDSCAPING, REMOVAL OF THE TREES, AND RELOCATING THE TREES TO CITY DEFINED FACILITY WITHIN THE CITY LIMITS. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED SUBSIDIARY TO VARIOUS ITEMS.

WHEN NECESSARY, TREES AND SHRUB TRIMMING FOR CONSTRUCTION SHALL BE PERFORMED BY CERTIFIED TREE WORKER OR UNDER THE DIRECTION OF A REGISTERED LANDSCAPE ARCHITECT OR CERTIFIED ARBORIST.

CONTRACTOR SHALL CONTACT CODY WEBB, DIRECTOR OF PARKS & RECREATION (972-658-3298, CWEBB@CELINA-TX.GOV) TO SCHEDULE A WALK THROUGH BEFORE ANY TREE REMOVAL, RELOCATION, OR TRIMMING.

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 3 OF 10

DATE 8/19/2024 BY Scott Hagan

PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF CELINA ENGINEERING DEPARTMENT AT 972-382-2682 x1081. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF CELINA SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF CELINA STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH. DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

August 14, 2024

DHARMESH M. SHAH, P.E.
LEE ENGINEERING, L.L.C. - REGISTRATION NO. - F-450

STATE OF TEXAS
DHARMESH M. SHAH
90295
LICENSED PROFESSIONAL ENGINEER

1 CHANGE ORDER #1 7/24/24

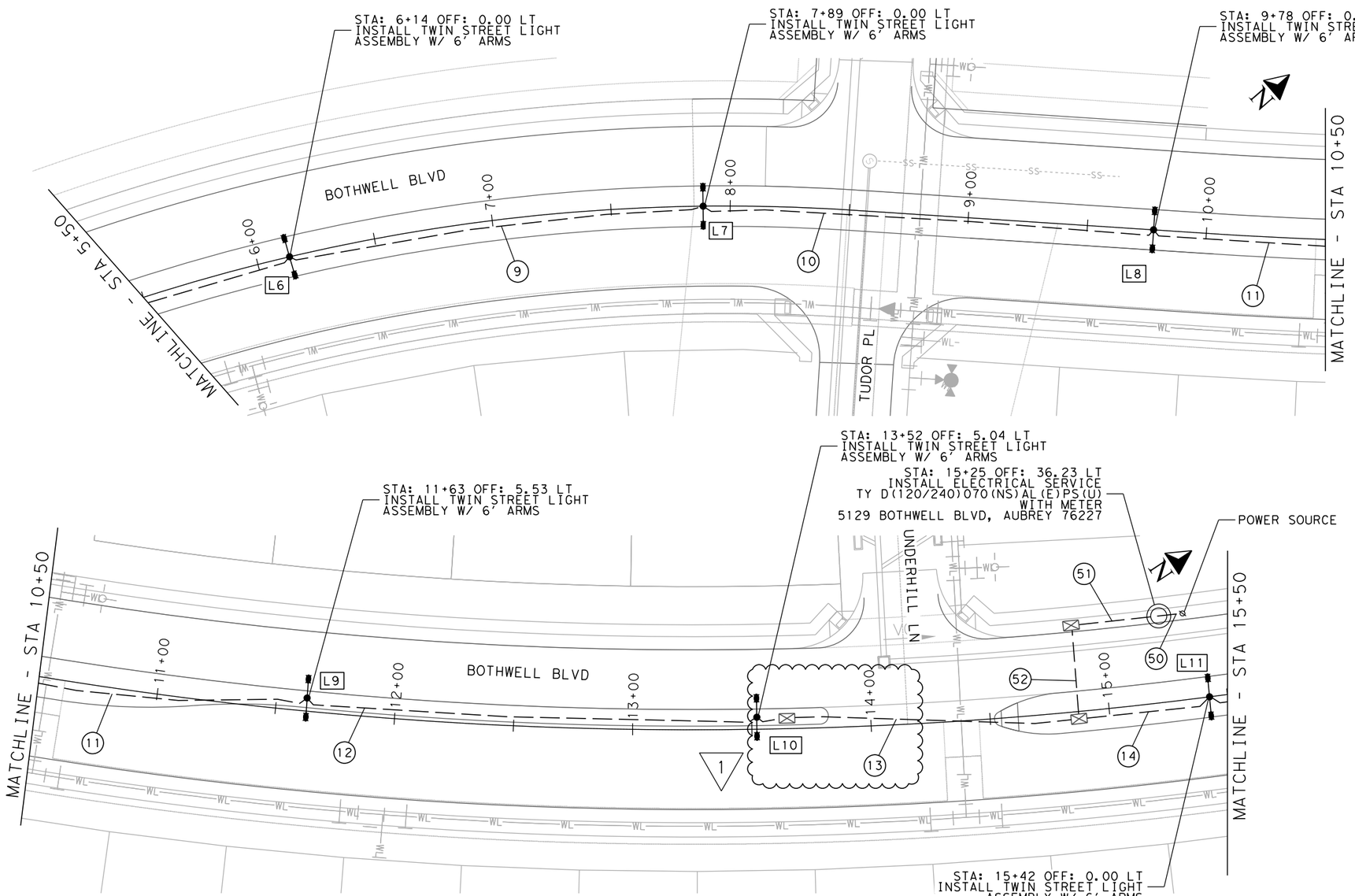
3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006
TBPE REGISTRATION NO. F-450
LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(1 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	6

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0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
	PROPOSED ILLUMINATION CONDUIT
	GROUND BOX (TY A W/ APRON)
	ELECTRICAL SERVICE PEDESTAL

NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES, NOTIFYING ALL UTILITY COMPANIES INCLUDING THE CITY OF CELINA AND MUSTANG SUD OF THE CONTRACTOR'S OPERATIONS, PROTECTING ALL UTILITIES FROM DAMAGE, REPAIRING ALL UTILITIES DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS, AND NOTIFYING THE ENGINEER OF ALL CONFLICTS THE WORK HAS WITH EXISTING UTILITIES.
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CAUTION!

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CONTRACTOR SHALL CONTACT CODY WEBB, DIRECTOR OF PARKS & RECREATION (972-658-3298, CWEBB@CELINA-TX.GOV) TO SCHEDULE A WALK THROUGH BEFORE ANY TREE REMOVAL, RELOCATION, OR TRIMMING.

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 4 OF 10

DATE 8/19/2024 BY Scott Hayes

PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF CELINA ENGINEERING DEPARTMENT AT 972-382-2682 x1081. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF CELINA SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF CELINA STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH. DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

August 14, 2024

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STATE OF TEXAS
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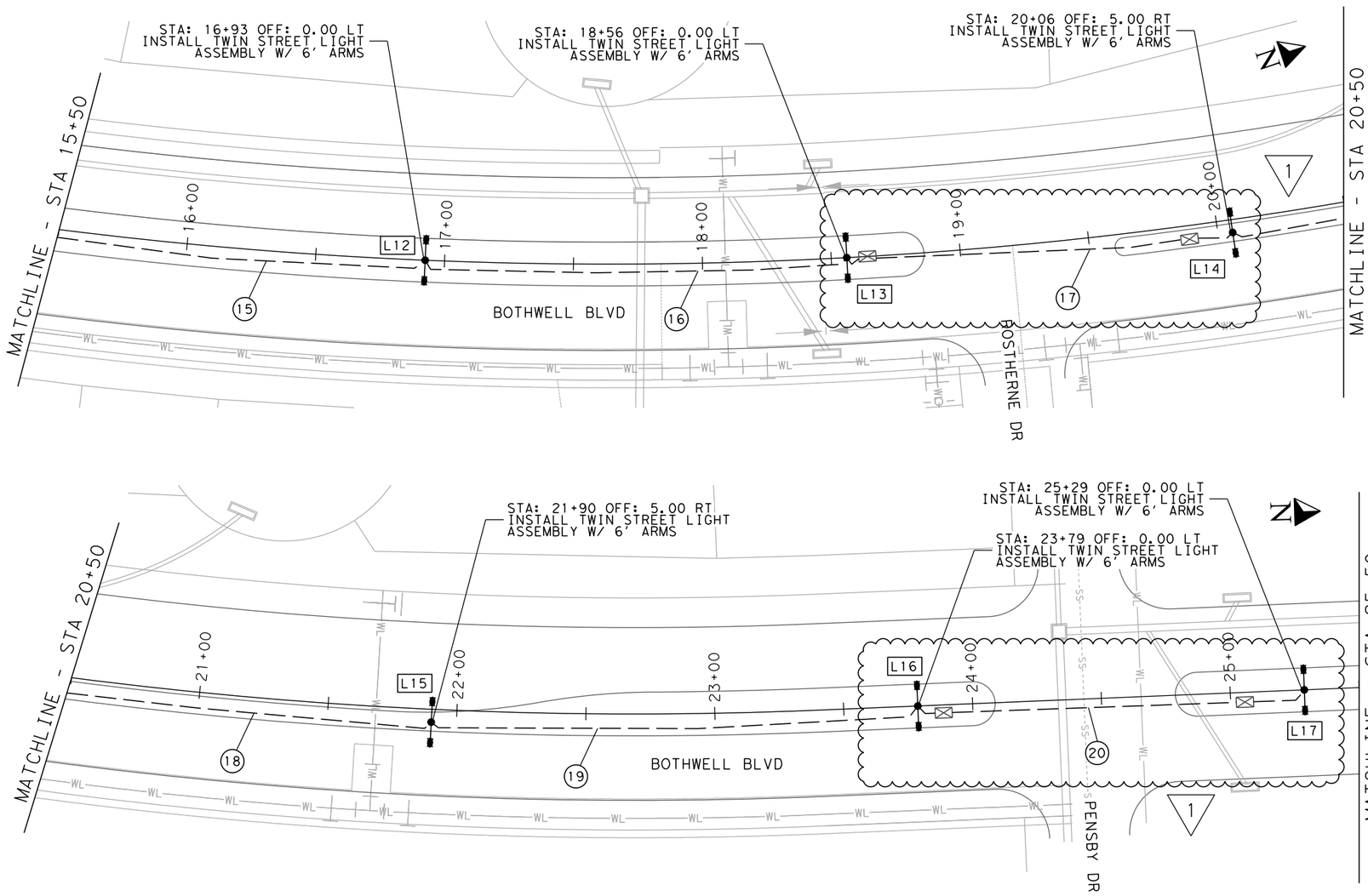
1 CHANGE ORDER #1 7/24/24

3030 LBJ FREEWAY
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DALLAS, TEXAS 75234
972-248-3006
TBPE REGISTRATION NO. F-450
LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(2 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	7



0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

●—●	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
(4)	PROPOSED CONDUIT RUN NUMBERS
— — —	PROPOSED ILLUMINATION CONDUIT
⊠	GROUND BOX (TY A W/ APRON)
◎	ELECTRICAL SERVICE PEDESTAL

NOTES

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1 CHANGE ORDER #1 7/24/24

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 5 OF 10

DATE 8/19/2024 BY Scott Hayes

PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF CELINA ENGINEERING DEPARTMENT AT 972-382-2682 x1081. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF CELINA SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF CELINA STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH. DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

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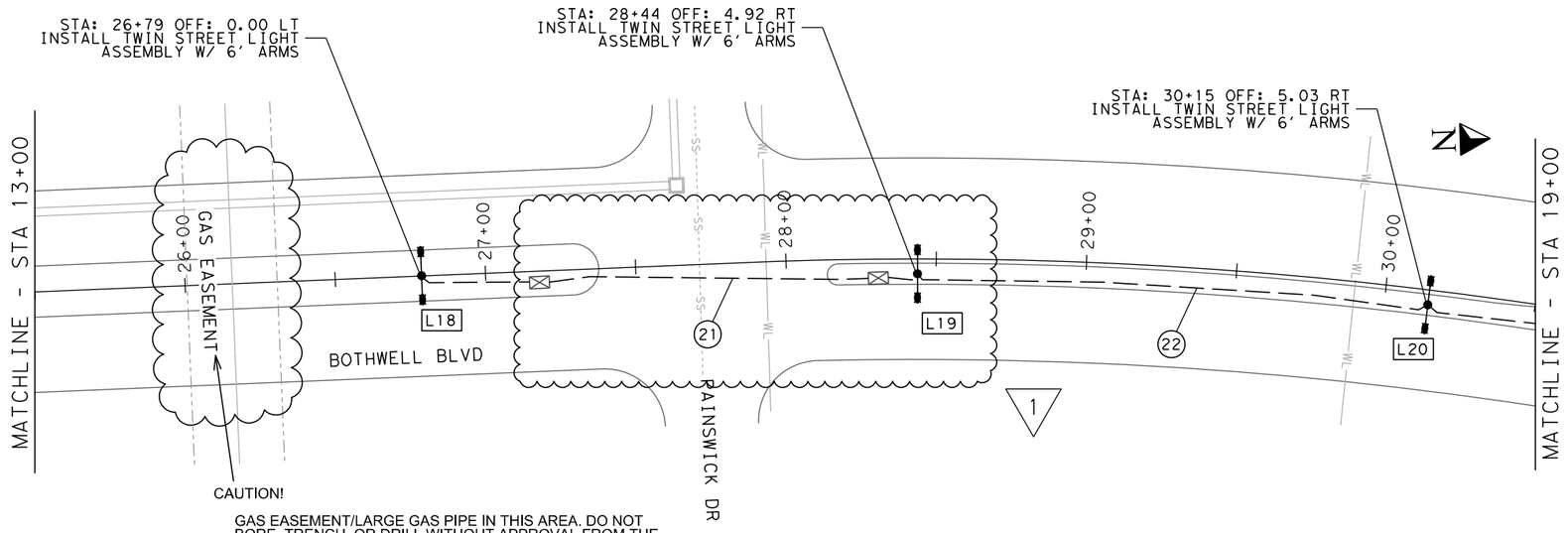
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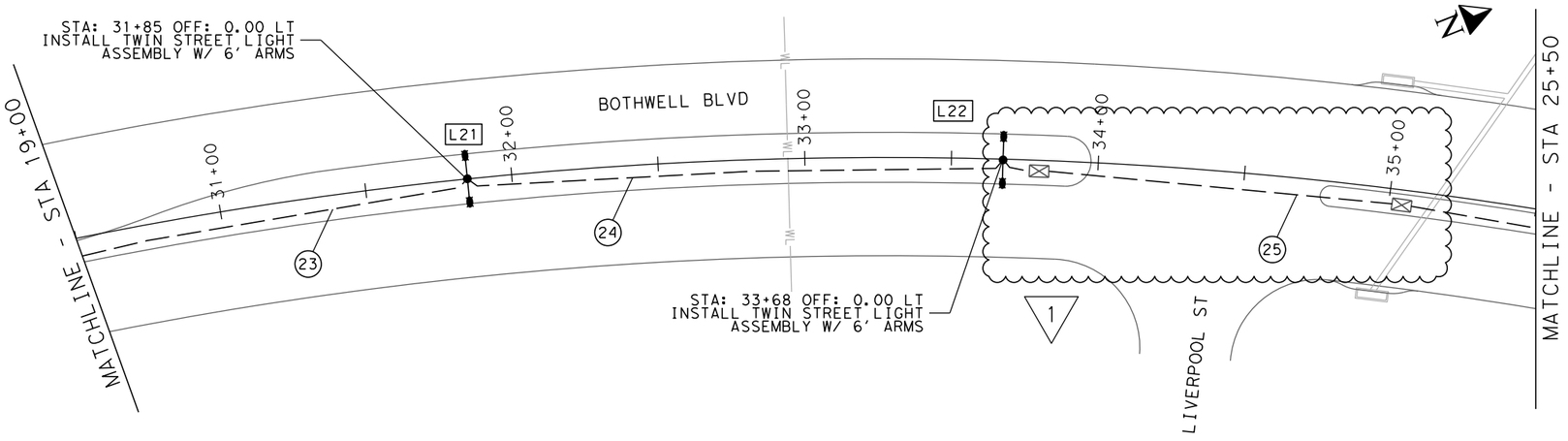
BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(3 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	8

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0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
	PROPOSED ILLUMINATION CONDUIT
	GROUND BOX (TY A W/ APRON)
	ELECTRICAL SERVICE PEDESTAL

NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES, NOTIFYING ALL UTILITY COMPANIES INCLUDING THE CITY OF CELINA AND MUSTANG SUD OF THE CONTRACTOR'S OPERATIONS, PROTECTING ALL UTILITIES FROM DAMAGE, REPAIRING ALL UTILITIES DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS, AND NOTIFYING THE ENGINEER OF ALL CONFLICTS THE WORK HAS WITH EXISTING UTILITIES.
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CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 6 OF 10

DATE 8/19/2024 BY Scott Hayes

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August 14, 2024

DHARMESH M. SHAH, P.E.
LEE ENGINEERING, L.L.C. - REGISTRATION NO. - F-450

STATE OF TEXAS
DHARMESH M. SHAH
90295
LICENSED PROFESSIONAL ENGINEER

1 CHANGE ORDER #1 7/24/24

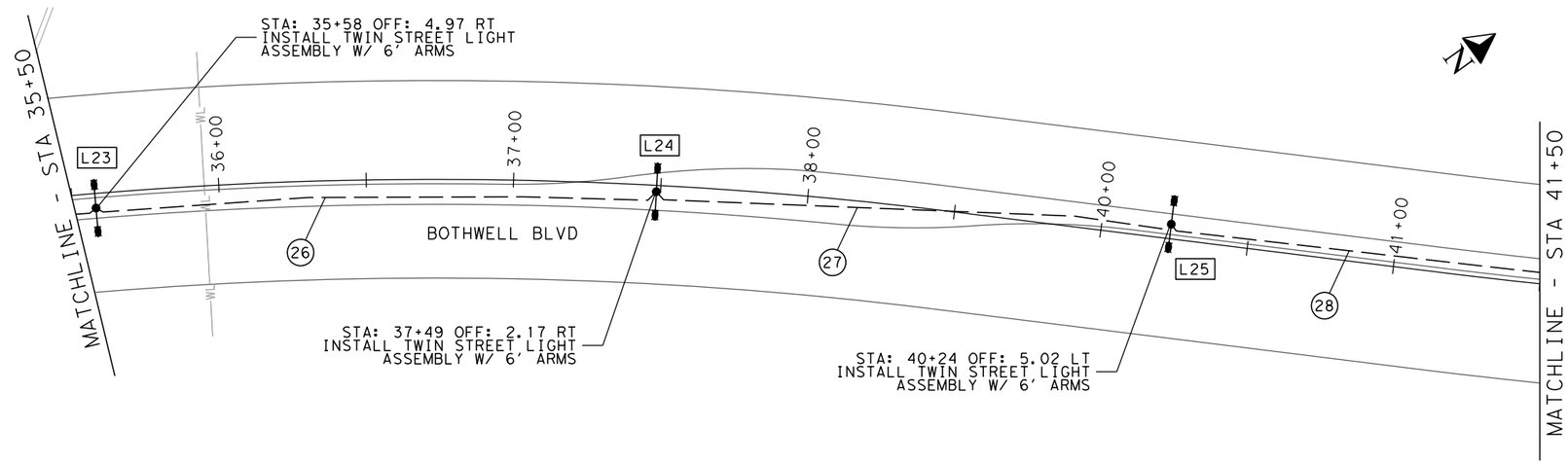
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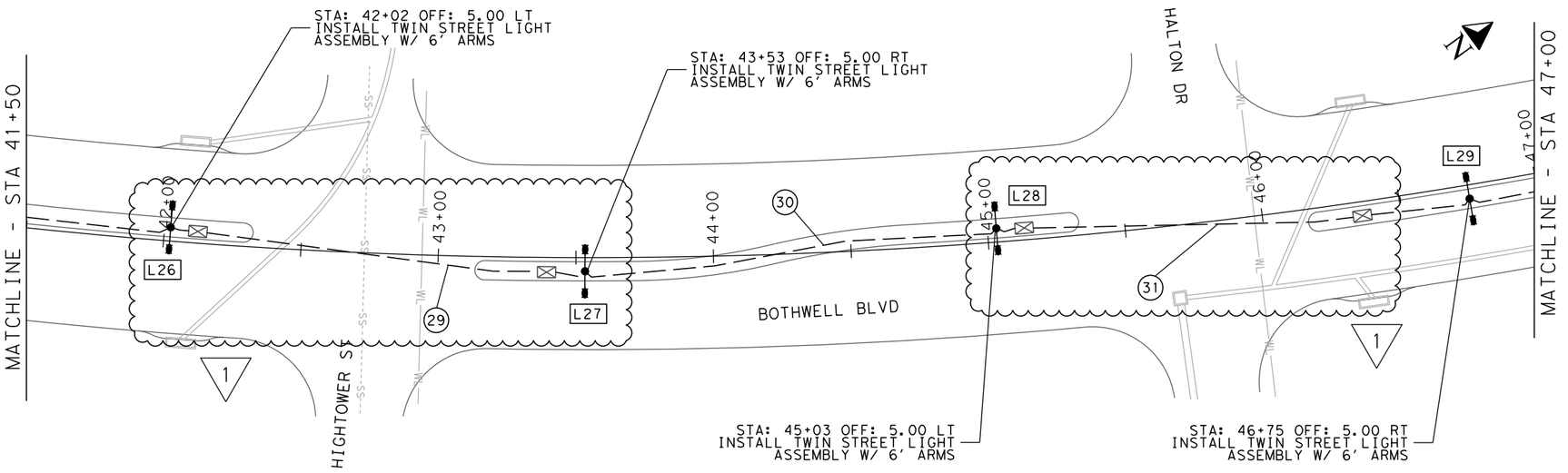
BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(4 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	9

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0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

●—●	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
(4)	PROPOSED CONDUIT RUN NUMBERS
— — —	PROPOSED ILLUMINATION CONDUIT
⊠	GROUND BOX (TY A W/ APRON)
◎	ELECTRICAL SERVICE PEDESTAL

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1 CHANGE ORDER #1 7/24/24

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 7 OF 10

DATE 8/19/2024 BY Scott Hagan

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DHARMESH M. SHAH, P.E.
LEE ENGINEERING, L.L.C. - REGISTRATION NO. - F-450

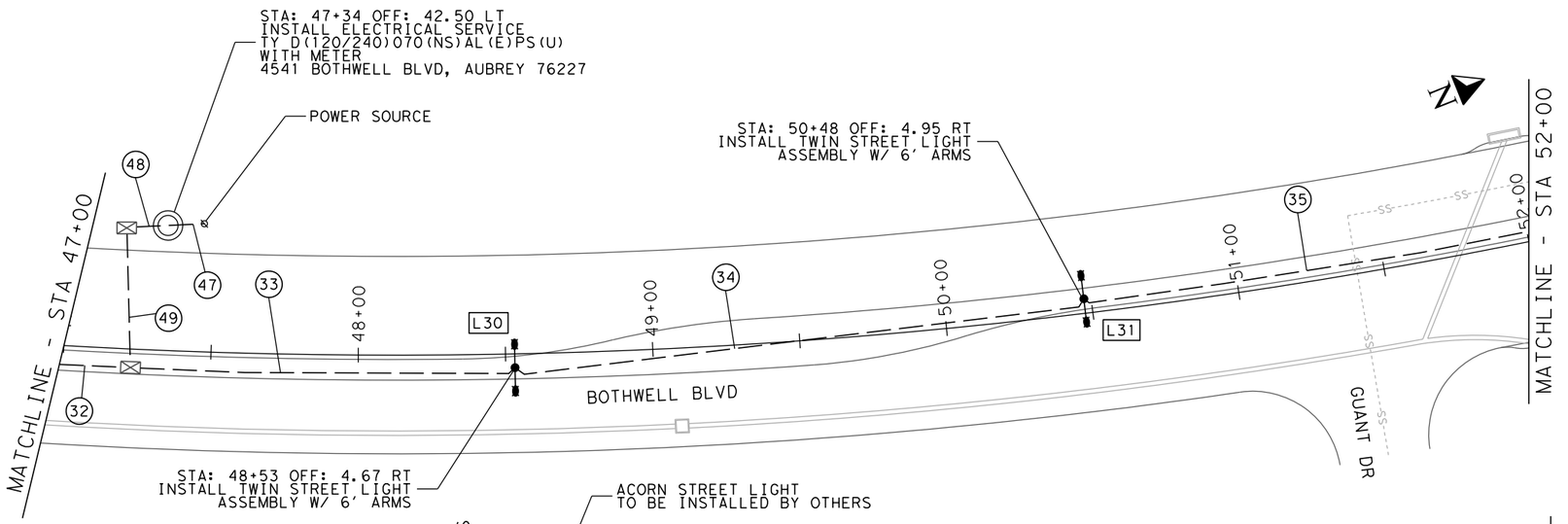
STATE OF TEXAS
DHARMESH M. SHAH
90295
LICENSED PROFESSIONAL ENGINEER

3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006
TBPE REGISTRATION NO. F-450
LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(5 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	10



0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

	PROPOSED STREET LIGHT (TWIN)
	PROPOSED ACORN STREET LIGHT (TO BE INSTALLED BY OTHERS)
L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
	PROPOSED ILLUMINATION CONDUIT
	GROUND BOX (TY A W/ APRON)
	ELECTRICAL SERVICE PEDESTAL

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1 CHANGE ORDER #1 7/24/24

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 8 OF 10

DATE 8/19/2024 BY Scott Hayes

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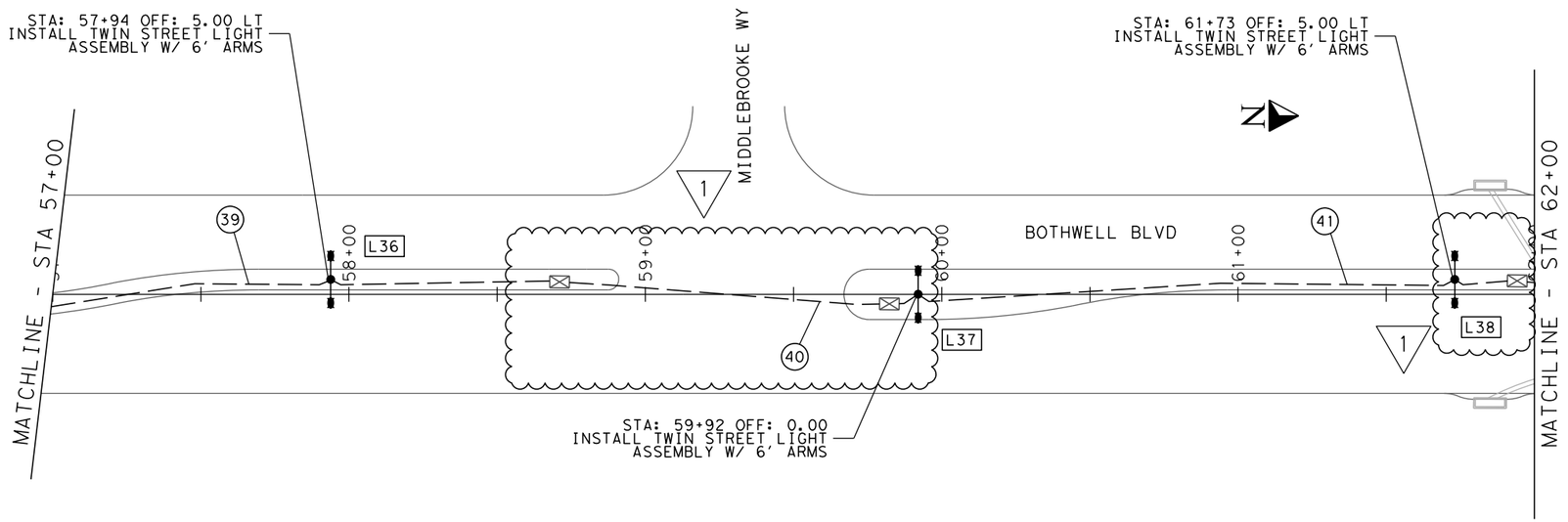
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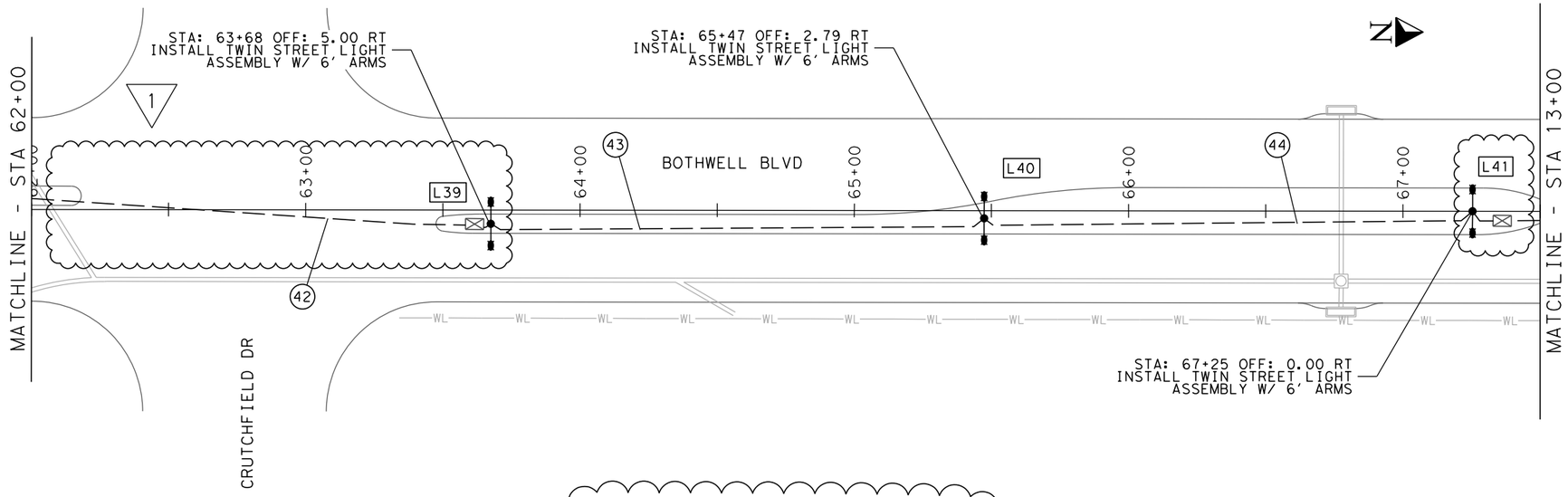
3030 LBJ FREEWAY
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DALLAS, TEXAS 75234
972-248-3006
TBPE REGISTRATION NO. F-450
LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(6 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	11





0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
	PROPOSED ILLUMINATION CONDUIT
	GROUND BOX (TY A W/ APRON)
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CITY OF CELINA
ENGINEERING DEPARTMENT
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REVISED SHEET 9 OF 10

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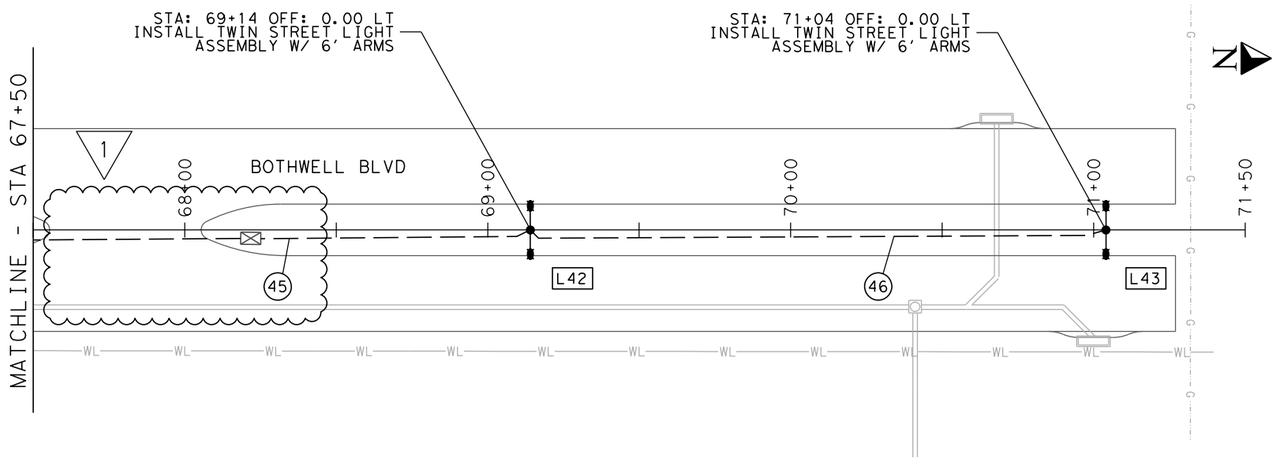
3030 LBJ FREEWAY
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TBPE REGISTRATION NO. F-450
LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION PARVIN RD TO DEAD END

LIGHTING LAYOUT (7 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	12

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SCALE IN FEET

LEGEND OF SYMBOLS

●—●	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
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⊠	GROUND BOX (TY A W/ APRON)
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BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(8 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	13

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PURCHASE ORDER

CITY OF CELINA
142 North Ohio St
Celina, Texas 75009
PH: (972) 382-2682

Life Connected.

PO Number: 24-00006539 **Date:** 06/26/2024

Requisition #: REQ08062 **Vendor #:** 2442

ISSUED TO:
ROADWAY SOLUTIONS INC.
1425 CRESCENT DR.
CARROLLTON, TX 75006-

SHIP TO:
Engineering
300 W. Maple
Celina, TX 75009

REMIT TO:
City of Celina
Accounts Payable
142 N. Ohio Street
Celina, TX 75009
accountspayable@celina-tx.gov

ITEM	UNITS	DESCRIPTION	GL ACCT #	PROJ ACCT #	PRICE	AMOUNT
1	0	Bothwell Blvd Lighting, 2024-099 Bid 2024-099 Council Authorized June 11, 2024	624-111-000-8502	R75-8502-624	0.00	994,955.00

Approvals:

Purchasing: Dawn M Berry

Requested By: Dawn Berry

SUBTOTAL:	994,955.00
TOTAL TAX:	0.00
SHIPPING:	0.00
TOTAL	994,955.00

1. City of Celina payment terms are **Net 30.**
2. PO number must appear on all packages, packing slips, and invoices. Failure to comply may result in the delay of payment.
3. All goods are shipped FOB Destination unless otherwise stated.
4. The City of Celina is not liable for payment of invoices received six (6) months after order completion and acceptance. Vendor is responsible for submitting invoices within ten (10) days of completion/acceptance.
5. A complete list of terms and conditions are available on the City's website at www.celina-tx.gov/procurement.

SUMMARY OF BID ITEMS & QUANTITIES

	Bid Item No.	Celina Spec. No.	TXDOT Item No.	Description	Notes	Unit	Quantity
	1.1	033101	416	Drilled Shaft Foundation (Luminaire Pole)	(1)(2)(3)(9)	LF	344
1	1.2	260500	620	Conductor, Size 6 Type Bare		LF	7,350
	1.3	260500	620	Conductor, Size 6 Type Insulated		LF	14,700
	1.4	260501	628	Electrical Service (Type A)	(4)	EA	2
	1.5	265619	N/A	Steel Light Pole, Type [31' MH] Twin (Furnish and Install)	(5)	EA	41
	1.6	265619	N/A	Steel Light Pole, Type [31' MH] Single (Furnish and Install)	(5)	EA	1
	1.7	265619	N/A	Steel Light Pole, Type [21' MH] Single (Furnish and Install)	(5)	EA	1
	1.8	265620	N/A	Luminaire, Type [108W LED] (Furnish and Install)	(6)	EA	84
1	1.9	270500	618	Conduit, 2", PVC Sch 40, Trench	(2)(7)(8)(9)	LF	5,435
	1.10	270500	618	Conduit, 2", PVC Sch 40, Bore	(2)(7)(8)(9)	LF	95
1	1.11	270500	618	Conduit, 4", PVC Sch 40, Bore	(2)(7)(8)(9)	LF	3,670
	1.12	344135	624	Ground Box, Type A with Apron	(2)(9)	EA	32
	1.13	347113	502	Traffic Control		LUMPSUM	1

1. WIRES INSIDE EACH LUMINAIRE POLE SHALL BE CONSIDERED SUBSIDIARY TO LUMINAIRE POLE ASSEMBLY AND WILL NOT BE PAID FOR SEPARATELY

2. ALL IRRIGATION REPAIR OR REPLACEMENT WILL BE CONSIDERED SUBSIDIARY TO VARIOUS ITEMS AND WILL NOT BE PAID FOR SEPARATELY.
ALL LANDSCAPE REPLACEMENT, TREE REMOVALS, AND TREE RELOCATIONS WILL BE CONSIDERED SUBSIDIARY TO VARIOUS ITEMS AND WILL NOT BE PAID FOR SEPARATELY.

ILLUMINATION BID ITEM NOTES:

(1) 8 FT. (96 IN.) DEPTH OF DRILL SHAFT SHALL BE USED IN ACCORDANCE WITH CITY OF CELINA SPECIFICATIONS AND TXDOT STANDARD RID(2)-17. REFER TO THE CITY OF CELINA'S STREET LIGHT POLE DETAIL FOR SPECIAL BASE PLATE AND ANCHOR BOLT PATTERN.

(2) REMOVAL OF PAVERS, PAVING STONE, CONCRETE, SAND, SOD OR TOPSOIL, AND ANY OTHER TYPE OF MATERIAL FOUND IN THE WAY UNDER THE PAVERS OR SOD, AND REINSTALLATION OF PAVERS OR SOD DUE TO INSTALLATION OF FOUNDATIONS, GROUND BOXES, OR CONDUIT SHALL BE SUBSIDIARY TO OTHER WORK UNDER OTHER ITEMS.

(3) CONTRACTOR SHALL STAKE ALL STREET LIGHT POLE LOCATIONS AND ELECTRICAL SERVICE LOCATIONS IN THE FIELD AND OBTAIN ENGINEER'S APPROVAL PRIOR TO DRILLING ANY FOUNDATION.

(4) CONTRACTOR SHALL CONTACT JOSH BLACKBURN (JBLACKBURN@COSERV.COM) AND SAM NEALE(SNEALE@COSERV.COM) WITH COSERV TO COORDINATE ELECTRICAL SERVICE LOCATIONS AND INSTALLATIONS. ELECTRICAL SERVICE TRANSFORMERS SHALL BE POWDER COATED BLACK.

(5) STREET LIGHT POLE ASSEMBLIES SHALL HAVE A MOUNTING HEIGHT OF 31 FT OR 21 FT AS SHOWN ON PLANS AND CONFORM TO CITY OF CELINA STANDARDS. BID ITEM INCLUDES NECESSARY ARMS (6 FT.) AND MOUNTS SUCH THAT LED LUMINAIRES CAN BE INSTALLED IN ACCORDANCE WITH THE PLANS. STREET LIGHT POLES SHALL BE KW RTSF30-6.8-11-(F)-26S-SPB-BSC-WA20CM OR RTSF20-6.8-11-(F)-16S-SPB-BSC-WA24CM W/ (2) RA18-06-2-(F)-S ARMS. POLES AND ARMS SHALL BE POWDER COATED BLACK. STREET LIGHT POLE ASSEMBLIES WILL BE PROCURED AND INSTALLED BY THE CONTRACTOR. EACH STREET LIGHT ASSEMBLY SHALL INCLUDE A CONTROL NODE (480V UBICELL: ALC-BASE-300-COM-LTE-100-QTLEC21A_BLK).

(6) LED LUMINAIRE FIXTURES SHALL BE PHILIPS LUMEC ROADFOCUS MEDIUM, 108W48LED COBRA HEAD LUMINAIRES, LED MODULE TYPE III MEDIUM, 3000K COLOR TEMPERATURE, 347-480VAC, STANDARD DIMMABLE DRIVER 0-10V, SHORTING CAP, TOOL LESS RECEPTACLE FOR TWIST-LOCK SHORTING CAP, 7 PIN (COLOR BLACK). ORDER NO. RFM-108W48LED3K-G2-R3M-HVU-DMG-PH9-RCD7-BK. LED LUMINAIRE FIXTURES WILL BE PROCURED AND INSTALLED BY THE CONTRACTOR.

(7) THE CONDUIT MUST BE INSTALLED TO FIT EXISTING CONDITIONS AND ALL DISTURBED AREAS MUST BE REPAIRED OR RESTORED TO THE ORIGINAL CONDITION BY THE CONTRACTOR. THERE WILL BE NO ADDITIONAL PAY ITEMS FOR THIS WORK.

(8) 4 IN. (MIN.) OF TOPSOIL SHALL BE PLACED IN TRENCHES WHERE NO LANDSCAPE IS USED PRIOR TO PLACEMENT OF SOD. WATER ONCE A DAY UNTIL SOD IS ESTABLISHED. LANDSCAPED AREAS SHALL BE CAREFULLY RESTORED TO ORIGINAL CONDITION. COST FOR LANDSCAPE RESTORATION SHALL BE INCLUDED IN THE UNIT BID PRICE FOR CONDUIT.

(9) ALL TREE OR SHRUB TRIMMING, TREE REMOVAL, AND TREE RELOCATION WILL BE CONSIDERED SUBSIDIARY TO VARIOUS ITEMS AND WILL NOT BE PAID FOR SEPERATELY. CONTRACTOR SHALL LOCATE AND PROTECT ALL EXISTING LANDSCAPE IRRIGATION SYSTEMS. DAMAGE TO EXISTING IRRIGATION SYSTEMS AND LANDSCAPE MATERIALS SHALL BE RESTORED TO EQUAL OR BETTER CONDITION AT NO COST TO CITY.

1 CHANGE ORDER #1 7/24/24

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION
REVISED SHEET 1 OF 10
DATE 8/19/2024 BY Scott Harper

PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF CELINA ENGINEERING DEPARTMENT AT 972-382-2682 x1081. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF CELINA SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF CELINA STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH. DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

August 14, 2024

DHARMESH M. SHAH, P.E.
LEE ENGINEERING, L.L.C. - REGISTRATION NO. - F-450

STATE OF TEXAS
DHARMESH M. SHAH
90295
LICENSED PROFESSIONAL ENGINEER

3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006
TBPE REGISTRATION NO. F-450
LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

SUMMARY OF QUANTITIES

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	2

SUMMARY OF LIGHTING CONDUIT AND CABLES (E1)

	RUN NO.	CONDUIT				CONDUCTOR				
		NO. / SIZE	LENGTH BORE - 4" (LF)	LENGTH BORE - 2" (LF)	LENGTH TRENCH - 2" (LF)	RUN LENGTH (LF)	#6 COND. BARE		#6 COND. XHHW	
							(NO.)	(LF)	(NO.)	(LF)
	1	1 - 2 "			10	10	1	10	2	20
	2	2 - 4"	120			60	1	60	2	120
	3	2 - 4"	80			40	1	40	2	80
	4	1- 2 "			10	10	1	10	2	20
	5	1- 2 "			55	55	1	55	2	110
1	6	1 - 2" / 2 - 4"	210		50	155	1	155	2	310
	7	1- 2 "			195	195	1	195	2	390
	8	1- 2 "			185	185	1	185	2	370
	9	1- 2 "			180	180	1	180	2	360
1	10	1- 2 "			195	195	1	195	2	390
	11	1- 2 "			195	195	1	195	2	390
	12	1- 2 "			195	195	1	195	2	390
1	13	1 - 2" / 2 - 4"	250		15	140	1	140	2	280
	14	1- 2 "			60	60	1	60	2	120
	15	1- 2 "			155	155	1	155	2	310
	16	1- 2 "			170	170	1	170	2	340
1	17	1 - 2" / 2 - 4"	250		30	155	1	155	2	310
	18	1- 2 "			195	195	1	195	2	390
1	19	1- 2 "			195	195	1	195	2	390
	20	1 - 2" / 2 - 4"	240		35	155	1	155	2	310
	50^	1- 2 "			15	15		0		0
	51	1- 2 "			40	40	2	80	4	160
	52	1- 2 "		45		45	2	90	4	180
1	E1 TOTALS:	-	1,150	45	2,180	-	-	2,870	-	5,740

^STUB OUT EMPTY 2" PVC (GRAY, SCH. 40) CONDUIT AT BASE OF POWER POLE. USE 24" SWEEPING 90 DEGREE ANGLE.

SUMMARY OF LIGHTING CONDUIT AND CABLES (E2)

	RUN NO.	CONDUIT				CONDUCTOR				
		NO. / SIZE	LENGTH BORE - 4" (LF)	LENGTH BORE - 2" (LF)	LENGTH TRENCH - 2" (LF)	RUN LENGTH (LF)	#6 COND. BARE		#6 COND. XHHW	
							(NO.)	(LF)	(NO.)	(LF)
1	21	1 - 2" / 2 - 4"	230		55	170	1	170	2	340
	22	1- 2 "			175	175	1	175	2	350
	23	1- 2 "			175	175	1	175	2	350
	24	1- 2 "			190	190	1	190	2	380
1	25	1 - 2" / 2 - 4"	250		70	195	1	195	2	390
	26	1- 2 "			195	195	1	195	2	390
	27	1- 2 "			195	195	1	195	2	390
	28	1- 2 "			180	180	1	180	2	360
	29	1 - 2" / 2 - 4"	260		55	185	1	185	2	370
1	30	1- 2 "			150	150	1	150	2	300
	31	1 - 2" / 2 - 4"	250		30	155	1	155	2	310
	32	2 - 4"	360			180	1	180	2	360
	33	1- 2 "			50	50	1	50	2	100
	34	1- 2 "			135	135	1	135	2	270
	35	1- 2 "			200	200	1	200	2	400
	36	1 - 2" / 2 - 4"	230		25	140	1	140	2	280
	37	1- 2 "			65	65	1	65	2	130
1	38	1 - 2" / 2 - 4"	200		65	165	1	165	2	330
	39	1- 2 "			205	205	1	205	2	410
	40	1 - 2" / 2 - 4"	230		90	205	1	205	2	410
	41	1- 2 "			185	185	1	185	2	370
	42	1 - 2" / 2 - 4"	330		35	200	1	200	2	400
	43	1- 2 "			205	205	1	205	2	410
	44	1- 2 "			185	185	1	185	2	370
1	45	1 - 2" / 2 - 4"	180		110	200	1	200	2	400
	46	1- 2 "			195	195	1	195	2	390
	47^	1- 2 "			15	15		0		0
	48	1- 2 "			20	20		0		0
	49	1- 2 "		50		50		0		0
1	E2 TOTALS:	-	2,520	50	3,255	-	-	4,480	-	8,960

^STUB OUT EMPTY 2" PVC (GRAY, SCH. 40) CONDUIT AT BASE OF POWER POLE. USE 24" SWEEPING 90 DEGREE ANGLE.

Electric Service No.	Sheet No.	Electrical Service Description	Service Conduit Size	Service Conductors No./Size	Safety Switch Amps	Main Circuit Breaker Pole/Amp	Two-Pole Contactor Amps	Panel bd/ Loadcenter Amp Rating	Circuit No.	Branch Circuit Breaker Pole/Amps	AMP LOAD	TOTAL KVA LOAD
E1	7	ELC SRV TY A 240/480 060 (NS)SS(E)PS(U)	2"	3/#6	N/A	2P/60	2P/ 60	N/A	A	2P/20	5.1	4.5
									B	2P/20	4.2	
E2	11	ELC SRV TY A 240/480 060 (NS)SS(E)PS(U)	2"	3/#6	N/A	2P/60	2P/ 60	N/A	A	2P/20	7.2	7.5
									B	2P/20	8.4	

1 CHANGE ORDER #1 7/24/24

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 2 OF 10

DATE 8/19/2024 BY Scott Hayes

PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF CELINA ENGINEERING DEPARTMENT AT 972-382-2682 x1081. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF CELINA SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF CELINA STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH. DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

August 14, 2024

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LEE ENGINEERING, L.L.C. - REGISTRATION NO. - F-450

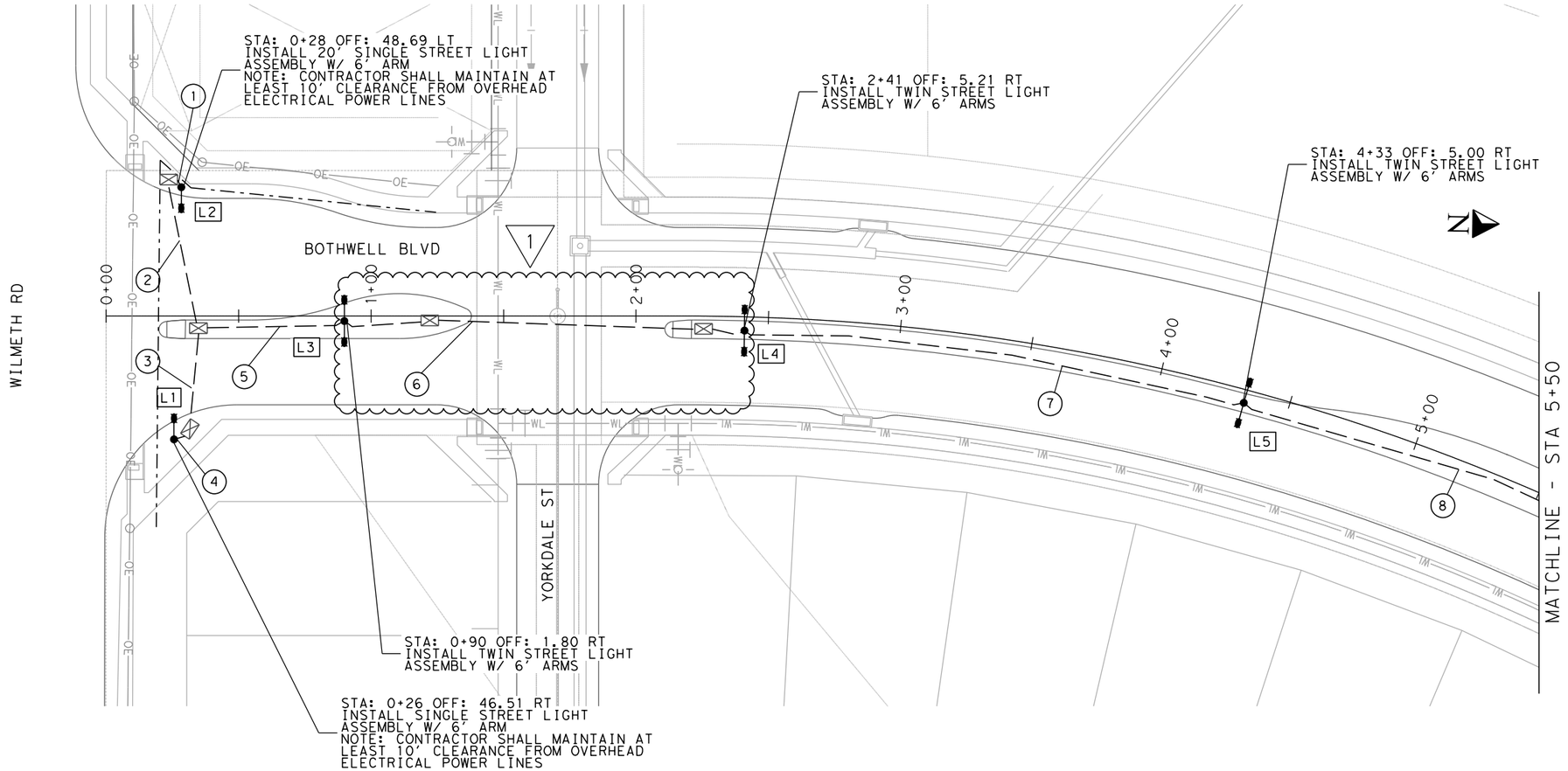
STATE OF TEXAS
DHARMESH M. SHAH
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PROFESSIONAL ENGINEER

3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006
TBPE REGISTRATION NO. F-450
LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

QUANTITY SUMMARIES

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	5



0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
	PROPOSED ILLUMINATION CONDUIT
	GROUND BOX (TY A W/ APRON)
	ELECTRICAL SERVICE PEDESTAL

NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES, NOTIFYING ALL UTILITY COMPANIES INCLUDING THE CITY OF CELINA AND MUSTANG SUD OF THE CONTRACTOR'S OPERATIONS, PROTECTING ALL UTILITIES FROM DAMAGE, REPAIRING ALL UTILITIES DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS, AND NOTIFYING THE ENGINEER OF ALL CONFLICTS THE WORK HAS WITH EXISTING UTILITIES.
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CAUTION!

THE CONTRACTOR SHALL ENSURE THAT THE LOCATIONS OF POLES L1 AND L2 MEET THE NEC REQUIREMENTS FOR CLEARANCE FROM THE OVERHEAD POWER LINES. THE CONTRACTOR SHALL STAKE THE POLE LOCATIONS AND OBTAIN COSERV APPROVAL BEFORE DRILLING PIERS.

CAUTION!

LANDSCAPING AND TREES MAY BE PRESENT IN THE MEDIAN. CONTRACTORS SHALL NOTIFY THE CITY OF ANY CONFLICTS WITH LANDSCAPING OR TREES.

CONTRACTOR SHALL AVOID DAMAGE TO EXISTING LANDSCAPING AND TREES. THE CONTRACTOR SHALL BE RESPONBILE FOR REPLACING THE LANDSCAPING, REMOVAL OF THE TREES, AND RELOCATING THE TREES TO CITY DEFINED FACILITY WITHIN THE CITY LIMITS. THIS WORK WILL NOT BE PAID FOR SEPARATELY BUT SHALL BE CONSIDERED SUBSIDIARY TO VARIOUS ITEMS.

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CONTRACTOR SHALL CONTACT CODY WEBB, DIRECTOR OF PARKS & RECREATION (972-658-3298, CWEBB@CELINA-TX.GOV) TO SCHEDULE A WALK THROUGH BEFORE ANY TREE REMOVAL, RELOCATION, OR TRIMMING.

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 3 OF 10

DATE 8/19/2024 BY Scott Hagan

PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF CELINA ENGINEERING DEPARTMENT AT 972-382-2682 x1081. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF CELINA SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF CELINA STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH. DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

August 14, 2024

DHARMESH M. SHAH, P.E.
LEE ENGINEERING, L.L.C. - REGISTRATION NO. - F-450

STATE OF TEXAS
DHARMESH M. SHAH
90295
LICENSED PROFESSIONAL ENGINEER

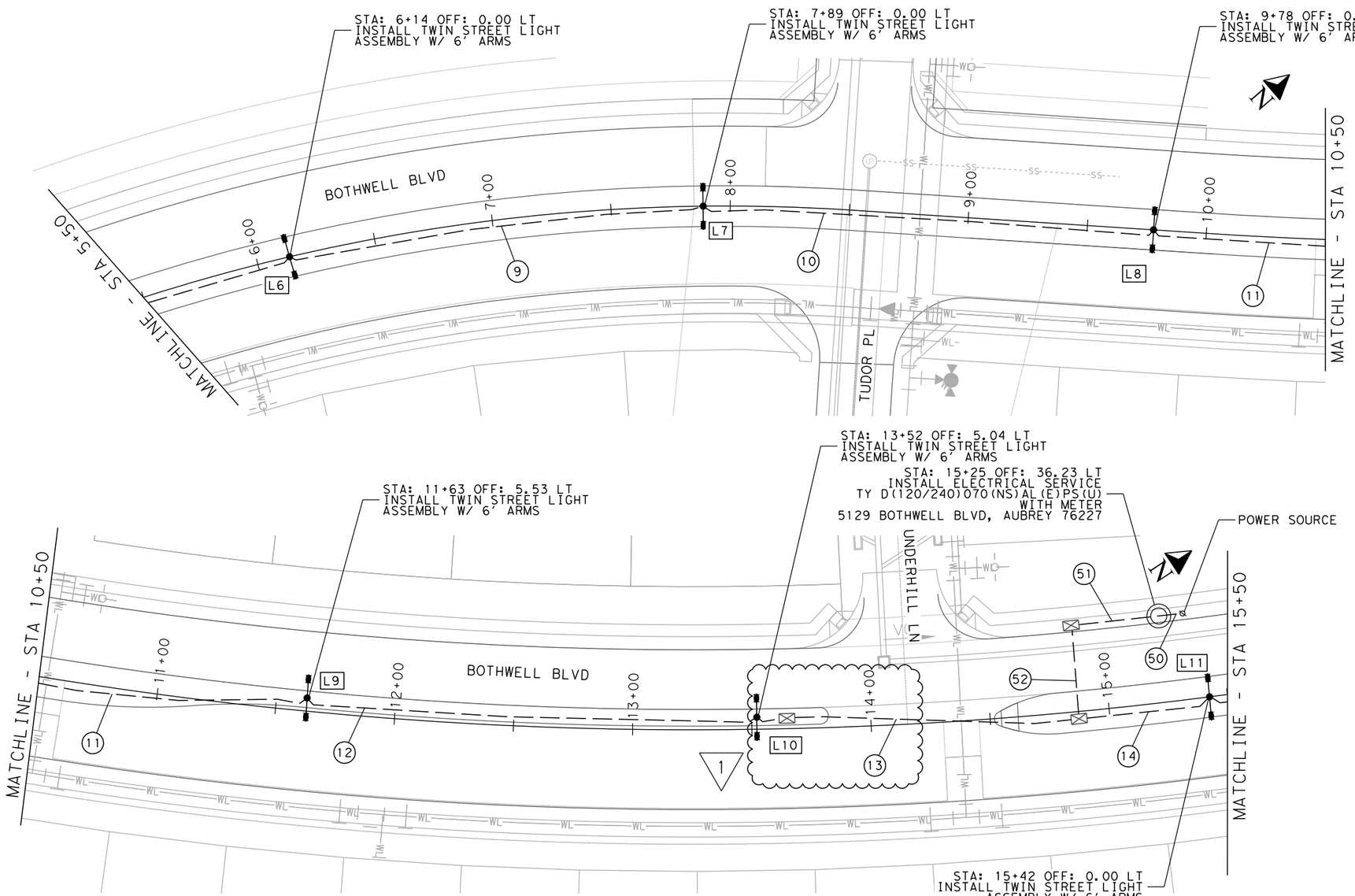
1 CHANGE ORDER #1 7/24/24

3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006
TBPE REGISTRATION NO. F-450
LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(1 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	6



0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

●—●	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
— — —	PROPOSED ILLUMINATION CONDUIT
⊠	GROUND BOX (TY A W/ APRON)
◎	ELECTRICAL SERVICE PEDESTAL

NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UTILITIES, NOTIFYING ALL UTILITY COMPANIES INCLUDING THE CITY OF CELINA AND MUSTANG SUD OF THE CONTRACTOR'S OPERATIONS, PROTECTING ALL UTILITIES FROM DAMAGE, REPAIRING ALL UTILITIES DAMAGED DUE TO THE CONTRACTOR'S OPERATIONS, AND NOTIFYING THE ENGINEER OF ALL CONFLICTS THE WORK HAS WITH EXISTING UTILITIES.
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CAUTION!

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CONTRACTOR SHALL CONTACT CODY WEBB, DIRECTOR OF PARKS & RECREATION (972-658-3298, CWEBB@CELINA-TX.GOV) TO SCHEDULE A WALK THROUGH BEFORE ANY TREE REMOVAL, RELOCATION, OR TRIMMING.

1 CHANGE ORDER #1 7/24/24

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 4 OF 10

DATE 8/19/2024 BY Scott Hayes

PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF CELINA ENGINEERING DEPARTMENT AT 972-382-2682 x1081. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF CELINA SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF CELINA STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH. DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

August 14, 2024

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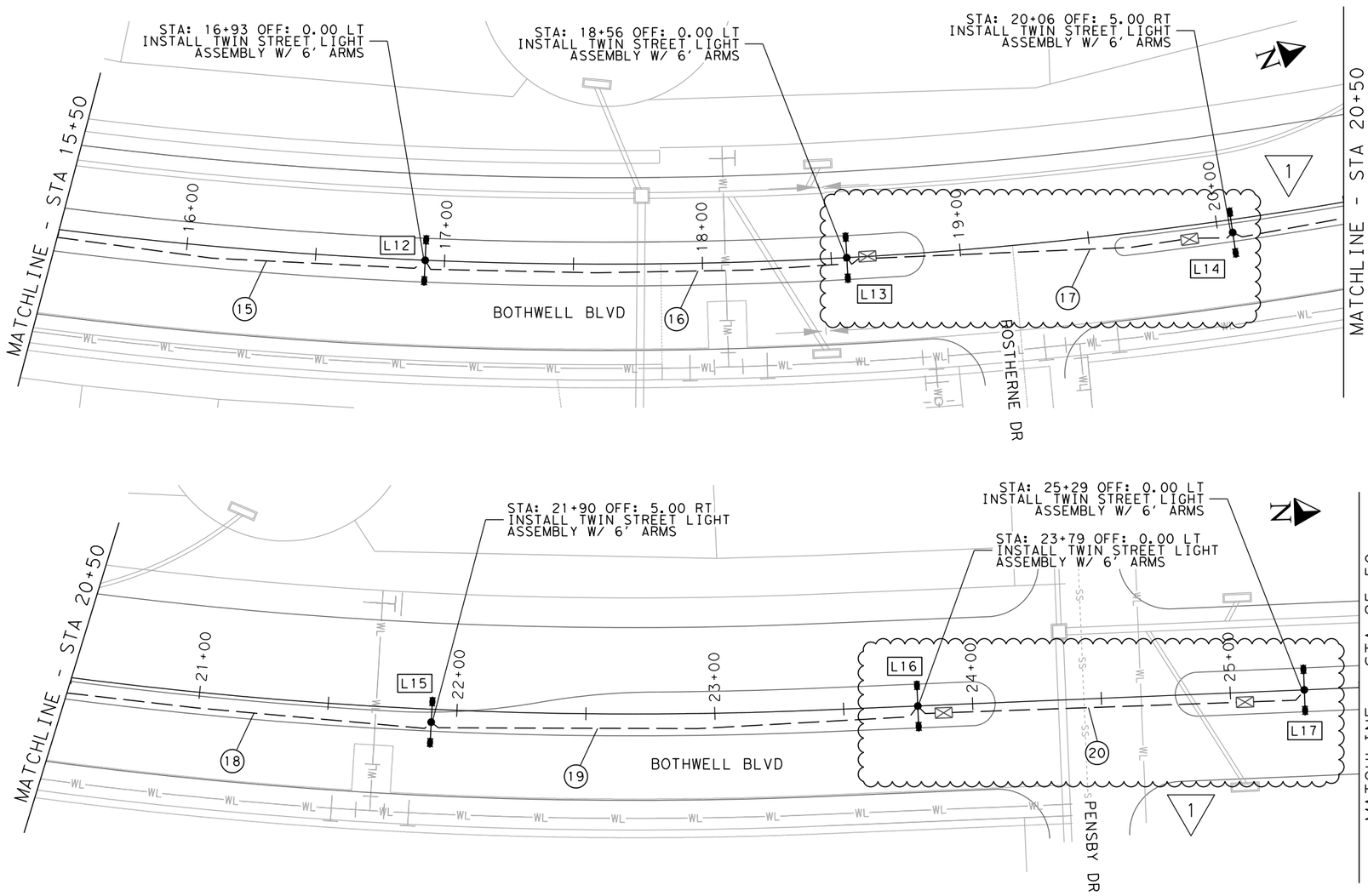
STATE OF TEXAS
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BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(2 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	7



0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

●—●	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
(4)	PROPOSED CONDUIT RUN NUMBERS
— — —	PROPOSED ILLUMINATION CONDUIT
⊠	GROUND BOX (TY A W/ APRON)
◎	ELECTRICAL SERVICE PEDESTAL

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1 CHANGE ORDER #1 7/24/24

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 5 OF 10

DATE 8/19/2024 BY Scott Hayes

PRIOR TO CONSTRUCTION, THE OWNER OR THEIR REPRESENTATIVE SHALL NOTIFY THE CITY OF CELINA ENGINEERING DEPARTMENT AT 972-382-2682 x1081. CONSTRUCTION DRAWINGS STAMPED BY THE CITY OF CELINA SHALL BE ON THE PROJECT SITE AT ALL TIMES DURING CONSTRUCTION. THE CITY OF CELINA STANDARD SPECIFICATIONS FOR CONSTRUCTION SHALL TAKE PRECEDENCE OVER THESE PLANS WHENEVER IN CONFLICT THEREWITH. DISCLAIMER: ALL NECESSARY APPROVALS AND PERMITS SHALL BE ACQUIRED PRIOR TO CONSTRUCTION.

August 14, 2024

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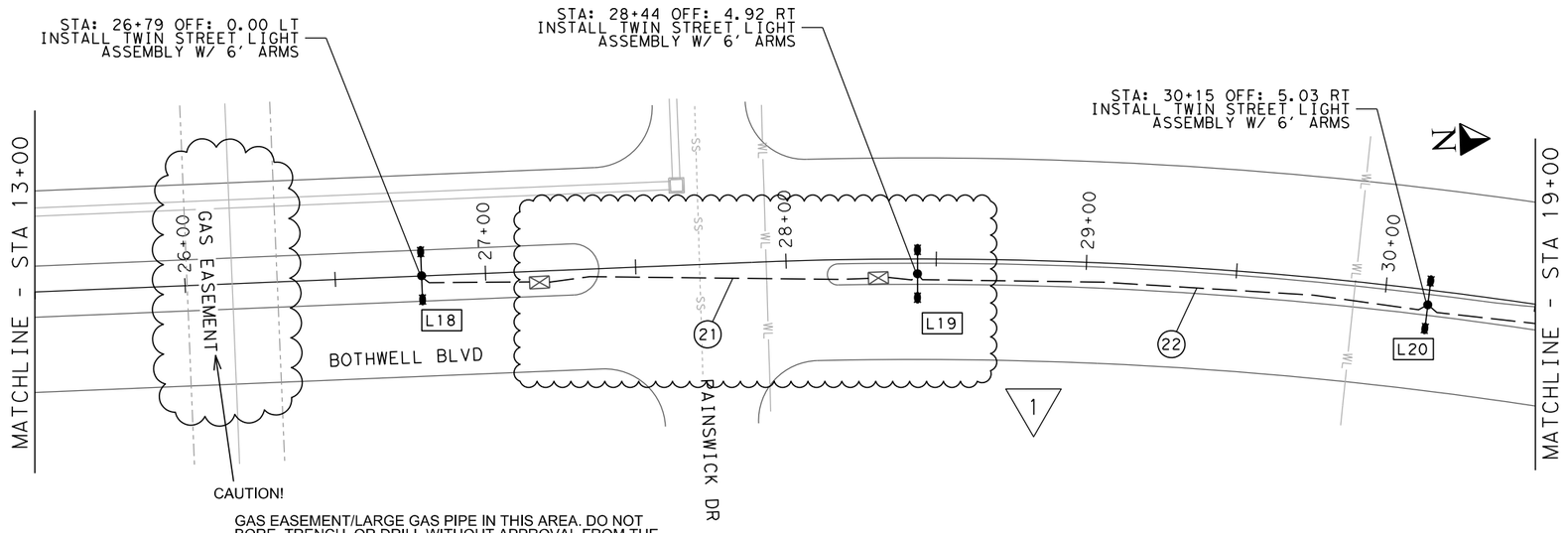
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LICENSED PROFESSIONAL ENGINEER

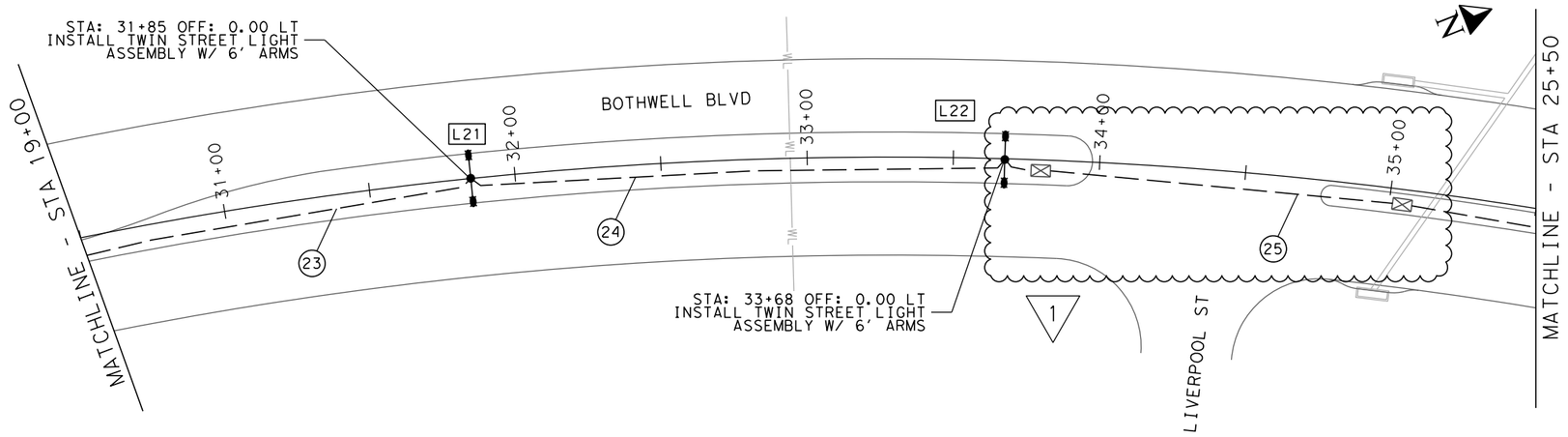
3030 LBJ FREEWAY
SUITE 1660
DALLAS, TEXAS 75234
972-248-3006
TBPE REGISTRATION NO. F-450
LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(3 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	8





0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
	PROPOSED ILLUMINATION CONDUIT
	GROUND BOX (TY A W/ APRON)
	ELECTRICAL SERVICE PEDESTAL

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CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 6 OF 10

DATE 8/19/2024 BY Scott Hayes

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August 14, 2024

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STATE OF TEXAS
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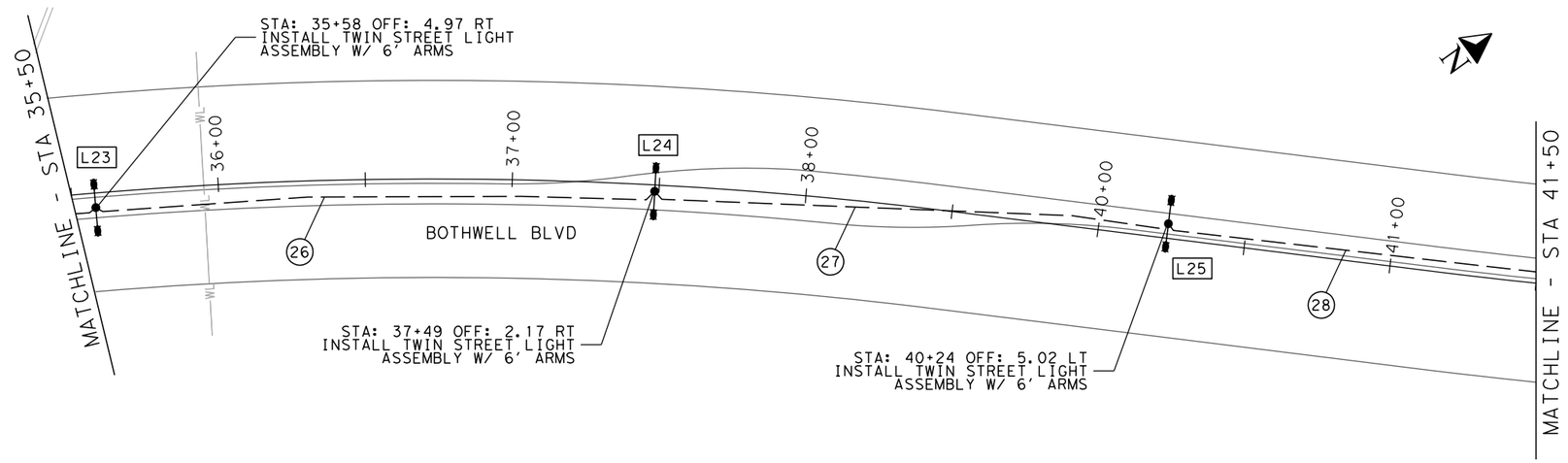
1 CHANGE ORDER #1 7/24/24

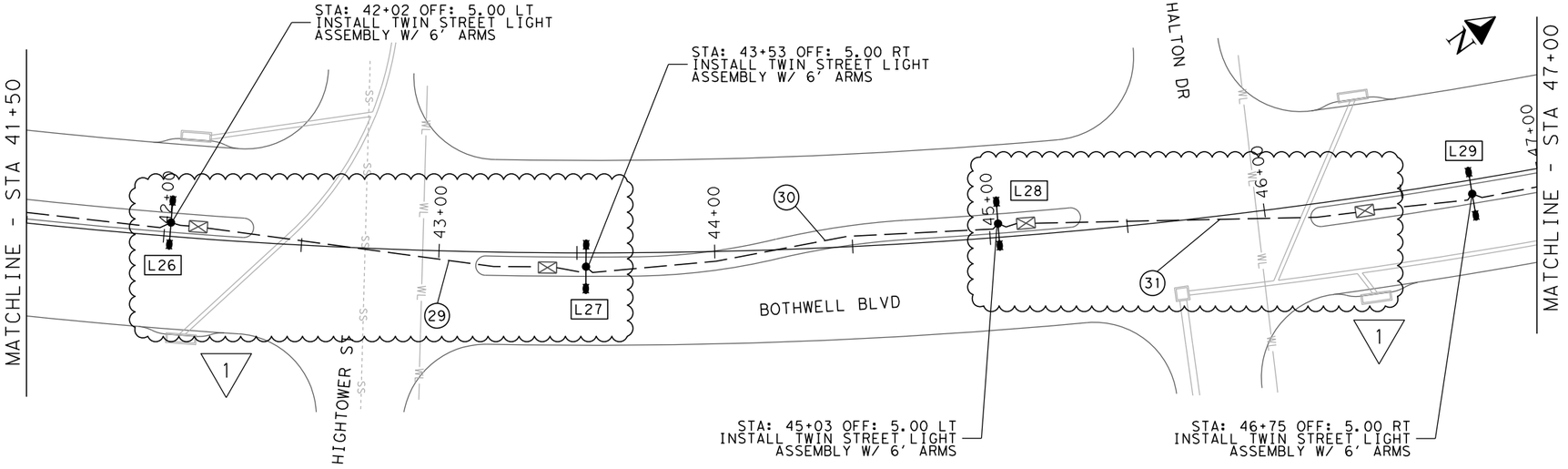
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LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(4 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	9





0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

●—●	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
— — —	PROPOSED ILLUMINATION CONDUIT
⊠	GROUND BOX (TY A W/ APRON)
◎	ELECTRICAL SERVICE PEDESTAL

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CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 7 OF 10

DATE 8/19/2024 BY Scott Hagan

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D. Shah August 14, 2024

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LEE ENGINEERING, L.L.C. - REGISTRATION NO. - F-450

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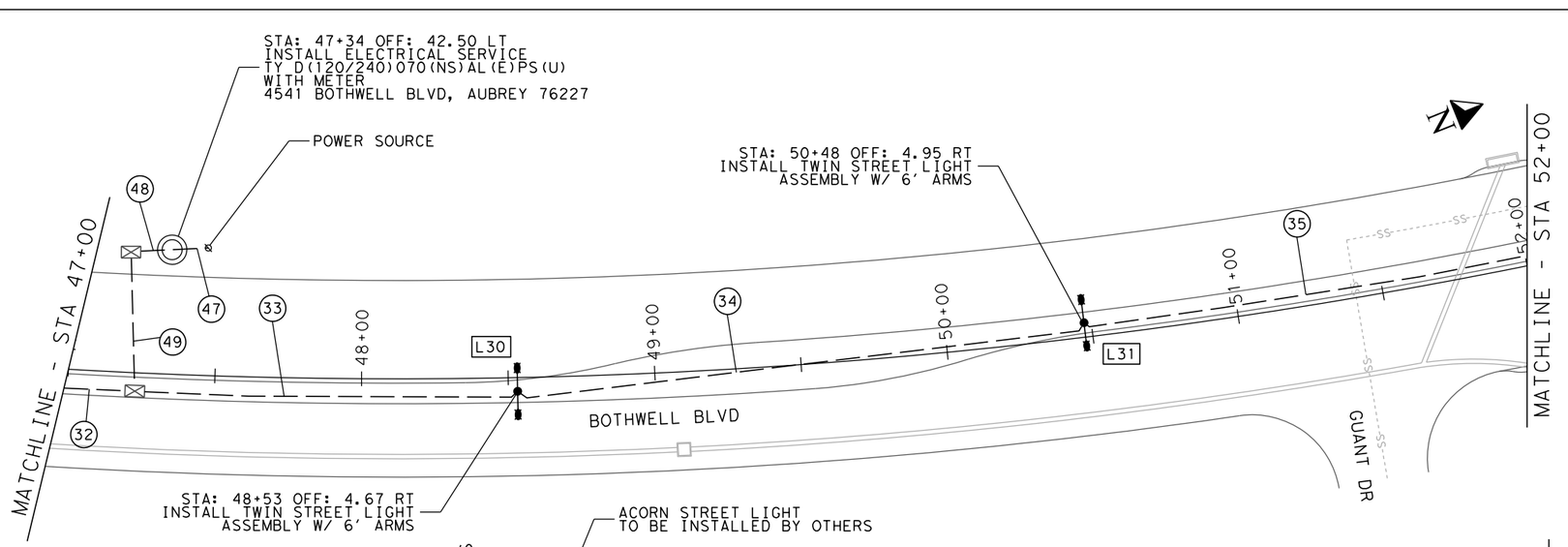
1 CHANGE ORDER #1 7/24/24

3030 LBJ FREEWAY
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972-248-3006
TBPE REGISTRATION NO. F-450
LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(5 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	10



0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

	PROPOSED STREET LIGHT (TWIN)
	PROPOSED ACORN STREET LIGHT (TO BE INSTALLED BY OTHERS)
L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
	PROPOSED ILLUMINATION CONDUIT
	GROUND BOX (TY A W/ APRON)
	ELECTRICAL SERVICE PEDESTAL

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1 CHANGE ORDER #1 7/24/24

CITY OF CELINA
ENGINEERING DEPARTMENT
RELEASED FOR CONSTRUCTION

REVISED SHEET 8 OF 10

DATE 8/19/2024 BY Scott Hayes

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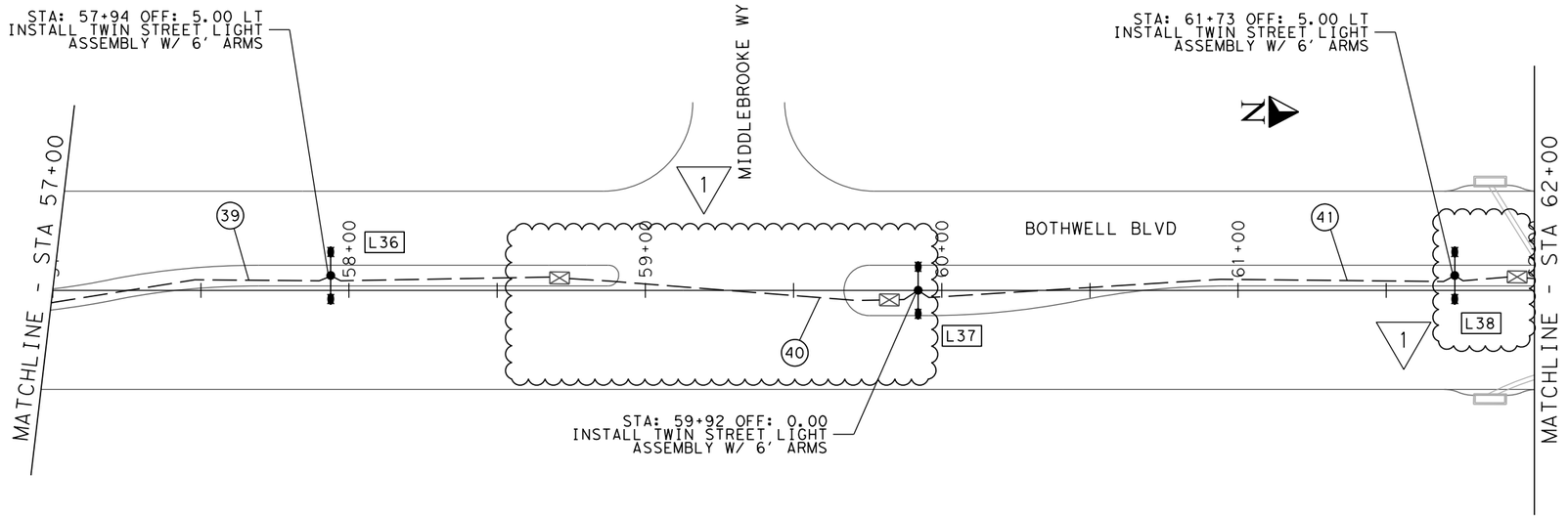
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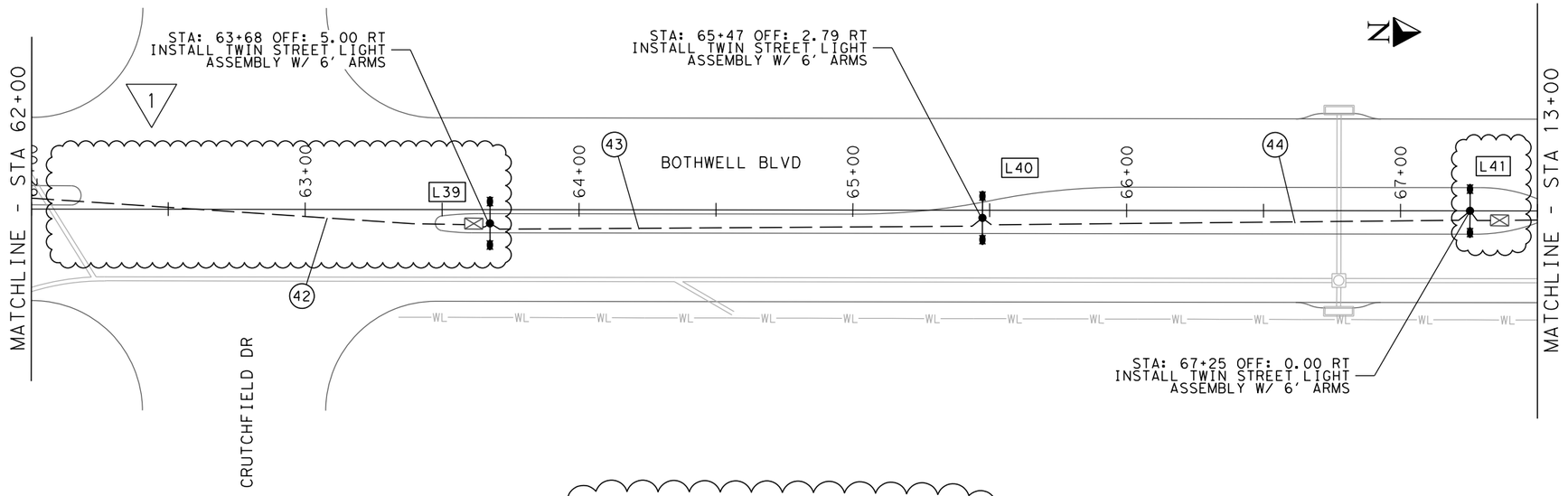
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LEE ENGINEERING

BOTHWELL BLVD ILLUMINATION
PARVIN RD TO DEAD END

LIGHTING LAYOUT
(6 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	11





0 25 50
SCALE IN FEET

LEGEND OF SYMBOLS

●—●	PROPOSED STREET LIGHT (TWIN)
L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
— — —	PROPOSED ILLUMINATION CONDUIT
⊠	GROUND BOX (TY A W/ APRON)
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CITY OF CELINA
ENGINEERING DEPARTMENT
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REVISED SHEET 9 OF 10

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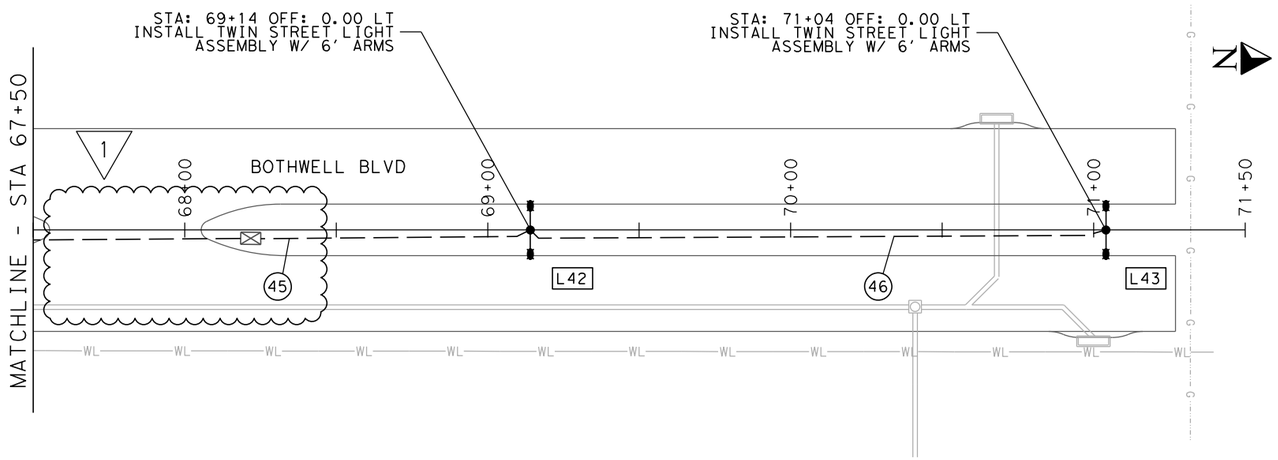
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BOTHWELL BLVD ILLUMINATION PARVIN RD TO DEAD END

LIGHTING LAYOUT (7 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	12



0 25 50

SCALE IN FEET

LEGEND OF SYMBOLS

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L1	LIGHT POLE IDENTIFICATION
4	PROPOSED CONDUIT RUN NUMBERS
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LIGHTING LAYOUT
(8 OF 8)

STATE	CITY	COUNTY	HIGHWAY NO.	SHEET NO.
TEXAS	CELINA	COLLIN	BOTHWELL	13

Life Connected.

INTEROFFICE MEMORANDUM

TO: ROBERT RANC, CITY MANAGER

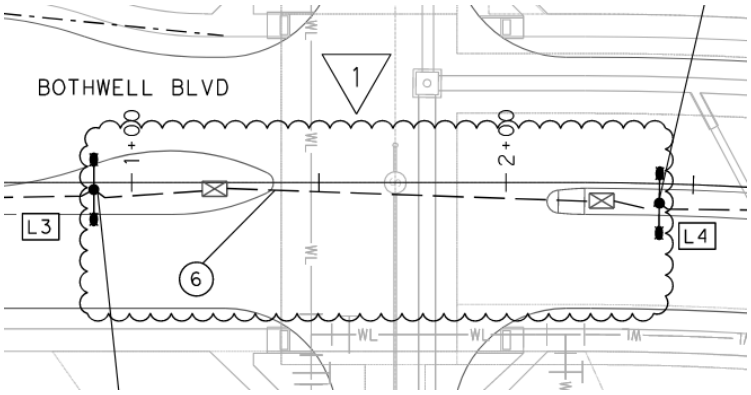
FROM: ANDY GLASGOW, DIRECTOR OF ENGINEERING

SUBJECT: BOTHWELL BLVD MEDIA LIGHTING CHANGE ORDER #01

DATE: 8.27.2024

CC: KIMBERLY BRAWNER, ASSITANT CITY MANAGER PUBLIC SERVICES
SCOTT HARPER, CIVIL ENGINEER

This change order is for the addition of pull boxes at either side of the median opening bores and adjusting the conduit runs. The initial bid did not include pull boxes before and after median opening bores under the median and had planned to utilize the light pole bases as pull boxes. The pull boxes will make it easier for Public Works to conduct maintenance in the future.



If you have any questions, or need additional information, please feel free to contact me.

Very Respectfully,

Andy Glasgow, P.E., PMP, CFM
Attachment- Construction Plans

BOTHWELL MEDIAN LIGHTING CHANGE ORDER

September 10th, 2024

Andy Glasgow, P.E., PMP, CFM
Director of Engineering



PROJECT QUANTITY CHANGES

SUMMARY OF BID ITEMS & QUANTITIES

	Bid Item No.	Celina Spec. No.	TXDOT Item No.	Description	Notes	Unit	Quantity
	1.1	033101	416	Drilled Shaft Foundation (Luminaire Pole)	(1)(2)(3)(9)	LF	344
1	1.2	260500	620	Conductor, Size 6 Type Bare		LF	7,350
	1.3	260500	620	Conductor, Size 6 Type Insulated		LF	14,700
	1.4	260501	628	Electrical Service (Type A)	(4)	EA	2
	1.5	265619	N/A	Steel Light Pole, Type [31' MH] Twin (Furnish and Install)	(5)	EA	41
	1.6	265619	N/A	Steel Light Pole, Type [31' MH] Single (Furnish and Install)	(5)	EA	1
	1.7	265619	N/A	Steel Light Pole, Type [21' MH] Single (Furnish and Install)	(5)	EA	1
1	1.8	265620	N/A	Luminaire, Type [108W LED] (Furnish and Install)	(6)	EA	84
	1.9	270500	618	Conduit, 2", PVC Sch 40, Trench	(2)(7)(8)(9)	LF	5,435
	1.10	270500	618	Conduit, 2", PVC Sch 40, Bore	(2)(7)(8)(9)	LF	95
1	1.11	270500	618	Conduit, 4", PVC Sch 40, Bore	(2)(7)(8)(9)	LF	3,670
	1.12	344135	624	Ground Box, Type A with Apron	(2)(9)	EA	32
	1.13	347113	502	Traffic Control		LUMPSUM	1

1. WIRES INSIDE EACH LUMINAIRE POLE SHALL BE CONSIDERED SUBSIDIARY TO LUMINAIRE POLE ASSEMBLY AND WILL NOT BE PAID FOR SEPARATELY

2. ALL IRRIGATION REPAIR OR REPLACEMENT WILL BE CONSIDERED SUBSIDIARY TO VARIOUS ITEMS AND WILL NOT BE PAID FOR SEPARATELY.
ALL LANDSCAPE REPLACEMENT, TREE REMOVALS, AND TREE RELOCATIONS WILL BE CONSIDERED SUBSIDIARY TO VARIOUS ITEMS AND WILL NOT BE PAID FOR SEPARATELY.

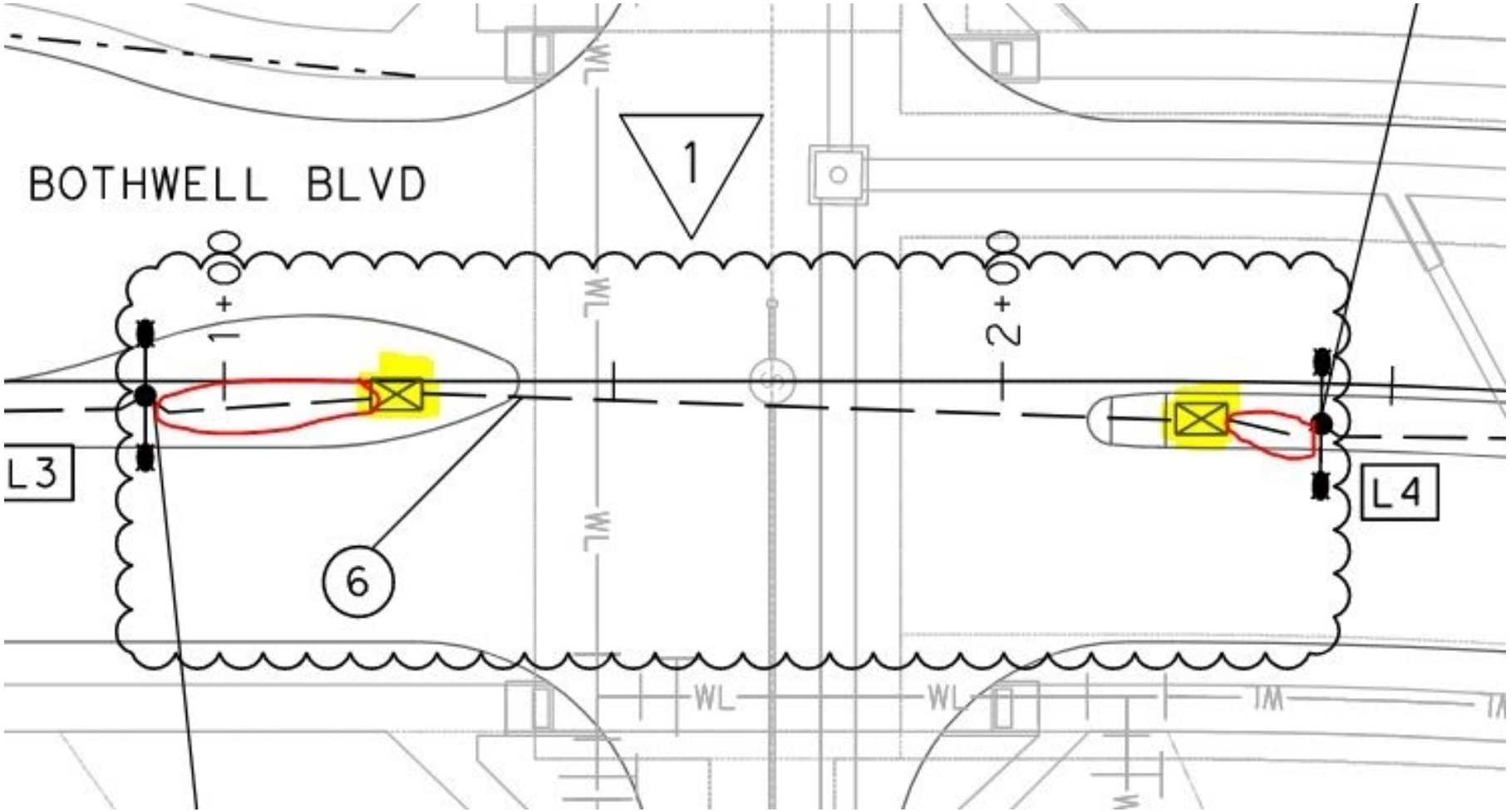
FACTS

A. Background: On May 14, 2024, City Council authorized the award of BID 2024-099 for the construction of Bothwell Boulevard Median Lighting project to Roadway Solutions. This change order exceeds $50,000 and by statute requires council authorization.

B. Action requested: Consider and act to authorize a change order with Roadway Solutions for an amount not to exceed $54,490.00 to add additional pull boxes and adjust the conduit run quantities..

C. Total cost: $54,490.00

CLOSE UP OF ADDITIONAL PULL BOXES




CELINA
TEXAS
EST. 1876
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IT
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Amy Alexander, Director of Information Technology
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Alden Gleason
Date:	September 10, 2024
Re:	Fiber Optic Phase 1 Change Order

Action Requested:
Consider and act to authorize a change order to RTEL Construction, LTD for the Fiber Optic installation Phase 1 to add Ground Box Protection for a total amount not to exceed $57,200.00. (Alexander)

Background Information:
During construction of the City's Fiber Optic project Phase 1 it was recommended that concrete poles be added around a series of handholds that are exposed in easements. These poles will protect the ground box from collapsing under the weight of farming equipment. If handholds are not protected, there is a higher likelihood of unexpected outages and significant damage to underground fiber optic cable.

Legal Review:
Contract has been previously reviewed and approved.

Supporting Documents:
1. Presentation
2. Fiber Change Order Bid Documentation

Financial Consideration:
Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends authorizing the change order as presented.

FIBER OPTIC PHASE 1 CHANGE ORDER

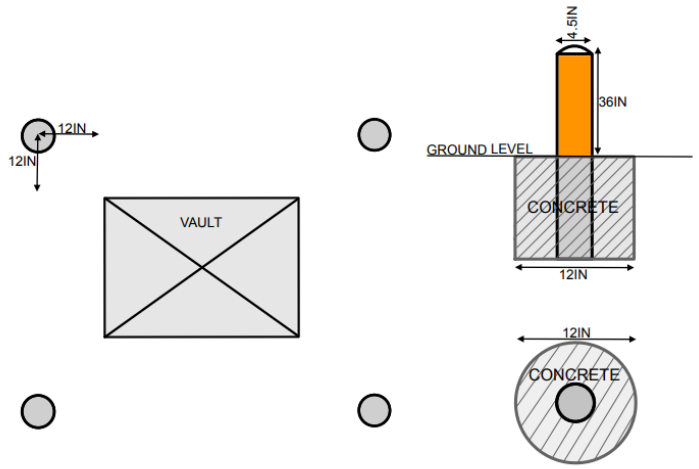
Amy Alexander
Director of Information Technology
Septemeber 10, 2024



FIBER PHASE 1 CHANGE ORDER

Install fiber optic vault protection in 22 vaults to product hand holes and underground fiber optic cable damage by heavy equipment.

Total Cost: : $57,200





QUESTIONS?

CCO #006

City of Celina
142 N. Ohio Drive
Celina, Texas 75009
Phone: (972) 382-2682

Project: IT01 - Fiber Phase 1 - Public Works to PD
142 N. Ohio St
CELINA, Texas 75034

Subcontract Change Order #006: CE #009 - Ground Box Easement Protection

CONTRACT COMPANY:	**RTEL Construction** 8291 FM2931 Aubrey, Texas 76227	**CONTRACT FOR:**	SC-IT01-002:
DATE CREATED:	2/14/2024	**CREATED BY:**	Robert Dalton **(Capco Communications, Inc.)**
CONTRACT STATUS:	Approved	**REVISION:**	0
REQUEST RECEIVED FROM:		**LOCATION:**	
DESIGNATED REVIEWER:		**REVIEWED BY:**	
DUE DATE:		**REVIEW DATE:**	02/14/2024
INVOICED DATE:		**PAID DATE:**	
REFERENCE:		**CHANGE REASON:**	Design Development
PAID IN FULL:	No	**EXECUTED:**	No
ACCOUNTING METHOD:	Amount Based	**SCHEDULE IMPACT:**	14 days
FIELD CHANGE:	No	**SIGNED CHANGE ORDER RECEIVED DATE:**	
		TOTAL AMOUNT:	$57,200.00

DESCRIPTION:
CE #009 - Ground Box Easement Protection
Capco Telecom recommends including the attached ground box protection for boxes installed in easements to this project. The amount of ground boxes are to equal the amount of ground boxes installed in easements (22).

Proposed locations by Sheet Number

- 201.00
- 202.00
- 203.00
- 205.00
- 206.00
- 207.00
- 209.00
- 218.00
- 219.00
- 220.00
- 222.00
- 223.00
- 224.00
- 230.00
- 231.00
- 232.00
- 234.00

Sheets: https://www.dropbox.com/scl/fi/fa63icdarpyhx3bf6fmn1/Phase-1-Vault-Protection-Locations.pdf.pdf?rlkey=ww9a72d1iob2t3frscrpz170t&dl=0

ATTACHMENTS:
VAULT PROTECTION.pdf

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CCO #006

CHANGE ORDER LINE ITEMS:

#	Budget Code	Description	Amount
1	40-66-52.C Ground Box Protection.Construction	Ground Box Protection	$57,200.00
2	1-28-01.ENG Engineering Services.Engineer		$0.00
3	1-55-10.C Traffic Control.Construction		$0.00
4	1-55-11.C Police Managed Traffic Control.Construction		$0.00
5	40-66-01.C New Building Riser.Construction		$0.00
6	40-66-02.C Building Interior Conduit.Construction		$0.00
7	40-66-03.C Proof Duct.Construction		$0.00
8	40-66-04.C Proof Existing Ground box.Construction		$0.00
9	40-66-05.C 24x36x36 Handhole (Ground box).Construction		$0.00
10	40-66-06.C 30x60x36 Handhole (Ground box).Construction		$0.00
11	40-66-07.C Horizontal Directional Bore.Construction		$0.00
12	40-66-08.C Open Cut.Construction		$0.00
13	40-66-09.C R&R Concrete Flatwork.Construction		$0.00
14	40-66-10.C Intercept duct 5' or less.Construction		$0.00
15	40-66-11.C Intercept duct greater than 5'.Construction		$0.00
16	40-66-12.C Ground Rod.Construction		$0.00
17	40-66-13.C Fiber Markers for UG.Construction		$0.00
18	40-66-14.C R&R Barrier Free Ramp.Construction		$0.00
19	40-66-15.C Street Pavement Potholing.Construction		$0.00
20	40-66-16.C R&R Asphalt Paving.Construction		$0.00
21	40-66-17.C Underground Rail Road Bore.Construction		$0.00
22	40-66-18.C Underground Close Out.Construction		$0.00
23	40-66-19.C Aerial Temporary Traffic Control .Construction		$0.00
24	40-66-20.C Aerial Police Managed TC.Construction		$0.00
25	40-66-21.C Manage / Test 48 fc on reel.Construction		$0.00
		Grand Total:	**$57,200.00**

The original (Contract Sum)	$ 1,208,920.89
Net change by previously authorized Change Orders	$ 42,445.79
The contract sum prior to this Change Order was	$ 1,251,366.68
The contract sum will be increased by this Change Order in the amount of	$ 57,200.00
The new contract sum including this Change Order will be	$ 1,308,566.68

The contract time will be increased by this Change Order by 14 days.

City of Celina
142 N. Ohio Drive
Celina, Texas 75009

RTEL Construction
8291 FM2931
Aubrey, Texas 76227

SIGNATURE **DATE**

SIGNATURE **DATE**

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Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	Linda Majeed
Date:	September 10, 2024
Re:	Bid 2024-115R Switchgear for Southeast Pump Station

Action Requested:
Consider and act to award bid 2024-115R for the purchase of switchgear equipment for the southeast pump station to The Reynolds Company in the amount of $805,200.00 plus ten percent contingency in the amount of $80,520.00 for a total amount of not to exceed $885,720.00. (Glasgow)

Background Information:
On July 11, 2023, the City Council awarded a design contract to Freese and Nichols (FNI) for the Southeast Pump Station (PS) and pipeline. The PS design is 90% complete. Construction is scheduled to be advertised and awarded in early 2025, with substantial completion expected by February 2027. The PS requires two switch gears for operation. The proposed switch gear equipment is a critical component of the project and has an approximately two-year lead time for equipment delivery. Due to the construction schedule, this equipment was advertised and purchased earlier than the project advertisement.

Legal Review:
Contracts have been previously reviewed and approved.

Supporting Documents:
1. Agreement
2. Agenda Recap - Switchgear
3. Bid_Tabulation - Switchgear

4. W58-Switchgear for Southeast PS _ September Council Presentation (P)

Financial Consideration:
Funding is available through bond funds. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the contract as presented.

00 52 13 AGREEMENT

This Agreement is between City of Celina (Buyer) and **[name of Seller to be inserted at time of contract execution]** (Seller).

Buyer and Seller agree as follows:

ARTICLE 1 – GOODS AND SPECIAL SERVICES

1.01 Seller must provide all Goods and Special Services in accordance with the Procurement Contract Documents. The Goods and Special Services are generally described as follows:

Southeast Pump Station: Switchgear Procurement
CEL23664.

ARTICLE 2 – THE PROJECT

2.01 The Project for which the Goods and Special Services under the Procurement Contract Documents may be the whole or only a part is generally described as:

A. Two 3000A, 480Y/277V, 2PH, 4W, 100kAIC Switchboards

B. Assist the contractor with installation, testing, troubleshooting, and start-up

C. Storage of the switchboards until installation by the contractor

D. Training of Owner personal and operation and maintenance manuals

ARTICLE 3 – DESIGN PROFESSIONAL AND PROJECT CONSTRUCTION MANAGER

3.01 The Design Professional for this Procurement Contract is:

Freese and Nichols, Inc.
6136 Frisco Square Blvd., Suite 375
Frisco, TX 75034

3.02 The Construction Manager for this Procurement Contract is:

Freese and Nichols, Inc.
6136 Frisco Square Blvd., Suite 375
Frisco, TX 75034

ARTICLE 4 – POINT OF DESTINATION

4.01 The Goods are to be delivered to the following Point of Destination:

Southeast Pump Station (address pending) in Celina Texas. Site is located on County Road 90 approximately 0.5 miles west of the intersection of CR 90 (Glendenning Pkwy) and CR 87 (Coit Rd).

4.02 Buyer will be responsible for unloading, inspecting, and properly storing the equipment once delivered to the Point of Destination. Provide details for proper unloading and protecting Goods in the Shop Drawings.

4.03 Seller will provide Special Services at the Point of Destination or Site depending on the nature of the Special Services to be provided.

ARTICLE 5 – PROCUREMENT CONTRACT TIMES

5.01 Procurement Contract Delivery Times

A. Shop Drawings required by the Procurement Contract Documents will be submitted to Buyer for Design Professional's review and approval within 30 days after the date when the Procurement Contract Times commence to run as provided in the General Conditions.

B. Templates, baseplates, anchor bolts or other materials required for construction prior to the delivery of other Goods must be determined within 60 days after approval of Shop Drawings unless Buyer agrees to a later delivery date to accommodate construction of the Project.

C. The Goods are required to be delivered complete and ready for installation by July 1st, 2026.

D. The furnishing of Special Services to Buyer will commence within 30 days after Buyer's written notice to Seller following Buyer's receipt of delivery of the Goods and must be completed within 30 days thereafter. This may require multiple visits depending on the Seller's delivery schedule.

5.02 Liquidated Damages

A. Buyer and Seller recognize that times specified for Milestones and deliveries of Goods for installation as stated in the Procurement Contract Documents are of the essence of the Procurement Contract. Buyer and Seller recognize that the Buyer will suffer financial loss if the Goods are not delivered ready for installation within the times specified in Paragraph 5.01 as adjusted in accordance with the General Conditions. Buyer and Seller also recognize the delays, expense, and difficulties involved in proving the actual loss suffered by Buyer if complete acceptable Goods are not delivered on time. Accordingly, instead of requiring any such proof, Buyer and Seller agree to the following as liquidated damages, but not as a penalty, for delays.

1. Seller will pay Buyer $**[specify amount]** for each day that expires after the time specified in Paragraph 5.01 for delivery of templates, baseplates, anchor bolts or other materials required for construction prior to the delivery of other Goods if failure to deliver these materials on time delays construction of the Project.

2. Seller will pay Buyer $**[specify amount]** for each day that expires after the time specified in Paragraph 5.01 for delivery of Goods suitable for installation until the Goods are delivered and ready to install.

3. Seller will pay Buyer $**[specify amount]** for each day that expires after the time specified in Paragraph 5.01 for providing Special Services.

4. Total liquidated damages will not exceed the amount of the Procurement Contract Price.

ARTICLE 6 – PROCUREMENT CONTRACT PRICE

6.01 Buyer will pay Seller for completion of the Goods and Special Services in accordance with the Procurement Contract Documents at the prices shown in Section 00 52 13 "Agreement Exhibit A."

ARTICLE 7 – PAYMENT PROCEDURES

7.01 Submit Applications for Payment in accordance with the General Conditions and Section 01 30 00 "Contract Administration."

7.02 The Buyer will make progress payments related to this Procurement Contract for Goods and Special Services based on achieving Procurement Contract Milestones described below and the Schedule of Values for these Milestones:

Milestone	% of Procurement Contract Price
Approval of Shop Drawings	15%
Completion of acceptable factory testing and delivery of Goods in accordance with the Contract Documents	60%
Completion of installation and starting in accordance with Section 01 75 00 "Starting and Adjusting"	15%
Completion of Performance Test, Provision of Final Operations and Maintenance Manuals, Warranties and other final Documentation required by the Procurement Contract Documents	10%

ARTICLE 8 – ASSIGNMENT OF PROCUREMENT CONTRACT

8.01 Assignment of Contract

A. It is the Buyer's intent to enter into an agreement with a Contractor to construct the Project into which the Goods and Special Services will be incorporated. The Buyer will assign this Procurement Contract to the Contractor once selected. Seller in signing this Agreement consents to this assignment. The following provisions apply:

1. The Procurement Contract initially will be executed in the name of the Buyer and will be assigned by Buyer (as assignor) to Contractor as assignee. The assignment will occur on the effective date of the contract between Buyer and Contractor, which is expected to occur on or about April 2025**.** After assignment of this Contract to Contractor, all references in the Procurement Contract to "Buyer" shall mean Contractor; and

2. The assignment of this Procurement Contract relieves the Buyer, as Owner, from all further obligations and liabilities under this Procurement Contract. Seller become a subcontractor or supplier to Contractor after assignment, and all rights, duties, and obligations of Buyer under the Procurement Contract become the rights, duties, and obligations of the Contractor, unless noted otherwise.

B. Rights, Duties and Obligations after Assignment

1. The Procurement Contract Documents, and any modifying Addenda will become Contract Documents under the construction contract.

C. Progress Payments

1. Buyer will make milestone payments to Seller to the point the Procurement Contract is assigned to Contractor. Seller will submit remaining Applications for Payment directly to Contractor.

2. Payment provisions with respect to Sellers Application for Payment included in the Procurement Contract Documents will apply to Contractor.

3. PCM will review that portion of the Contractor's Application for Payment which incorporates Sellers Application for Payment to the Contractor following the Payment Provisions in the General Conditions and Section 01 30 00 "Contract Administration."

4. Amounts due to Seller from Contractor will be reduced by the amounts paid to Seller by Buyer as progress payments when the Procurement Contract is assigned to the Contractor.

D. Modifications to the Procurement Contract Document

1. The modification of the Procurement Contract Documents under the construction contract must be by a Change Order between Seller and Contractor made under the applicable provisions of this Procurement Contract.

2. The Procurement Contract Documents may not be modified by Seller or Contractor either separately or jointly, except as duly modified by change order between Buyer, as Owner, and the Contractor.

E. Pursuant to the Consent of Surety incorporated in this Agreement Contractor has the rights of Buyer, as obligee, under performance, payment, and other bonds issued under this Procurement Contract.

F. All performance warranties, guarantees, and indemnifications required by the Procurement Contract will continue to run for the benefit of Buyer, as Owner, and for the benefit of the Contractor.

1. If Buyer, as Owner, and Contractor make the same warranty or guarantee claim, then Seller will only be liable once for such claim.

2. Other than its remedies under such warranties, guarantees, and indemnifications, Buyer will not retain direct rights under this Procurement Contract, but will have rights and remedies under the construction contract, whose scope of Work will encompass the Procurement Contract Document, and modifying Addenda.

G. Claims

1. Seller's recovery of additional cost, time, or both cost and time for any Claim attributable to the Buyer, as Owner, is limited to the proportionate recovery by Contractor against Buyer, as Owner, for such Claim. Seller will cooperate and assist Contractor in pursuing any Claim by Contractor against Buyer, as Owner, on behalf of Seller, including the timely preparation and delivery of supporting documentation.

2. If the pursuit of any claim by Contractor against Buyer, as Owner, on Seller's behalf requires the expenditure by Contractor of legal or consulting fees, or results in litigation, arbitration, or any dispute resolution procedures, Seller agrees to pay for a proportionate share of attorneys' fees, consultant fees, and litigation, arbitration, and other resolution costs incurred by Contractor in pursuing the claim on behalf of Seller,

based upon the amount claimed by Seller as compared to the total value of the claim pursued by the Contractor.

H. No other assignment of rights under or interests in the Procurement Contract Documents will be binding on another party without the written consent of the party sought to be bound. Specifically, but without limitation, Procurement Contract payments or other money that is or may become due may not be assigned without such consent, except to the extent that the effect of this restriction may be limited by Laws and Regulations. Unless specifically stated to the contrary in any written consent to assignment, the assignment will not release or discharge the Buyer as assignor from any duty or responsibility under the Contract Documents.

ARTICLE 9 – SELLER'S AFFIDAVITS AND CERTIFICATIONS

9.01 Prohibition on Contracts with Companies Engaged in Business with Iran, Sudan, or Foreign Terrorist Organizations

A. Tex. Government Code Chapter 2252, Subchapter F, prohibits the award of governmental contracts to companies engaged in business with Iran, Sudan, or foreign terrorist organizations.

B. By signing this Agreement, Seller certifies that it is eligible to be awarded this Contract under Chapter 2252, Subchapter F.

9.02 Prohibition on Contracts with Certain Companies that Boycott Israel

A. Tex. Government Code Chapter 2271 prohibits the award of governmental contracts to companies boycotting Israel.

B. By signing this Agreement, Seller certifies that it does not boycott Israel and will not boycott Israel during the term of this Contract.

9.03 Prohibition on Contracts with Companies that Boycott Energy Companies

A. Tex. Government Code Chapter 2274 prohibits the award of governmental contracts to companies boycotting boycott energy companies.

B. By signing this Agreement, Seller certifies that it does not boycott energy companies and will not boycott energy companies during the term of this Contract.

9.04 Prohibition on Contracts with Companies that have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association.

A. Tex. Government Code Chapter 2274 prohibits the award of governmental contracts to companies that have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association.

B. By signing this Agreement, Seller certifies that it does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association, and that it will not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association during the term of this Contract.

9.05 Ineligibility to Receive State Grants or Loans or Receive Payment on State Contracts: As required by Texas Family Code Section 231.006, Seller certifies that the individual or business entity named in this contract, bid, or application is not ineligible to receive the specified grant, loan, or

payment and acknowledges that this Contract may be terminated, and payment may be withheld if this certification is inaccurate.

9.06 Workers' Compensation Insurance

A. By signing this Agreement, Seller certifies that it provides workers' compensation insurance coverage for all employees employed on this Project pursuant to Texas Labor Code Section 406.096(a).

B. As required by Section 406.096(b), Seller must require each Subcontractor to certify in writing to the Seller that the Subcontractor provides workers' compensation insurance coverage for all of the employees it employs on this Project. Seller must provide these certifications to the Owner within **[10]** days of the Effective Date of the Agreement.

9.07 Contracts Prohibited by Texas Government Code Chapter 2155

A. Section 2155.004:

1. Section 2155.004 states that "a state agency may not accept a bid or award a contract that includes proposed financial participation by a person who received compensation from the agency to participate in preparing the specifications or request for proposals on which the bid or contract is based."

2. Under Section 2155.004, Government Code, Seller certifies that the individual or business entity named in this bid or contract is not ineligible to receive the specified Contract and acknowledges that this Contract may be terminated, and payment withheld if this certification is inaccurate.

B. Section 2155.006:

1. Section 2155.006 states that "a state agency may not accept a bid or award a contract, including a contract for which purchasing authority is delegated to a state agency, that includes proposed financial participation by a person who, during the five-year period preceding the date of the bid or award, has been: (1) convicted of violating a federal law in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Section 39.459, Utilities Code, Hurricane Katrina, or any other disaster occurring after September 24, 2005; or (2) assessed a penalty in a federal civil or administrative enforcement action in connection with a contract awarded by the federal government for relief, recovery, or reconstruction efforts as a result of Hurricane Rita, as defined by Section 39.459, Utilities Code, Hurricane Katrina, or any other disaster occurring after September 24, 2005.

2. Under Section 2155.006, Government Code, Seller certifies that the individual or business entity named in this bid or contract is not ineligible to receive the specified Contract and acknowledges that this Contract may be terminated, and payment withheld if this certification is inaccurate.

9.08 Certificate of Interested Parties: Seller must complete and submit a Certificate of Interested Parties (Form 1295) to the Owner with the signed Agreement as required by Texas Government Code Section 2252.908.

9.09 It is the Buyer's intent that this Procurement Contract qualify as a "separated contract" for sales and use taxes under Texas Laws and Regulations. For this Procurement Contract to qualify:

A. Obtain a sales tax permit from the State of Texas Comptroller if awarded this Procurement Contract; and

B. Identify the dollar value of materials exempt from the sales tax. This information must be reported in Section 00 45 02 “Compliance with State Sales Tax Code.”

9.10 Form 1295

A. Effective January 1, 2016, the Texas Legislature, House Bill 1295 requires all business entities to file an electronic disclosure of interested parties (Form 1295) to the Texas Ethic Commission (TEC) for any contracts requiring Buyer approval. Failure to include Form 1295 with return of the contracts will result in the contracts not being awarded.

B. Frequently Asked Questions (FAQs) for Form 1295 can be found on the Texas Ethics Commission web page: https://www.ethics.state.tx.us/whatsnew/FAQ_Form1295.htm. Definition of “Interested Party” can be found on Texas Ethics Commission Rules and Definitions website: https://www.ethics.state.tx.us/tec/1295-Info.htm.

ARTICLE 10 – PROCUREMENT CONTRACT DOCUMENTS

10.01 The Procurement Contract Documents consist of the following documents:

A. This Section 00 52 13 “Agreement” and the following exhibits to this Agreement:

1. Section 00 52 16 “Agreement Exhibit A;”
2. Section 00 52 17 “Agreement Exhibit B, Assignment of Contract;” and
3. Section 00 52 18 “Agreement Exhibit C, Surety’s Consent to Assignment.”

B. Section 00 72 00 “General Conditions of the Procurement Contract.”

C. Section 00 72 01 “Insurance Requirements.”

D. Section 00 73 00 “Supplementary Conditions of the Procurement Contract.”

E. Section 00 73 39 “Diverse Business Participation Program.”

F. The General Requirements of the Procurement Contract as listed in Section 00 01 10 “Table of Contents.”

G. Procurement Specifications listed in the Table of Contents following the General Requirements.

H. Procurement Drawings listed in Section 00 01 15 “List of Drawings.”

I. Addenda Numbers **[list those Addenda that are Procurement Contract Documents]**.

J. The required bonds, each with its power of attorney:

1. Section 00 61 13 “Performance Bond;”
2. Section 00 61 16 “Payment Bond;”
3. Section 00 61 17 “Supply Bond;”
4. Section 00 61 18 “Warranty Bond;” and

K. Documentation submitted by Seller:

1. **[List documents submitted by Seller]**.

10.02 The following are also Procurement Contract Documents which may be delivered or issued on or after the Effective Date of the Procurement Contract.:

A. Notice to Proceed;

B. Contract Amendment(s);

C. Change Order(s);

D. Field Order(s); and

E. Change Directive(s).

10.03 There are no Procurement Contract Documents other than those listed in Paragraphs 11.01 and 11.02. The Procurement Contract Documents may only be amended, modified, or supplemented as provided in the General Conditions.

10.04 The following Bidding Documents are not Procurement Contract Documents:

A. Advertisement;

B. Section 00 21 13 “Instructions to Offerors;”

C. Section 00 42 13 “Bid;”

D. Section 00 42 16 “Bid Exhibit A;”

E. Section 00 43 13 “Bid Bond;”

F. Section 00 45 01 “Compliance with State Law on Nonresident Bidders;”

G. Section 00 45 02 “Compliance with State Sales Tax Code;”

H. Section 00 45 03 “Conflict of Interest Questionnaire;”

I. Section 00 45 04 “Non-Collusion Certification;”

J. Section 00 45 13 “Qualifications Statement;” and

K. Section 00 45 17 “Technical Requirements.”

ARTICLE 11 – SELLER’S REPRESENTATIONS

11.01 The Seller makes the following representations

A. The Seller has examined and carefully studied the Procurement Contract Documents and the other related data identified in the Bidding Documents.

B. The Seller is familiar with Laws and Regulations that may impact providing Goods and Special Services.

C. The Seller has considered the:

1. Information known to Seller;

2. Information commonly known to other sellers doing business in the locality of the Site; and

3. The Procurement Contract Documents.

D. The Seller has considered the items identified in Paragraphs A through C above with respect to the effect of such information, observations, and documents on:

1. The costs and schedule for providing Goods and Special Services;
2. The means, methods, techniques, sequences, and procedures to be employed by Seller; and
3. Seller's safety programs.

E. Based on the information and observations referred to in the preceding paragraphs, Seller agrees that no further examinations, investigations, explorations, tests, studies, or data are necessary for providing the Goods and Special Services at the Procurement Contract Price, within the Procurement Contract Times, and in accordance with the other terms and conditions of the Procurement Contract Documents.

F. The Seller has correlated the information known to the Seller, reports and drawings identified in the Procurement Contract Documents, and all additional examinations, investigations, explorations, tests, studies, and data with the Procurement Contract Documents.

G. The Seller has given the PCM written notice of all conflicts, errors, ambiguities, or discrepancies that the Seller has discovered in the Procurement Contract Documents, and the written resolution provided by the PCM is acceptable to the Seller.

H. The Procurement Contract Documents are sufficient to indicate and convey understanding of all terms and conditions for providing the Goods and Special Services.

I. Seller's entry into this Procurement Contract constitutes an incontrovertible representation by Seller that without exception, the Procurement Contract Price in the Agreement is based upon providing the Goods and Special Services required by the Procurement Contract Documents.

The Effective Date of the Procurement Contract is **[date to be inserted at the time of contract execution]**.

Buyer: _____ *(typed or printed)*	Seller: _____ *(typed or printed)*
By: _____ *(individual's signature)*	By: _____ *(individual's signature)*
Name: _____ *(typed or printed)*	Name: _____ *(typed or printed)*
Title: _____ *(typed or printed)*	Title: _____ *(typed or printed*
	(Attach evidence of authority to sign.)
Address for giving notice:	Address for giving notice:
_____	_____
_____	_____
_____	_____
Designated representative:	Designated representative:
Name: _____	Name: _____
Title: _____	Title: _____
Address:	Address:
_____	_____
_____	_____
_____	_____
Phone: _____	Phone: _____
Email: _____	Email: _____

END OF SECTION

CITY OF CELINA
SOLICITATION RECAP

SOLICITATION #: 2024-115R
SOLICITATION NAME: SWITCHGEAR FOR THE SOUTHEAST PUMP STATION
PROJECT #: W58

Bid Opening Date	August 19, 2024	Bid Opening Time:	10:00 AM

Number of Invitations Sent/Vendors Notified:	115
Number of Submissions:	2
Number of Non-Responsive Bids:	1
Number of Responsive Bids:	1
Number of No Bids	1
Did any vendor apply for Local Preference? (Y/N)	No

Review/Evaluation:

On July 1, 2024, bid 2024-115 was issued for Switchgear Equipment for the Southeast Pump Station. Bids were due on July 23, 2024, and zero responses were received.

On July 29, 2024, bid 2024-115R was reissued. Bids were due on August 19, in which two responses were received. Upon opening the bid, it was determined that the low bidder did not submit all required documents. The vendor submitted the signature page only for form 00-45-13 Qualifications Statement. This form is used to verify the vendor meets minimum qualifications and to review and check references.

On August 21, 2024, Purchasing contacted the vendor requesting the completed form. The contact person returned the call to Purchasing and stated it would be later today or tomorrow as they were not in the office. Purchasing reiterated that the document was needed that day or in the morning. The document was received at 4:38 PM on August 22, 2024, and is incomplete.

Staff recommends awarding to the second bidder and rejecting the lowest bid from Elliott Electric Supply.

Recommendation:
Upon completion of the review, the department recommends the lowest responsible vendor(s):

Recommended Vendor(s):	The Reynolds Company
Contract Term:	2 Years

Dawn Berry, Purchasing Director	9/02/2024
Submitted By	Date

Event Number	2024-115R Addendum 2	**Organization**	City of Celina eBid
Event Title	Switchgear for Southeast Pump Station	**Workgroup**	Purchasing
Issue Date	7/29/2024 06:18:02 PM (CT)	**Phone**	(469) 813-4194
Close Date	8/19/2024 10:00:00 AM (CT)	**Fax**	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Elliott Electric Supply	Nacogdoches	TX	8/19/2024 07:45:58 AM (CT)	4	$520,300.00
The Reynolds Company	Fort Worth	TX	8/16/2024 11:08:33 AM (CT)	4	$805,200.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

SWITCHGEAR EQUIBEMENT FOR SOUTHEAST PUMP STATION

PURCHASE AWARD



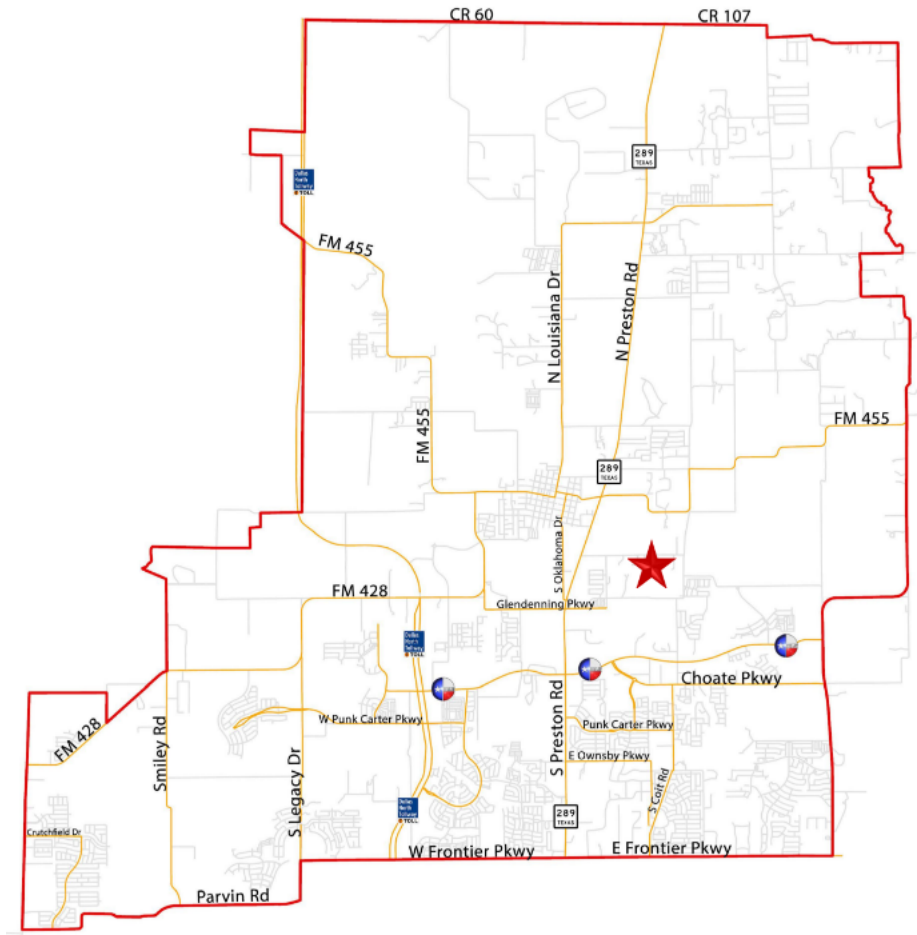
September 10th, 2024

Andy Glasgow, P.E., PMP, CFM
Director of Engineering

INTRODUCTION

- This item is to consider and act to award a purchase contract to The Reynolds Company for $805,200.00.
- Bid invitation was sent out to Vendors and 2 responses were received.
- The lowest bidder was rejected as incomplete.
- Staff proceeded with the second-lowest bidder and verified their references.

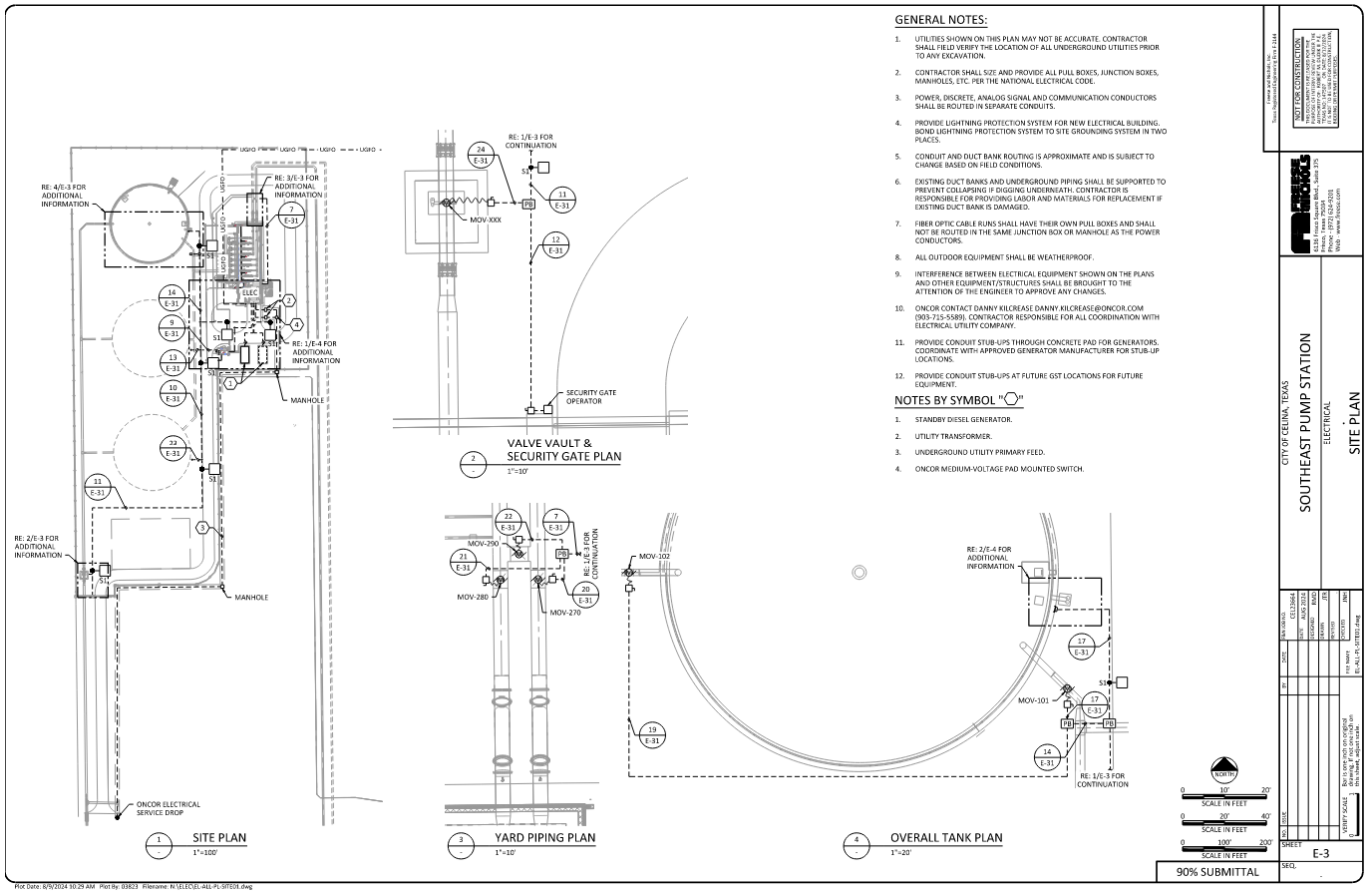
PROJECT LOCATION



- Northwest side of Glendenning Pkwy at Coit Rd.



BACKGROUND



- PS plans are 90%.
- Two switch gears to be located on the southside of the building.
- Lead time is approximately two-year.

SWITCHGEAR PURCHASE AWARD

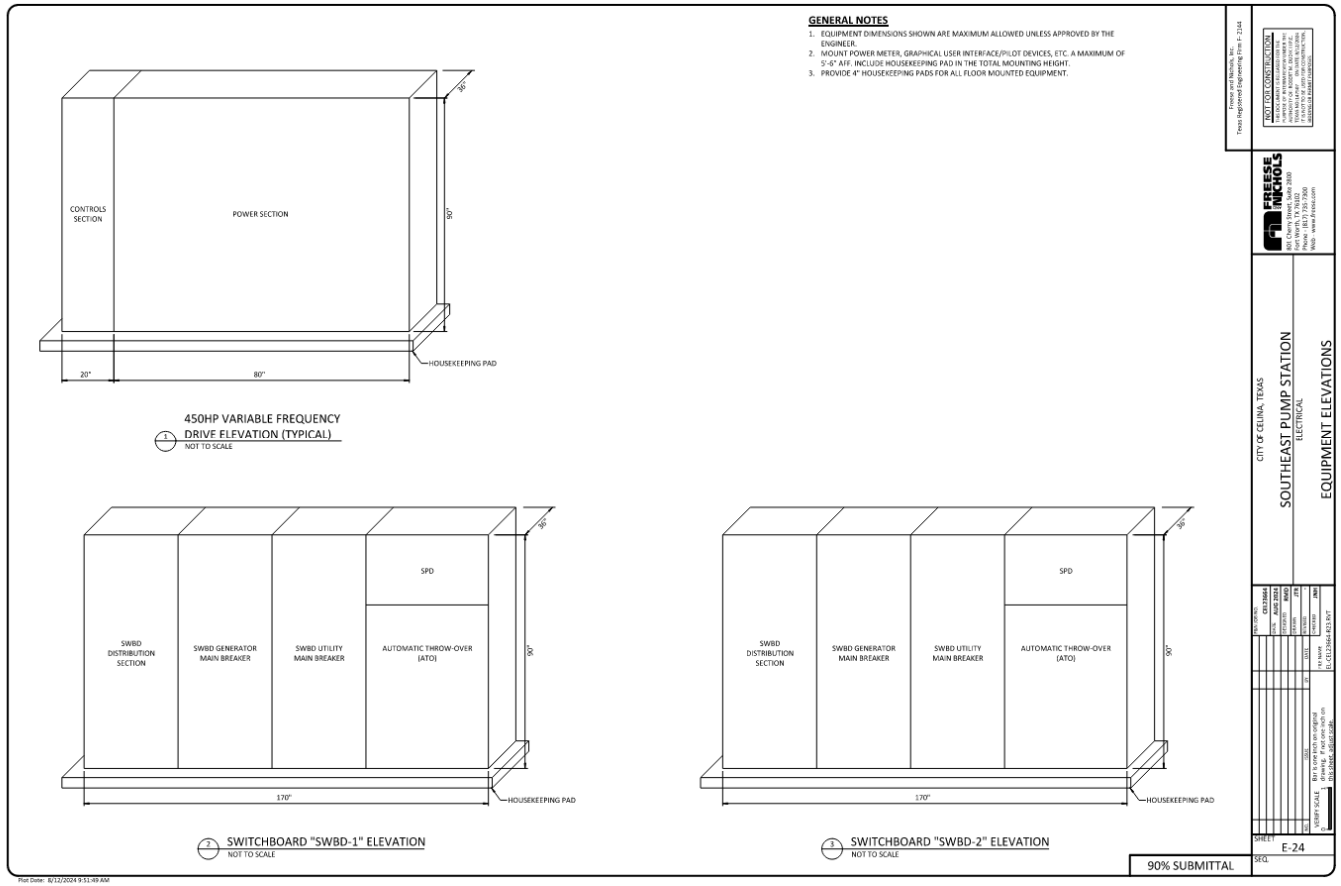
The Purchase award includes the following Work:

1. Two 3000A, 480Y/277V, 3PH, 4W, 100kAIC Switchboards

2. Assist the PS contractor with installation, testing, troubleshooting and start up.

3. Storage of the Switchboards until installation by the PS contractor.

4. Training of Owner personnel and Operation and Maintenance manuals.



BID 2024-115R

- First lowest apparent bidder is rejected as incomplete.
- Second lowest apparent bidder is The Reynolds Company.
- Bid Price: $805,200.00
- 10% Contingency: $80,520.00
- Total Not to Exceed: $885,720.00

Event Number	2024-115R Addendum 2	**Organization**	City of Celina eBid
Event Title	Switchgear for Southeast Pump Station	**Workgroup**	Purchasing
Issue Date	7/29/2024 06:18:02 PM (CT)	**Phone**	(469) 813-4194
Close Date	8/19/2024 10:00:00 AM (CT)	**Fax**	

Responding Supplier	City	State	Response Submitted	Lines Responded	Response Total
Elliott Electric Supply	Nacogdoches	TX	8/19/2024 07:45:58 AM (CT)	4	$520,300.00
The Reynolds Company	Fort Worth	TX	8/16/2024 11:08:33 AM (CT)	4	$805,200.00

Please note: Lines Responded and Response Total only includes responses to specification. No alternate response data is included.

QUESTIONS?

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Robin Bromiley
Date:	September 10, 2024
Re:	RFP 2024-118 Audit Services

Action Requested:
Consider and act to award an RFP 2024-118 for a five-year agreement for Audit Services to Forvis Mazars, LLP, at the unit prices listed in an amount not to exceed $80,000.00 for the City financial and EDC audits plus $125,000.00 for the PID Financial audits for fiscal year 2024. The RFP includes prices for fiscal years 24, 25, 26, 27, and 28 audits. The estimated five-year agreement total is $431,165.00 for the City financial audit and $675,000.00 for the PID financial audits. (Bromiley)

Background Information:
On July 22, 2024, the City issued a Request for Proposal (RFP) 2024-118 for audit services for fiscal years 2024, 2025, 2026 with the option to complete future audits for fiscal years 2027 and 2028.

Evaluations were completed by Finance staff. Evaluators reviewed submittals for:

- Quality and cost of auditing service offered;
- Respondents demonstrated experience and strength to provide the services;
- Respondent's methodology, work plan, and timeline;
- Respondent's previous experience and references; and
- Thoroughness and clarity of response to RFP.

An evaluation sheet is attached for reference to the evaluation scores based on the criteria established in the RFP.

Legal Review:

Supporting Documents:

1. Presentation - Audit Services RFP 2024- 118 PowerPoint
2. 2024-118 Agreement with Forvis_Audit Services - partially signed
3. Agenda Recap - Complete
4. Department Scoring Summary
5. Bid Tabulation

Financial Consideration:

The City's budget reflects audit services each year. Funding is available in the current budget to begin the 2024 audit. A purchase order will be issued each year to encumber funding. PID audit services are also included in the proposals of each respondent. The Districts will pay the cost associated with the audit services for each PID.

Staff Recommendation:

Staff recommends awarding the Audit Services RFP 2024-118 as presented.

Audit Services RFP – 2024-118

City Council Meeting
September 10, 2024



TIMELINE FOR AUDIT SERVICES RFP 2024-118

- ~~07/22/24 – IONWAVE sends invites out to 164 vendors~~
- ~~07/22/24 – Week 1 advertisement in Celina Record~~
- ~~07/29/24 – Week 2 advertisement in Celina Record~~
- ~~08/05/24 – Questions due from Vendors~~
- ~~08/07/24 – Proposal closed 10 am~~
- ~~08/08/24 – Scoring is open for Evaluators~~
- ~~08/13/24 – Questions sent to Firms for clarifying details~~
- ~~08/19/24 – Evaluation committee recommends Forvis Mavars, LLP~~
- 09/10/24 – City Council meeting to seek approval of recommend firm

PROPOSALS RECEIVED

- Forvis Mazars, LLP
- Vail & Park, P.C.
- Weaver and Tidwell, LLP
- Whitley Penn, LLP

SCORING SUMMARY

Supplier Scoring Summary **2024-118 - Audit Services - Scoring Round - Department**

Supplier	Rank	Score	Bid Evaluation	Cost - Formula based	Experience and strengths of the Firm	Experience of the Project Team	Methodology, Work Plan, and Timeline
		100		20.00	40.00	20.00	20.00
Forvis Mazars, LLP	1	87.67		8.00	40.00	20.00	20.00
Weaver and Tidwell, L.L.P.	2	83.67		12.00	34.00	19.00	18.67
Whitley Penn LLP	3	70.33		20.00	21.00	13.67	15.67
Vail & Park, P.C.	4	63.33		18.00	17.67	12.67	15.00
		76.25		**14.50**	**28.17**	**16.33**	**17.33**

EVALUATION TEAM RECOMMENDATION

- Staff recommends awarding RFP 2024-118 to Forvis Mazars, LLP
  - Extensive knowledge of PIDs and TIRZs
  - Reputable national firm with clients of similar size to Celina and larger
  - Methodology, work plan and timeline is tailored to meet Celina's schedule
  - Audit team is experienced with the complex nature of Celina's transactions
  - Quality control reviewing partner has been rotated to get a fresh set of eyes on financials

QUESTIONS?

CITY OF CELINA, TEXAS
Standard Professional Services Agreement

This Agreement made by and between the City of Celina, Texas, a Texas home-rule municipality (hereinafter referred to as the "Owner") and Forvis Mazars, LLP, (hereinafter referred to as the "Consultant") for Audit Services, RFP 2024-118, (hereinafter referred to as the "Project"). In consideration of the premises, covenants and mutual promises contained in this Agreement, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Owner and the Consultant hereby agree as follows:

ARTICLE I: CONTRACT & CONTRACT DOCUMENTS

1.1 THE CONTRACT

The Contract between the Owner and the Consultant, of which this Agreement is a part, consists of the Contract Documents. It shall be effective on the date this Agreement is executed by the last Party to execute it.

1.2. THE CONTRACT DOCUMENTS

The Contract Documents consist of this Agreement, the Invitation to Bid, Requirements and Instructions to Bidders, the Specifications, terms and conditions, Attachments, Change Orders issued hereafter, Response to the bid, all engagement letters for each fiscal year, and any other amendments hereto executed by the parties hereafter, together with the following (if any): None

ARTICLE 2: RECITALS

2.1 The City desires to have the Consultant provide audit services for fiscal years 2024-2028; and

2.2 The Consultant has the knowledge, ability and expertise to provide such services; and

2.3 The City desires to engage the services of Consultant, as an independent Consultant and not as an employee, to provide services as set forth herein and in Exhibit A: specifications.

ARTICLE 3: TERM / TERMINATION

3.1 TERM

The term of this Agreement shall begin on the date of its execution by all Parties. This Agreement shall continue until Consultant completes the services required herein to the satisfaction of the City unless sooner terminated as provided herein.

3.2 TERMINATION

This Agreement may be suspended or terminated by either Party with or without cause at any time by giving written notice to the other Party. In the event suspension or termination is without cause, payment to the Consultant, in accordance with the terms of this Agreement, will be made on the basis of services reasonably determined by City to be satisfactorily performed to the date of suspension or termination. Such payment will be due upon delivery of all instruments of service to City.

In the event that the City requires a modification of this Agreement with Consultant, and in the event the Parties fail to agree upon a modification of this Agreement, the Parties shall have the option of terminating this Agreement. Payment to Consultant shall be made by the City in accordance with the terms of this Agreement, for the services mutually agreed upon by the Parties to be properly performed by the Consultant prior to such termination date.

ARTICLE 4: SCOPE OF SERVICES

4.1 SCOPE

The following services, when authorized in writing by a Notice to Proceed, shall be performed by Consultant in accordance with the City's requirements and as set forth in Exhibit A, Specifications:

Audit Services for Fiscal Years 2024-2028

4.2 AUTHORIZED AGENT

All work performed by the Consultant will be performed under this Agreement, signed by a duly authorized agent of the City as approved by City Council of the City of Celina Texas, and the designated authorized agent for the Consultant.

ARTICLE 5: COMPENSATION / PAYMENT TERMS AND CONDITIONS

5.1 Compensation for the performance of Professional Services described herein shall be paid to Consultant by the City in a total amount not to exceed One Million Eighty One Thousand One Hundred and Sixty Five dollars ($1,081,165.00) which shall accrue and be payable as provided below.

5.2 Work will be performed at the rates set forth below for each fiscal year.

	City Financial Audit	EDC Financial Audit	PID Financial Audit	Total Per Year
2024	$70,000.00	$5,000.00	$125,000.00	$200,000.00
2025	$72,800.00	$5,200.00	$130,000.00	$208,000.00
2026	$75,715.00	$5,400.00	$135,000.00	$216,115.00
2027	$78,750.00	$5,600.00	$140,000.00	$224,350.00
2028	$81,900.00	$5,800.00	$145,000.00	$232,700.00
	Contract Total			**$1,081,165.00**
	Single Audit as Needed		$25,000.00	$25,000.00
	Estimated total Contract Value			**$1,106,165.00**

5.3 Payment for work under this Agreement shall be made as progress payments as services are rendered. Billing shall not be more frequently than once each month for the prior month. If the City fails to make any payment due the Consultant within thirty (30) days after receipt of Consultant's invoice, the amounts due the Consultant will be increased at the rate of 1.5% per month from said thirtieth day, unless there is a good faith refusal by the City to pay. Payment shall be remitted to Consultant by City as instructed on invoices.

ARTICLE 6: TIME FOR COMPLETION

6.1 The Consultant's services and compensation under this Agreement have been agreed to in anticipation of orderly and continuous progress of the Assigned Project(s) through completion of the project(s). Specific periods of time for rendering services are set forth in Exhibit A and the Engagement letter for each Fiscal Year to this Agreement, by which times defined services are to be completed.

6.2 If the City fails to give prompt written authorization to proceed with any phase of services after completion of the immediately preceding phase, the Consultant shall be entitled to equitable adjustment of rates and amounts of compensations to reflect reasonable costs incurred by Consultant as a result of the delay or changes in the various elements that comprise such rates of compensation, but in no event shall such compensation exceed the scope of services schedule

of maximum payment unless a written amendment to this Agreement is executed between the Parties.

ARTICLE 7: INDEMNIFICATION

7.1 THE CONSULTANT AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD HARMLESS THE CITY , ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES (HEREINAFTER COLLECTIVELY REFERRED TO AS "INDEMNITEES") FROM AND AGAINST THIRD-PARTY SUITS, ACTIONS, CLAIMS, LOSSES, ANY DAMAGE, LIABILITY, AND FROM AND AGAINST ANY COSTS AND EXPENSES, INCLUDING, IN PART, ATTORNEY'S FEES INCIDENTAL TO THE DEFENSE OF SUCH SUITS, ACTIONS CLAIMS, LOSSES, DAMAGES OR LIABILITY ON ACCOUNT OF INJURY, DISEASE, SICKNESS, INCLUDING DEATH, TO ANY PERSON OR DAMAGE TO PROPERTY INCLUDING, IN PART, THE LOSS OF USE RESULTING THEREFROM, TO THE EXTENT CAUSED BY THE GROSS NEGLIGENCE OR WILLFUL MISCONDUCT OF THE CONSULTANT, ITS OFFICERS, EMPLOYEES, SERVANTS, AGENTS OR SUBCONTRACTORS, OR ANYONE ELSE UNDER THE CONSULTANT'S DIRECTION AND CONTROL.. THIS INDEMNIFICATION IS SUBJECT TO THE LIMITATIONS IN TEXAS LOCAL GOVERNMENT CODE, § 271.904(A) AND TEXAS CIVIL PRACTICE AND REMEDIES CODE, § 130.002(B), AS SAME MAY BE APPLICABLE TO CONSULTANT AS A MATTER OF LAW.

7.02 NOTHING CONTAINED HEREIN SHALL CONSTITUTE A WAIVER OF GOVERNMENTAL IMMUNITY IN FAVOR OF ANY PARTY.

7.03 CONSULTANT AGREES THAT IT IS AN INDEPENDENT CONTRACTOR AND NOT AN AGENT OF THE CITY, AND THAT CONSULTANT IS SUBJECT, AS AN EMPLOYER, TO ALL APPLICABLE UNEMPLOYMENT COMPENSATION STATUTES, SO FAR AS TO RELIEVE THE CITY OF ANY RESPONSIBILITY OR LIABILITY FROM TREATING CONSULTANT'S EMPLOYEES AS EMPLOYEES OF CITY FOR THE PURPOSE OF KEEPING RECORDS, MAKING REPORTS OR PAYMENTS OF UNEMPLOYMENT COMPENSATION TAXES OR CONTRIBUTIONS. CONSULTANT FURTHER AGREES TO INDEMNIFY AND HOLD THE CITY HARMLESS AND REIMBURSE IT FOR ANY EXPENSES OR LIABILITY INCURRED UNDER SAID STATUTES IN CONNECTION WITH EMPLOYEES OF CONSULTANT.

7.04 CONSULTANT SHALL DEFEND AND INDEMNIFY AND HOLD THE CITY HARMLESS FROM ANY AND ALL CLAIMS, SUITS OR LIENS BASED UPON OR ALLEGED TO BE BASED UPON THE NON-PAYMENT OF LABOR, TOOLS, MATERIALS, EQUIPMENT, SUPPLIES, TRANSPORTATION AND MANAGEMENT COSTS INCURRED BY CONSULTANT IN PERFORMING THIS AGREEMENT.

ARTICLE 8: INSURANCE

8.1 Insurance

The Consultant shall provide and maintain insurance as listed in the insurance requirements.

ARTICLE 9: DEFAULT

In the event Consultant fails to comply or becomes disabled and unable to comply with the provisions of this Agreement as to the quality or character of the service or time of performance, and the failure is not corrected within thirty (30) days after written notice by City to Consultant, City may, at its sole discretion without prejudice to any other right or remedy.

(a) Terminate this Agreement and be relieved of the payment of any further consideration to Consultant except for all work determined by the City to be satisfactorily completed prior to termination. Payment for work satisfactorily completed shall be for actual costs, including reasonable salaries and travel expenses of Consultant to and from meetings called by the City at which Consultant is required to attend, but shall not include any loss of profit of Consultant. In the event of such termination, the City may proceed to complete the services in any manner deemed proper by the City , either by the use of its own forces or by resubmitting to others. Consultant agrees that any costs incurred to complete the

services herein provided for may be deducted and paid by the City out of such monies as may be due or that may thereafter become due to Consultant under and by virtue of this Agreement.

(b) The City may, without terminating this Agreement or taking over the services, furnish the necessary materials, equipment, supplies and/or help necessary to remedy the situation, at the expense of Consultant.

ARTICLE 10: MISCELLANEOUS

10.1 Entire Agreement.

This Agreement and the engagement letters for each fiscal year constitute the sole and only Agreement of the Parties and supersedes any prior understandings or written or oral agreements between the Parties with respect to this subject matter.

10.2 Assignment.

Neither this Agreement nor any duties or obligations under it shall be assignable by Consultant without the prior written consent of the City. In the event of an assignment by Consultant to which the City has consented, the assignee or the assignee's legal representative shall agree in writing with the City to personally assume, perform, and be bound by all the covenants, obligations, and agreements contained in this Agreement.

10.3 Adjustments in Services/Amendment.

This Agreement may be amended by the mutual written agreement of the Parties. Consultant shall not make any claims for extra services, additional services or changes in the services without a written agreement with the City prior to the performance of such services.

10.4 Governing law.

The validity of this Agreement and any of its terms or provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be in Denton County, Texas.

10.5 Notices.

All notices required by this Agreement shall be in writing and addressed to the following, or such other Party or address as either Party designates in writing, by certified mail, postage prepaid or by hand delivery:

CITY OF CELINA

Purchasing
142 N. Ohio
Celina, TX 75009
469-813-4194
Contracts@celina-tx.gov

FORVIS MAZARS, LLP

Rachel Ormsby
14241 Dallas Parkway
Suite 1100
Dallas, TX 75254
Rachel.ormsby@forvismazars.com

10.7 Legal construction.

In the event any one or more of the provisions contained in this Agreement shall for any reason be held by a court of competent jurisdiction to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provisions and this Agreement shall be construed as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

10.8 Successors and Assigns.

(a) The City and Consultant each is hereby bound and the partners, successors, executors, administrators, legal representatives and assigns of City and Consultant are hereby bound to the other Party to this Agreement and to the partners, successors, executors, administrators, legal representatives and assigns of such other Party in respect of all covenants and obligations of this Agreement.

(b) Neither the City nor the Consultant may assign, sublet, or transfer any rights under or interest (including, but without limitation, moneys that are due or may become due) in this Agreement without the written consent of the other Party, except to the extent that any assignment, subletting or transfer is mandated by law or the effect of this limitation may be restricted by law. Unless specifically stated to the contrary in any written consent to an assignment, no assignment will release or discharge the assignor from any duty or responsibility under this Agreement.

(c) Nothing in this Agreement shall be construed to create, impose or give rise to any duty owed by the Consultant to any Consultant, subcontractor, supplier, other person or entity, or to any surety for or employee of any of them, or give any rights in or benefits under this Agreement to anyone other than the City and the Consultant.

10.9 Conflict.

If a conflict exists between this Agreement, and an Exhibit, the Request for Proposal ("RFP"), and/or the Response, then such conflicts shall be resolved as follows:

(a) If a conflict exists between this Agreement and an Exhibit, the RFP, or the Response, then this Agreement shall control.

(b) If a conflict exists between the Response and an Exhibit, the Exhibit shall control.

(c) If a conflict exists between the Response and the RFP, the RFP shall control.

(d) If a conflict exists between this Agreement and any engagement letter for a given fiscal year, the terms of the engagement letter shall control.

10.10 Severability

Any provision or part of this Agreement that is held to be void or unenforceable under any law or regulation or by a court of competent jurisdiction shall be deemed stricken and all remaining provisions shall continue to be valid and binding upon the City and the Consultant, who agree that this Agreement shall be reformed to replace such stricken provision or part thereof with a valid and enforceable provision that comes as close as possible to expressing the intention of the stricken provision.

10.11 Captions

The captions used in this Agreement are for convenience only and shall not affect in any way the meaning or interpretations of the provisions set forth herein.

10.12 Counterparts

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement.

CITY OF CELINA	**CONSULTANT**
	Rachel Ormsby Rachel Ormsby (Sep 5, 2024 11:37 CDT)
Rober Ranc, City Manager	
	Partner
	Printed Name and Title
	Sep 5, 2024
Date	Date

Exhibit A: Specification and Response

2024-118 Agreement with Forvis_Audit Services

Final Audit Report 2024-09-05

Created:	2024-09-05
By:	Dawn Berry (dberry@celina-tx.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAP1nEZ6rCbhH6mk_I2vW6k5_Qay2dJxew

"2024-118 Agreement with Forvis_Audit Services" History

Document created by Dawn Berry (dberry@celina-tx.gov)
2024-09-05 - 4:10:16 PM GMT

Document emailed to rormsby@bkd.com for signature
2024-09-05 - 4:11:21 PM GMT

Email viewed by rormsby@bkd.com
2024-09-05 - 4:35:30 PM GMT

Signer rormsby@bkd.com entered name at signing as Rachel Ormsby
2024-09-05 - 4:37:32 PM GMT

Document e-signed by Rachel Ormsby (rormsby@bkd.com)
Signature Date: 2024-09-05 - 4:37:34 PM GMT - Time Source: server

Agreement completed.
2024-09-05 - 4:37:34 PM GMT

CITY OF CELINA
SOLICITATION RECAP

SOLICITATION #: 2024-118

SOLICITATION NAME: **Audit Services**

PROJECT #: N/A

Bid Opening Date 8/7/2024 Bid Opening Time: 10:00 AM

Number of Invitations Sent/Vendors Notified:	164
Number of Submissions:	4
Number of Non-Responsive Bids:	0
Number of Responsive Bids:	4
Number of No Bids	0
Did any vendor invoke the Local Preference per our policy (Y/N)	N

Review/Evaluation:
Purchasing completed an initial review to determine each bidder's responsiveness. The responses were then sent to the department for further review. The committee reviewed and evaluated the submittals based on the following:

1. Experience and Strength of the Firm
2. Experience of the Project Team
3. Methodology, Work Plan, and Timeline
4. Cost

The committee unanimously selected Forvis Mazars as the chosen vendor.

Recommending:
Upon review, the requesting department recommends the following.

Recommended Vendor(s): Forvis Mazars

Contract Term: 1 year with 4 optional 1 year renewals

Submitted By: 8/22/24 Date:

Supplier Scoring Summary

2024-118 - Audit Services - Scoring Round - Department

Supplier	Rank	Score	Bid Evaluation	Cost - Formula based	Experience and strengths of the Firm	Experience of the Project Team	Methodology, Work Plan, and Timeline
		100		20.00	40.00	20.00	20.00
Forvis Mazars, LLP	1	87.67		8.00	40.00	20.00	20.00
Weaver and Tidwell, L.L.P.	2	83.67		12.00	34.00	19.00	18.67
Whitley Penn LLP	3	70.33		20.00	21.00	13.67	15.67
Vail & Park, P.C.	4	63.33		18.00	17.67	12.67	15.00
		76.25		**14.50**	**28.17**	**16.33**	**17.33**

RFP 2024-118 Audit Services Bid Tabulation

Line #	Description	QTY	UOM	Whitley Penn LLP		Vail & Park, P.C.		Weaver and Tidwell, L.L.P.		Forvis Mazars, LLP	
				Total Price	$ 421,675.00	Total Price	$ 477,500.00	Total Price	$ 1,078,775.00	Total Price	$ 1,106,165.00
				Unit	Extended	Unit	Extended	Unit	Extended	Unit	Extended
1	City Financial Audit										
1.1	2024	1.00	EA	$ 63,375.00	$ 63,375.00	$ 53,500.00	$ 53,500.00	$ 56,000.00	$ 56,000.00	$ 70,000.00	$ 70,000.00
1.2	2025	1.00	EA	$ 65,300.00	$ 65,300.00	$ 59,000.00	$ 59,000.00	$ 57,700.00	$ 57,700.00	$ 72,800.00	$ 72,800.00
1.3	2026	1.00	EA	$ 67,300.00	$ 67,300.00	$ 65,000.00	$ 65,000.00	$ 59,500.00	$ 59,500.00	$ 75,715.00	$ 75,715.00
1.4	2027	1.00	EA	$ 69,300.00	$ 69,300.00	$ 71,500.00	$ 71,500.00	$ 61,300.00	$ 61,300.00	$ 78,750.00	$ 78,750.00
1.5	2028	1.00	EA	$ 71,400.00	$ 71,400.00	$ 78,500.00	$ 78,500.00	$ 63,200.00	$ 63,200.00	$ 81,900.00	$ 81,900.00
Subtotal					**$ 336,675.00**		**$ 327,500.00**		**$ 297,700.00**		**$ 379,165.00**
2	EDC Financial Audit										
2.1	2024	1.00	EA	$ 7,000.00	$ 7,000.00	$ 5,000.00	$ 5,000.00	$ 7,250.00	$ 7,250.00	$ 5,000.00	$ 5,000.00
2.2	2025	1.00	EA	$ 7,200.00	$ 7,200.00	$ 5,000.00	$ 5,000.00	$ 7,500.00	$ 7,500.00	$ 5,200.00	$ 5,200.00
2.3	2026	1.00	EA	$ 7,400.00	$ 7,400.00	$ 5,000.00	$ 5,000.00	$ 7,775.00	$ 7,775.00	$ 5,400.00	$ 5,400.00
2.4	2027	1.00	EA	$ 7,600.00	$ 7,600.00	$ 5,000.00	$ 5,000.00	$ 8,000.00	$ 8,000.00	$ 5,600.00	$ 5,600.00
2.5	2028	1.00	EA	$ 7,800.00	$ 7,800.00	$ 5,000.00	$ 5,000.00	$ 8,250.00	$ 8,250.00	$ 5,800.00	$ 5,800.00
Subtotal					**$ 37,000.00**		**$ 25,000.00**		**$ 38,775.00**		**$ 27,000.00**
3	PID Financial Audit										
3.1	2024 (25 PID Audits)	1.00	EA	$ 4,000.00	$ 4,000.00	$ 15,000.00	$ 15,000.00	$140,000.00	$ 140,000.00	$125,000.00	$ 125,000.00
3.2	2025	1.00	EA	$ 4,100.00	$ 4,100.00	$ 15,000.00	$ 15,000.00	$141,200.00	$ 141,200.00	$130,000.00	$ 130,000.00
3.3	2026	1.00	EA	$ 4,200.00	$ 4,200.00	$ 15,000.00	$ 15,000.00	$142,400.00	$ 142,400.00	$135,000.00	$ 135,000.00
3.4	2027	1.00	EA	$ 4,300.00	$ 4,300.00	$ 15,000.00	$ 15,000.00	$143,700.00	$ 143,700.00	$140,000.00	$ 140,000.00
3.5	2028	1.00	EA	$ 4,400.00	$ 4,400.00	$ 15,000.00	$ 15,000.00	$145,000.00	$ 145,000.00	$145,000.00	$ 145,000.00
Subtotal					**$ 21,000.00**		**$ 75,000.00**		**$ 712,300.00**		**$ 675,000.00**
4	Single Audit (if needed)										
4.1	2024	1.00	EA	$ 5,000.00	$ 5,000.00	$ 10,000.00	$ 10,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00	$ 5,000.00
4.2	2025	1.00	EA	$ 5,200.00	$ 5,200.00	$ 10,000.00	$ 10,000.00	$ 5,500.00	$ 5,500.00	$ 5,000.00	$ 5,000.00
4.3	2026	1.00	EA	$ 5,400.00	$ 5,400.00	$ 10,000.00	$ 10,000.00	$ 6,000.00	$ 6,000.00	$ 5,000.00	$ 5,000.00
4.4	2027	1.00	EA	$ 5,600.00	$ 5,600.00	$ 10,000.00	$ 10,000.00	$ 6,500.00	$ 6,500.00	$ 5,000.00	$ 5,000.00
4.5	2028	1.00	EA	$ 5,800.00	$ 5,800.00	$ 10,000.00	$ 10,000.00	$ 7,000.00	$ 7,000.00	$ 5,000.00	$ 5,000.00
Subtotal					**$ 27,000.00**		**$ 50,000.00**		**$ 30,000.00**		**$ 25,000.00**

Life Connected.

Fire
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Eric Everson, Assistant Fire Chief
CC:	Mark Metdker, Fire Chief
Intiated by:	Eric Everson
Date:	September 10, 2024
Re:	FY 2024 Emergency Vehicle Repairs

Action Requested:
Consider and act to authorize vehicle repairs for the Fire Department from Siddons Martin through a cooperative contract with BuyBoard for an amount not to exceed $109,999.00 and from Fraizer LTD, for an amount not to exceed $61,705.30 for a total not to exceed $171,704.30. (Everson)

Background Information:
Staff requests authorization for emergency repairs of vehicles. Most repairs have been under the $50,000 threshold until recently. To date staff has purchased vehicle repairs from Siddons Martin through the following cooperative agreement.

Cooperative Agency: BuyBoard
Cooperative Contract# 651-21

Current purchases for this fiscal year are $49,999.00. Staff anticipates spending an additional $65,000.00 in miscellaneous repairs plus repairs to unit 3058, which was involved in an accident with repair costs totaling $61,705.30. The additional expenses, including the emergency repair, exceed $50,000 and by statute require Council authorization.

The City maintains an executed Interlocal Agreement with the above cooperative agency. Chapter 271 of the Local Government Code authorizes cooperative purchases. Use of the contracts satisfies the competitive bidding requirement while saving time and funding in the development of specifications and duplication of work during the process.

Legal Review:
N/A

Supporting Documents:

1. BuyBoard Contract Cover - Frazer
2. BuyBoard Contract Cover - Siddons Martin

Financial Consideration:

Funding is available in the current Budget. The City received reimbursement from TML for the insurance claim in the amount of $51,137.86. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:

Staff recommends awarding the purchases as presented.

Vendor Contract Information Summary

Vendor	Frazer Ltd.
Contact	Laura Griffin
Phone	7137725511
Email	sales@frazerbilt.com
Vendor Website	www.frazerbilt.com
TIN	74-1261318
Address Line 1	7227 Rampart
Vendor City	Houston
Vendor Zip	77081
Vendor State	TX
Vendor Country	USA
Delivery Days	10
Freight Terms	FOB Destination
Payment Terms	Net 30 Days
Shipping Terms	Pre-paid and added to Invoice
Ship Via	Company Truck
Designated Dealer	No
EDGAR Received	Yes
Service-disabled Veteran Owned	No
Minority Owned	No
Women Owned	Yes
Certificate Number	1741261318800
Certifying Agency	City of Houston
National	Yes
No Foreign Terrorist Orgs	Yes
No Israel Boycott	Yes
MWBE	Yes
ESCs	All Texas Regions
States	All States
Contract Name	Ambulances
Contract No.	650-21
Effective	10/01/2021
Expiration	09/30/2024
Accepts RFQs	Yes
Service Fee Note	Vehicle purchase orders are subject to a $800 service fee
Quote Reference Number	650-21

8/27/2024 1:46 PM

BuyBoard Vendor Contract Information Summary

Vendor	Siddons Martin Emergency Group, LLC
Contact	Jeffrey Doran
Phone	800-784-6806
Email	jdoran@siddons-martin.com
Vendor Website	www.siddons-martin.com
TIN	27-4333590
Address Line 1	1362 East Richey
Vendor City	Houston
Vendor Zip	77073
Vendor State	TX
Vendor Country	USA
Delivery Days	17
Freight Terms	FOB Destination
Payment Terms	Net 30 Days
Shipping Terms	Pre-paid and added to Invoice
Ship Via	Company Truck
Designated Dealer	No
EDGAR Received	Yes
Service-disabled Veteran Owned	No
Minority Owned	No
Women Owned	No
National	No
No Foreign Terrorist Orgs	Yes
No Israel Boycott	Yes
MWBE	No
ESCs	All Texas Regions
States	All States
Contract Name	Ambulances
Contract No.	650-21
Effective	10/01/2021
Expiration	09/30/2024
Accepts RFQs	Yes
Service Fee Note	Vehicle purchase orders are subject to a $800 service fee
Quote Reference Number	650-21

Life Connected.

Marketing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Joe Monaco, Director of Marketing & Communications
CC:	Robert Ranc, City Manager
Intiated by:	Joe Monaco
Date:	September 10, 2024
Re:	Work Authorization for B-Weiss Entertainment Group, LLC.

Action Requested:
Consider and act to approve work authorizations for Beware! of the Square for an amount not to exceed $88,750.00 and Christmas on the Square for an amount not to exceed $86,650.00 to B-Weiss Entertainment Group, LLC. (Monaco)

Background Information:

In March 2023, the City Council approved a work authorization with B-Weiss Entertainment Group, LLC, specifically for the Celina Cajun Fest and Splash & Blast events. During the RFP process, a key consideration was the potential to extend this work authorization to additional City events, such as Beware! of the Square and Christmas on the Square. B-Weiss Entertainment Group, known for its extensive network of vendors across the region, consistently secures services at rates lower than the City can independently achieve.

Extending this work authorization to other major events will significantly benefit the City's special events. By leveraging B-Weiss Entertainment Group's cost efficiencies and vendor relationships at a minimum management fee cost, the City can enhance the quality and scale of its events, ensuring they meet the high expectations of the Celina community while remaining within budget. This partnership optimizes financial resources and provides seamless event execution, contributing to the overall success and reputation of the City's special events portfolio.

Legal Review:
The work authorization agreements have been reviewed by legal.

Supporting Documents:

1. Staff Presentation
2. Christmas on the Square - Work Authorization
3. Beware! of the Square - Work Authorization

Financial Consideration:

Funding is available in the current budget. Expenditures will not exceed funds appropriated and will be committed when a purchase order is issued.

Staff Recommendation:

Staff recommends awarding the work authorization as presented.

Work Authorization for B-Weiss Entertainment Group, LLC for Beware! of the Square and Christmas on the Square

Joe Monaco
Director of Marketing & Communications
September 10, 2024



UPCOMING EVENTS

Beware! of the Square

Saturday, October 26, 4 – 9 PM
Halloween Capital of North Texas

- Trick-or-Treating, Cirque de Beware, CISD Haunted House, Free Kid Zone, Pumpkin Painting, and Two-day Battle of the Badges Blood Drive.



Christmas on the Square

Wednesday, December 4, 5 – 9 PM
Christmas Celebration Reminiscent of a Hallmark Movie

- Pictures with Santa, Live Reindeer, Crafts at Santa's Workshop, Free Kid Zone, Snow Slides, and the Annual Christmas Tree Lighting.



BACKGROUND

- In November 2023, City Council authorized a Master Services Agreement for Event Production, Talent Acquisition, and Expenditures with B-Weiss Entertainment Group, LLC.

- The agreement term is December 1, 2023 through November 30, 2024 and includes an option to renew the agreement in one-year installments through 2028. Staff recommends renewing the agreement for the 2024-2025 term.





BACKGROUND

- In previous years, individual commodities and expenditures that necessitated separate pricing for each event item fell below the bid threshold of $50,000, requiring City Council Approval.
- Due to the escalating costs associated with these items, the City initiated a Request for Proposal (RFP).
- The services sought a qualified vendor to manage the upcoming annual special events. The City aimed to partner with a seasoned company possessing the necessary experience, industry contacts, and innovative approach to oversee the seamless execution of outdoor community gatherings.
- B-Weiss Entertainment collaborated with event staff to execute Celina Cajun Fest and Splash & Blast successfully.
- Expenditures included Entertainment Talent Acquisition, Stage Production Resources, Event Rentals, Kids Zone activities, Shuttle Services, Janitorial Services, Barricades, Generators, Light Towers, Fencing, and Arcade Games.
- The RFP was awarded to B-Weiss Entertainment Group, LLC.
- Under this scope of work, the once-individually priced and secured expenses were now consolidated, facilitating a more streamlined event process.

BEWARE: YEAR-BY-YEAR INCREASE

Expense	2022	2023	Projected 2024
Cirque de Beware*	---	$15,450	*$15,000*
Décor	$11,534	$18,839	*$18,500*
Kids Zone	$9,012	$12,484	*$15,791*
Generators**	---	$7,058	*$26,000*
Event Rentals ***	$8,862	$12,087	*$13,200*
Shuttle Services	$6,047	$7,650	*$11,400*
Janitorial Services	$4,250	$4,500	*$5,000*
Barricades/Message Boards	$2,966	$3,530	*$4,000*
Port-a-Pots	$2,308	$2,308	*$2,500*
Light Towers/HD Equipment	$1,717	$3,860	*$7,000*
Golf Carts	---	$1,690	*$3,000*

* Cirque de Beware (magicians, silk aerialists, and circus acts)
** In 2023, the event did not have sufficient power; in 2024, it will have full generator power to support all vendors and activities.
*** Includes Tents, Wind Screens, Tables, Chairs, Set-Up/Teardown, Fencing, Two29 on the Square

CHRISTMAS: YEAR-BY-YEAR INCREASE

Expense	2022	2023	Projected 2024
Musical Talent *	$1,500	$1,600	*$1,600*
Stage/Production**	---	---	*$12,500*
Event Rentals ***	$5,710	$15,520	*$3,000*
Janitorial Services	$4,250	$5,000	*$2,500*
Port-a-Pots	$2,008	$2,008	*$2,100*
Kids Zone	$6,850	$5,900	*$5,020*
Reindeer	$5,200	$5,200	$5,200
Snow Slides	---	---	*$15,000*
Generators****	---	---	*$26,000*
Golf Carts	---	$1,400	*$4,000*
Barricades/Message Boards	$3,006	$3,480	*$3,000*
Light Towers/ HD Equipment	$1,598	$3,069	*$6,000*

* Includes Headliner, all supporting acts, and DJ
** Includes pricing for stage rentals and production management of stage
*** In 2022/2023, rental pricing reflected staging materials/rentals. In 2024, staging has been moved to its own line item. Event rentals include tents, windscreens, tables, chairs, set-up/teardown, fencing, etc.
**** In 2023, the event did not have sufficient power; in 2024, it will have full generator power to support all vendors and activities.

QUESTIONS?

EXHIBIT 1 - WORK AUTHORIZATION

MAPS #	2023-014	MAPS Date:	11/14/2023

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **B-Weiss Entertainment Group, LLC** (Contractor); Owner has furnished the following event information to Contractor. Contractor's scope of work has been developed based on this information.

Event Name:	Christmas on The Square 12/04/2024		
Work Authorization #		**Purchase Order#:**	
Contractor Representative:	Matt Stacks	**Owner Representative:**	

INVOICE SUBMITTAL

Invoice Instructions: **Electronic Submission is preferred.**	Email to:	accountspayable@celina-tx.gov & **events@celina-tx.gov**
	Mail to:	City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009
	Include PO number and project name	

OWNER OPTIONAL INFORMATION:

1. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for contractor services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
2. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Authorization.

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Attach as Exhibit B**
3. **Timeline / Schedule:** **Attach as Exhibit C**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

CITY OF CELINA

Signature

Printed Name & Title

Date

CONTRACTOR

Matt Stacks
Signature

Matt Stacks, Director of Operations
Printed Name & Title

08/26/2024
Date

Event Name: Christmas on the Square

Event Date: Wednesday, December 4, 2024

Work Authorization Budget: 86650

Scope of Work:

- Décor
- Shuttle Service Management
- Janitorial Service
- Barricades/Traffic Control Material
- Kid Zone/Christmas Interactives experiences
- Light Towers
- Fencing
- Equipment and Event Rentals
- Golf Carts
- Generators/ Advance Electrical
- Stage Management
- AutoCad Mapping & Booth Marking

B-Weiss Entertainment Group, LLC
831 4th Ave
Dallas, TX 75226 USA
+14699410546
brad@bweissent.com

ADDRESS
City of Celina
142 N Ohio St
Celina, TX 75009
United States

SHIP TO
Downtown Celina

Estimate 1546

DATE 08/26/2024

EXPIRATION DATE 09/05/2024

SHIP DATE
12/04/2024

TRACKING NO.
Christmas/Square-Infrastructure

ITEM	QTY	RATE	AMOUNT
DJ Loud & Clear / Emcee	1	1,600.00	1,600.00
Janitorial Service	1	2,500.00	2,500.00
Shuttles	1	12,500.00	12,500.00
Rentals - Tents, Tables, Chairs	1	1,250.00	1,250.00
Golf Carts	1	4,000.00	4,000.00
Petting Zoo	1	2,000.00	2,000.00
Generators	1	27,000.00	27,000.00
Light Towers, Forklifts, Etc.	1	6,000.00	6,000.00
Barricades / Road Closure	1	3,000.00	3,000.00
Fauxcades - Decor for Square	1	11,000.00	11,000.00
Stage, Sound, Lights	1	12,500.00	12,500.00
CAD Printing & Supplies	1	1,500.00	1,500.00
Buyouts	1	800.00	800.00
Expendibles	1	1,000.00	1,000.00

TOTAL **$86,650.00**

Accepted By

Accepted Date

EXHIBIT 1 - WORK AUTHORIZATION

MAPS #	2023-014	MAPS Date:	11/14/2023

In accordance with Paragraph 1.01 of the Main Agreement for Professional Services (MAPS) between the **City of Celina, Texas** (Owner) and **B-Weiss Entertainment Group, LLC** (Contractor); Owner has furnished the following event information to Contractor. Contractor's scope of work has been developed based on this information.

Event Name:	Beware of The Square 10/26/2024		
Work Authorization #		**Purchase Order#:**	
Contractor Representative:	Matt Stacks	**Owner Representative:**	

INVOICE SUBMITTAL

Invoice Instructions: **Electronic Submission is preferred.**	Email to:	accountspayable@celina-tx.gov & **events@celina-tx.gov**
	Mail to:	City of Celina Accounts Payable 142 N. Ohio Celina, TX 75009
	Include PO number and project name	

OWNER OPTIONAL INFORMATION:

1. **Work performed:** All work shall be completed in accordance with the scope listed below and the terms detailed in the Main Agreement for contractor services. Any changes to the scope of work must be in writing and approved by both parties prior to work performed.
2. **Date and Time to Commence:** Upon Receipt of Purchase Order, Signed Work Authorization.

CONSULTANT PROVIDED INFORMATION:

1. **Scope of Work:** **Attach as Exhibit A**
2. **Compensation:** **Attach as Exhibit B**
3. **Timeline / Schedule:** **Attach as Exhibit C**

ACCEPTANCE:

This Work Order is accepted pursuant to the terms listed above.

Execution of this Work Authorization by Owner and Consultant makes it subject to the terms and conditions of the Main Agreement and its exhibits and appendices, which Main Agreement, exhibits, and appendices are incorporated by this reference.

CITY OF CELINA

Signature

Printed Name & Title

Date

CONTRACTOR

Matt Stacks
Signature

Matt Stacks, Director of Operations
Printed Name & Title

08/26/2024
Date

Event Name: Beware! of the Square

Event Date: Saturday, October 26, 2024

Work Authorization Budget: 88750

Scope of Work:

- Décor
- Shuttle Service Management
- Janitorial Service
- Barricades/Traffic Control Material
- Entertainment Programming
- Light Towers, Fork Lifts and Heavy EQ
- Fencing
- Equipment and Event Rentals
- Golf Carts
- Generators/ Advance Electrical
- Event/Stage Management
- Cirque De Beware
- AutoCad Mapping & Booth Marking

B-Weiss Entertainment Group, LLC
831 4th Ave
Dallas, TX 75226 USA
+14699410546
brad@bweissent.com

ADDRESS
City of Celina
142 N Ohio St
Celina, TX 75009
United States

SHIP TO
Downtown Celina

Estimate 1544

DATE 08/26/2024

EXPIRATION DATE 09/05/2024

SHIP DATE
10/26/2024

TRACKING NO.
Beware/Square - Infrastructure

ITEM	QTY	RATE	AMOUNT
Projected Decorations/Halloween Items	1	14,000.00	14,000.00
Shuttle Service Management	1	1,500.00	1,500.00
Janitorial Service	1	4,500.00	4,500.00
Street Closure Barricades	1	2,500.00	2,500.00
Light Towers, Forklifts, Etc.	1	6,000.00	6,000.00
Rentals - Tents, Tables, Chairs	1	10,000.00	10,000.00
Golf Carts	1	4,000.00	4,000.00
Generators	1	30,000.00	30,000.00
CAD and Printing	1	1,250.00	1,250.00
Cirque De Beware	1	15,000.00	15,000.00

TOTAL **$88,750.00**

Accepted By

Accepted Date

Life Connected.

IT
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Amy Alexander, Director of Information Technology
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Amy Alexander
Date:	September 10, 2024
Re:	Integrated Computer Systems software renewal for Public Safety

Action Requested:
Consider and act to authorize an agreement with Integrated Computer Systems for public safety computer-aided dispatch (CAD) and records (RMS) software in an amount not to exceed $105,000.00 for year one, $108,150.00 for year two, and $111,394.50 for year three. (Alexander)

Background Information:
ICS software provides our public safety departments with the ability to communicate with the county's dispatch services. Staff is recommending the city transition to ICS Enterprise Site Licensing to cover all users and products offered by ICS going forward. With the addition of new officers each year, our annual spend for additional and existing licenses has increased to $147,568.53 annually. ICS is now offering an unlimited site license to the city that will significantly reduce our annual spend.

Council previously approved this renewal in October 2023 in the amount of $79,963.35.

Legal Review:
N/A

Supporting Documents:
1. ICSQ2806r2
2. ICS Council

Financial Consideration:

Funding is available through the current budget. Expenditures will not exceed funds appropriated and funds will be committed at the issuance of a purchase order.

Staff Recommendation:
Staff recommends awarding the purchase as presented.

Integrated Computer Systems
7300 SH 121, Suite 470
McKinney, TX 75070
214-544-0022
kyle@icspublicsafety.com

QUOTATION

Number: ICSQ2806
Date: Jun 11, 2024

Bill To	Contact
Celina Police Dept. Alexander Jones 110 N. Colorado St Celina, TX 75009 ajones@celina-tx.gov	**Celina Police Dept.** Alexander Jones 110 N. Colorado St Celina, TX 75009 ajones@celina-tx.gov

Upgrade to Enterprise Site License Subscription

Expiration Date	P.O. Number	Requested Install Date	Terms
10/11/2024			Oct. 1, 2024 - Sept. 30, 2025

Product and Description	Qty	List $	Disc Price	Extended	SAP3
SITE - ATHENA: Athena CAD/MDC/ICC/RMS Enterprise License Site license for the Athena Suite of Products (detailed below)	1	105,000.00	105,000.00	105,000.00	105000.00
MDC-ENTERPRISE: Mobile Data Client Enterprise Licensing Enterprise license covers all MDC users for the products in the Athena MDC portfolio (MDC, MDC-MAP, MDC-MAP-AVL, MDC-MAP-NAV, MDC-NCIC, MDC-PAGE, MDC-MAG). The MDC user must be employed by the City. This is also called a site or city-wide license.	1				
LAW-ENTERPRISE: Law Records Enterprise Licensing Enterprise license covers all LAW/RMS users for the products in the Athena RMS portfolio (LRM, LAW-FI, LAW-CASE, LAW-ECASE, LAW-CRIME, LAW-PROP, LAW-PROP-BAR, LAW-JAIL). The RMS user must be employed by the City. This is also called a site or city-wide license.	1				
RMS-K9: K-9 Module for Athena RMS K-9 Module for Athena RMS (site-license)	1				
RMS-Drone: Drone module for Athena RMS Drone module for Athena RMS (site license)	1				
RMS-ACO: Animal Control Animal Control for Athena RMS (site license)	1				

Upon approval by your agency, this document will become a purchase agreement by and between LICENSEE and Integrated Computer Systems Inc., located at 7300 SH 121, Suite 470, McKinney, Texas 75070, and is subject to all terms and conditions or user license agreements executed at an earlier date.

Product and Description	Qty	List $	Disc Price	Extended	SAP3

NOTES:
(1) Athena CAD dispatch licenses and software is not included.
(2) 2 CAD management console licenses are included
(3) Currently implemented and installed Interfaces are included in this Enterprise license. Any future interfaces will need to be purchased separately.
(4) This is an annual subscription
(5) Future year subscriptions are subject to an annual consumer price increase; currently set at 3% for 24/25 fiscal year.

Sub-total	105,000.00
Less discount	0.00
Distribution	0.00
Total	$105,000.00

Software Assurance Plan (SAP 3) per Yr	$105,000.00
(Annual maintenance starts in Year 2)	

Signature or valid purchase order number

Upon approval by your agency, this document will become a purchase agreement by and between LICENSEE and Integrated Computer Systems Inc., located at 7300 SH 121, Suite 470, McKinney, Texas 75070, and is subject to all terms and conditions or user license agreements executed at an earlier date.

INTEGRATED COMPUTER SYSTEMS (ICS) SOFTWARE RENEWAL

Amy Alexander
Director of Information Technology
September 10, 2024



ICS software provides our public safety departments with the ability to directly communicate with the county's dispatch services as well as records management including report writing.

Staff is recommending the city transition to ICS Enterprise for this renewal. This will cover all users and products offered by ICS going forward. With the addition of new officers each year, our annual spend for additional and existing licenses has increased to $147,568.53 annually. ICS is now offering an unlimited site license to the city that will significantly reduce our annual spend.



QUESTIONS?

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Anthony Satarino, Strategic Services Director
CC:	Robert Ranc, City Manager
Intiated by:	Ty Behringer
Date:	September 10, 2024
Re:	Amended and Restated Performance Agreement - NWC Tollway/Frontier, LP

Action Requested:
Consider and act upon an Amended and Restated Economic Development Performance Agreement between the City of Celina, Celina Economic Development Corporation, and NWC Tollway/Frontier, LP. (Satarino)

Background Information:
The Developer requests the City and the CEDC provide a 90-day extension to the commencement and completion of construction deadlines required in the original agreement. The proposed amendments to the original agreement are as follows:

Section 4. Affirmative Covenants of Developer
Subsection (a)(1) is amended to extend the deadline for invoices, receipts, or other documentation for qualified expenditures related to building one to be submitted to the City and CEDC by February 1, 2026.

Subsection (a)(2) is amended to extend the deadline for invoices, receipts, or other documentation for qualified expenditures related to building two to be submitted to the City and CEDC by February 1, 2026.

Subsection (c)(1) is amended to extend the deadline to obtain or cause to be obtained a certificate of occupancy to February 1, 2026.

Subsection (c)(2) is amended to extend the deadline to obtain or cause to be obtained a certificate of occupancy to February 1, 2026.

Subsection (d) is amended to be a combined total of 9,000 square feet of leasable space between buildings 1 and 2, instead of each building being 4,500 square feet of leasable space.

Subsection (d)(1) is amended to extend the deadline in which the Developer is to obtain or cause to be obtained a minimum of executed leases for a minimum of 4,500 square feet of leased space by August 1, 2025.

Subsection (d)(2) is amended to extend the deadline in which the Developer is to obtain or cause to be obtained a minimum of executed leases for a minimum of 4,500 square feet of leased space by August 1, 2025.

Subsection (e) is amended to extend the deadline for which the Developer must use its commercially reasonable efforts to cause to be employed and maintained at the Property a minimum of ten full-time equivalent positions working at the property to August 1, 2025.

Legal Review:
The City Attorney and CEDC Attorney have reviewed the attached Amendment.

Supporting Documents:
1. EDC and City - Amended and Restated Performance Agreement - NWC Frontier Tollway LP - Signed by EDC

Financial Consideration:
There are no financial obligations being considered at this time.

Staff Recommendation:
Staff recommends approval.

AMENDED AND RESTATED ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT

This **AMENDED AND RESTATED ECONOMIC DEVELOPMENT PERFORMANCE AGREEMENT** by and between the **CITY OF CELINA, TEXAS**, a Texas home-rule municipality (hereinafter referred to as the "City"); the **CELINA ECONOMIC DEVELOPMENT CORPORATION**, a Texas non-profit corporation (hereinafter referred to as the "CEDC"), and **NWC TOLLWAY/FRONTIER, LP**, a Texas limited partnership (hereinafter referred to as "Developer"), is made and executed on the following recitals, terms and conditions.

WHEREAS, the City possesses the legal and statutory authority under Chapter 380 of the Texas Local Government Code to make loans or grants of public funds for the purposes of promoting local economic development and stimulating business and commercial activity within the City of Celina, Texas; and

WHEREAS, the City has determined that a grant of funds to the Developer for the Facility (as hereinafter defined) will serve the public purpose of promoting local economic development, with the development and diversification of the economy of the state and City, will eliminate unemployment and underemployment in the state and City, and will enhance business and commercial activity within the City; and

WHEREAS, the City has concluded and hereby finds that this Agreement clearly promotes economic development in the City, and, as such, meets the requisites under Chapter 380 of the Texas Local Government Code, is in the best interests of the City and the Developer, and meets the requirements of Article III, Section 52-a of the Texas Constitution, by assisting in the development and diversification of the economy of the State, by eliminating unemployment or underemployment in the State, and by the development or expansion of commerce within the State; and

WHEREAS, the CEDC is a Type A economic development corporation, created pursuant to Chapter 504 of the Texas Local Government Code, as amended; and

WHEREAS, Section 501.103 of the Texas Local Government Code, in pertinent part, defines the term "project" to mean "expenditures that are found by the board of directors to be required or suitable for infrastructure necessary to promote or develop new or expanded business enterprises, limited to: (1) streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; (2) telecommunications and Internet improvements . . ."; and

WHEREAS, Section 501.158 of the Texas Local Government Code prohibits the provision of a direct incentive unless CEDC enters into an Agreement with Developer providing at a minimum a schedule of additional payroll or jobs to be created or retained by CEDC's investment; a schedule of capital investments to be made as consideration for any direct incentives provided by CEDC to Developer; and a provision specifying the terms and conditions upon which repayment must be made should Developer fail to meet the agreed to performance requirements specified in this Agreement; and

WHEREAS, Developer has applied to the City and CEDC for financial assistance necessary to construct The Creeks at Celina retail development to be generally located at 2700 to 2820 W. Frontier Parkway, City of Celina, Collin County, Texas, and as more particularly described in ***Exhibit A*** of this Agreement, which is attached hereto and incorporated herein for all purposes (hereinafter referred to as the "Property"); and

WHEREAS, The Creeks at Celina retail development to be constructed on the Property, shall consist of a minimum of four (4) separate retail buildings, each a minimum of 9,000 square feet of retail space, as generally depicted in ***Exhibit B*** of this Agreement, which is attached hereto and is incorporated herein for all purposes; and

WHEREAS, the CEDC's Board of Directors have determined the financial assistance to be provided to Developer pursuant to this Agreement is consistent and meets the definition of "project" as that term is defined in Section 501.103 of the Texas Local Government Code; and the definition of "cost" as that term is defined by Section 501.152 of the Texas Local Government Code; and

WHEREAS, Developer agrees and understands that Section 501.073(a) of the Texas Local Government Code requires the City Council of the City, to approve all programs and expenditures of the CEDC, and accordingly this Agreement is not effective until City Council has approved this project at a City Council meeting called and held for that purpose.

NOW, THEREFORE, for and in consideration of the agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City, CEDC and Developer agree as follows:

SECTION 1. FINDINGS INCORPORATED.

The foregoing recitals are hereby incorporated into the body of this Agreement and shall be considered part of the mutual covenants, consideration and promises that bind the parties.

SECTION 2. TERM.

This Agreement shall be effective as of the Effective Date, as defined herein, and shall continue thereafter until **November 1, 2028**, unless terminated sooner under the provisions hereof.

SECTION 3. DEFINITIONS.

The following words shall have the following meanings when used in this Agreement.

(a) **Act.** The word "Act" means Chapters 501 to 505 of the Texas Local Government Code, as amended.

(b) **Agreement**. The word "Agreement" means this Amended and Restated Economic

Development Performance Agreement, authorized by Chapters 380, 501 and 504 of the Texas Local Government Code, together with all exhibits and schedules attached to this Agreement from time to time, if any, and any amendments to this Agreement and/or exhibits and schedules.

(c) **CEDC.** The term "CEDC" means the Celina Economic Development Corporation, a Texas non-profit corporation, its successors and assigns, whose corporate address for the purposes of this Agreement is 302 W. Walnut Street, Celina Texas 75009.

(d) **City.** The word "City" means the City of Celina, Collin and Denton County, Texas, a Texas home-rule municipality. For the purposes of this Agreement, City's address is 112 N. Colorado Street, Celina, Texas 75009.

(e) **City Regulation**. The word "City Regulation" means any ordinance, rule, regulation, standard, policy, order, guideline, master plans, or other City-adopted or City-enforced requirement, as amended and adopted by the City for uniform application throughout the corporate limits, and as are applicable to the Facility.

(f) **Developer.** The word "Developer" means NWC Tollway/Frontier, LP, a Texas limited partnership, its successors and assigns, whose address for the purposes of this Agreement is 3102 Maple Avenue, Suite 500, Dallas, Texas 75201.

(g) **Effective Date.** The words "Effective Date" mean the date of the latter to execute this Agreement by and between the Developer, the City, and the CEDC.

(h) **Event of Default**. The words "Event of Default" mean and include any of the Events of Default set forth below in the section entitled "Events of Default."

(i) **Facility.** The word "Facility" means The Creeks at Celina retail development to be constructed on the Property, and consisting of a minimum of four (4) separate retail buildings, each a minimum of 9,000 square feet of retail space, as generally depicted in ***Exhibit B*** of this Agreement, which is attached hereto and is incorporated herein for all purposes.

(j) **Full-Time Equivalent Employment Position.** The words "Full-Time Equivalent Employment Position" or "Full-Time Equivalent Employment Positions" mean and include a job requiring a minimum of One Thousand Nine Hundred Twenty (1,920) hours of work averaged over a twelve (12) month period.

(k) **Property.** The word "Property" means at 2700 to 2820 W. Frontier Parkway, City of Celina, Collin County, Texas, and as more particularly described in ***Exhibit A*** of this Agreement, which is attached hereto and incorporated herein for all purposes.

(l) **Qualified Expenditures.** The words "Qualified Expenditures" mean those costs associated with the construction of the Facility located on the Property, and which meet the definition

of "project" as that term is defined in Section 501.103 of the Act, and meet the definition of "cost" as that term is defined in Section 501.152 of the Act. The term "Qualified Expenditures" shall include infrastructure necessary to promote or develop new or expanded business enterprises, limited to: streets and roads, rail spurs, water and sewer utilities, electric utilities, or gas utilities, drainage, site improvements, and related improvements; and telecommunications and Internet improvements.

(m) **Term.** The word "Term" means the term of this Agreement as specified in Section 2 of this Agreement.

SECTION 4. AFFIRMATIVE COVENANTS OF DEVELOPER.

Developer covenants and agrees with City and CEDC that, while this Agreement is in effect, it shall comply with the following terms and conditions:

(a) **Qualified Expenditures.** Developer covenants and agrees to submit to the City and CEDC invoices, receipts, or other documentation in a form acceptable to the City and CEDC for the Qualified Expenditures made to the Property in a minimum amount of **Three Hundred Thousand and No/100 Dollars ($300,000.00)** as follows:

(1) **Seventy-Five Thousand and No/100 Dollars ($75,000.00)** by **February 1, 2026**;

(2) **Seventy-Five Thousand and No/100 Dollars ($75,000.00)** by **February 1, 2026;**

(3) **Seventy-Five Thousand and No/100 Dollars ($75,000.00)** by **November 1, 2028**; and

(4) **Seventy-Five Thousand and No/100 Dollars ($75,000.00)** by **November 1, 2028.**

If such invoices, receipts, or other documentation are incomplete or insufficient for City and the CEDC to verify the Qualified Expenditures, City and/or CEDC shall notify Developer, and Developer shall promptly supply any missing or necessary additional information necessary to verify the Qualified Expenditures.

(b) **Development of the Facility**. The Facility shall be constructed and operated in accordance with the site plan, building elevations, and landscape plan approved by the City. Developer agrees that materials and finish-out used for the Facility shall be substantially similar to such plans. Developer agrees that construction shall be in conformance with the most recently adopted building codes of the City and that building permit applications will be reviewed under such codes. The development and use of the Property shall comply with the ordinances, policies, standards and regulations of the City, including but not limited to the Celina Comprehensive Zoning and Subdivision Ordinances, as amended.

(c) **Certificate of Occupancy.** Developer covenants and agrees to, after complying with all City Regulations, obtain or cause to be obtained a certificate of occupancy from the City

for the Facility located on the Property as follows:

(1) building one by **February 1, 2026**;
(2) building two by **February 1, 2026**;
(3) building three by **November 1, 2028**; and
(4) building four by **November 1, 2028**.

(d) **Leases for the Facility.** Developer covenants and agrees use commercially reasonable efforts to obtain or cause to be 9,000 square feet between building one and building two and 9,000 square feet between building three and building four upon such economic terms as Developer shall approve in its sole and absolute discretion as follows:

(1) building one by **August 1, 2025**;
(2) building two by **August 1, 2025**;
(3) building three by **May 1, 2028**; and
(4) building four by **May 1, 2028**.

(e) **Job Creation and Retention.** Developer covenants and agrees by**August 1, 2025**, and during the Term of this Agreement to use its commercially reasonable efforts to cause to be employed and maintained at the Property a minimum of ten (10) Full-Time Equivalent Employment Positions working at the Property. The City and/or CEDC may require the Developer so submit a job compliance affidavit, certifying compliance with the requirement in this subsection. A job compliance affidavit provided by tenants of the Property shall satisfy the obligation of Developer to provide such job compliance affidavit.

(f) **Prohibited Uses**: Developer covenants and agrees during the Term of this Agreement that unless otherwise approved by the City and the CEDC, and only in the event that the zoning on the Property allows such uses, that the following uses shall not be allowed in any portion of the Facility: alternative financial services, sexually oriented business, body art facilities, smoke shops, drug or vice paraphernalia, gaming or slot machines (excluding arcades) lewd merchandise sales, pawn shops and outdoor storage/display (the "Prohibited Uses").

(g) **Performance Conditions**. Developer agrees to make, execute and deliver to the City and CEDC such other promissory notes, instruments, documents and other agreements as the City and CEDC or its attorneys may reasonably request to evidence this Agreement.

(h) **Groundbreaking and Opening Ceremonies**. Developer agrees to provide for participation of the governing bodies of the City and CEDC in the ceremonial groundbreaking and opening (e.g., ribbon-cutting) of the Facility, and to allow City and CEDC to market such ceremonies.

(i) **Performance**. Developer agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements between Developer, City, and CEDC.

SECTION 5. OBLIGATIONS OF THE CITY.

The City covenants and agrees with the CEDC and Developer that, while this Agreement is in effect the City shall comply with the following terms and conditions:

(a) **Water, Sewer, and Roadway Impact Fee Grant.** The City covenants and agrees to provide Developer a grant in the amount of fifty percent (50%) of the water, sewer, and roadway impact fees imposed by the City on the Developer for the Property pursuant to City policy, and Chapter 395 of the Texas Local Government Code. The grant shall be applied as an offset at the time of said water, sewer, and roadway impact fee payment by Developer to City, which shall occur prior to granting of a building permit for the Property, or as agreed to by the parties.

(b) **Performance**. City agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement.

SECTION 6. AFFIRMATIVE COVENANTS OF CEDC.

CEDC covenants and agrees with the City and Developer that, while this Agreement is in effect, it shall comply with the following terms and conditions:

(a) **Financial Assistance for Qualified Expenditures.** CEDC covenants and agrees to submit reimbursement to Developer for Qualified Expenditures made by the Developer pursuant to Section 4(a) of this Agreement, in an aggregate amount not to exceed the lesser of **Three Hundred Thousand and No/100 Dollars ($300,000.00)** or the aggregate amount of said paid invoices, paid receipts, or other paid documentation submitted by the Developer to CEDC within thirty (30) days of receipt of said documentation, and as follows:

(1) **Seventy-Five Thousand and No/100 Dollars ($75,000.00)** for building one;

(2) **Seventy-Five Thousand and No/100 Dollars ($75,000.00)** for building two;

(3) **Seventy-Five Thousand and No/100 Dollars ($75,000.00)** for building three; and

(4) **Seventy-Five Thousand and No/100 Dollars ($75,000.00)** for building four.

(b) **Performance**. CEDC agrees to perform and comply with all terms, conditions, and provisions set forth in this Agreement and in all other instruments and agreements by and between the Developer, City, and CEDC.

SECTION 7. CESSATION OF ADVANCES.

The City and CEDC shall have no obligation to advance or disburse the financial assistance described herein if: (i) Developer becomes insolvent, files a petition in bankruptcy or similar proceedings, or is adjudged bankrupt; or (ii) an Event of Default occurs.

SECTION 8. EVENTS OF DEFAULT.

Each of the following shall constitute an Event of Default under this Agreement:

(a) **General Event of Default.** Failure of Developer, City, or CEDC to comply with or to perform any other term, obligation, covenant or condition contained in this Agreement.

(b) **False Statements.** Any warranty, representation, or statement made or furnished to the City and CEDC by or on behalf of Developer under this Agreement that is false or misleading in any material respect, either now or at the time made or furnished is an Event of Default.

(c) **Insolvency.** Developer's insolvency, appointment of receiver for any part of Developer's property, any assignment for the benefit of creditors of Developer, any type of creditor workout for Developer, or the commencement of any proceeding under any bankruptcy or insolvency laws by or against Developer is an Event of Default.

(d) **Ad Valorem Taxes or other Impositions.** Developer allows its ad valorem taxes, assessments, use and occupancy taxes, charges, excises, license and permit fees, or other charges owed to the City or the State of Texas for any property or business owned by Developer, or any of its affiliates or related entities, to become delinquent and fails to timely and properly follow the legal procedures for protest and/or contest of such imposition and to cure such failure within thirty (30) days after written notice thereof from the City, CEDC, and/or Collin County Central Appraisal District is an Event of Default.

(e) **Building Permit Revoked.** If any applicable building permits required for the Facility and issued by the City are revoked or expire, and Developer fails to make reasonable efforts to obtain new permits, as determined by the City or CEDC, and such default is not cured by Developer within thirty (30) days after written notice thereof.

(f) **Lawsuits.** Developer's filing of any lawsuit against the City or CEDC is an Event of Default.

SECTION 9. EFFECT OF AN EVENT OF DEFAULT.

In the event of default under Section 8 of this Agreement, the non-defaulting party shall give written notice to the other party of any default, and the defaulting party shall have thirty (30) days to cure said default. If the defaulting party is unable to cure such default within the thirty (30) day cure period despite exercising diligent efforts to achieve such cure, the defaulting party shall be entitled to an additional cure period not to exceed thirty (30) days to attempt to achieve such cure. Should said default remain uncured as of the last day of the applicable cure period (subject to extension as herein provided), and the non-defaulting party is not otherwise in default, the non-defaulting party shall have the right to immediately terminate this Agreement by providing written notice of termination to Developer. In the event, Developer defaults and is unable or unwilling to cure said default within the prescribed time period, the amounts provided by the City and the CEDC to Developer pursuant to Sections 5 and 6 of this Agreement shall become due and

payable by Developer to the CEDC and City within thirty (30) days following such default.

SECTION 10. INDEMNIFICATION; LIMITATION ON LIABILITY.

(a) TO THE EXTENT ALLOWED BY LAW, DEVELOPER AGREES TO RELEASE, DEFEND, INDEMNIFY, AND HOLD HARMLESS THE CITY AND CEDC (AND ITS OFFICERS, AGENTS, AND EMPLOYEES) FROM AND AGAINST ALL CLAIMS OR CAUSES OF ACTION FOR INJURIES (INCLUDING DEATH), PROPERTY DAMAGES (INCLUDING LOSS OF USE), AND ANY OTHER LOSSES, DEMAND, SUITS, JUDGMENTS AND COSTS, INCLUDING REASONABLE ATTORNEYS' FEES AND EXPENSES, IN ANY WAY ARISING OUT OF, RELATED TO OR RESULTING FROM ITS PERFORMANCE UNDER THIS AGREEMENT, OR CAUSED BY ITS NEGLIGENT ACTS OR OMISSIONS (OR THOSE OF ITS RESPECTIVE OFFICERS, AGENTS, EMPLOYEES, OR ANY OTHER THIRD PARTIES FOR WHOM IT IS LEGALLY RESPONSIBLE) IN CONNECTION WITH PERFORMING THIS AGREEMENT.

(b) Except for the City and CEDC's obligations to provide the financial assistance as set forth in this Agreement, the City and CEDC, and its past, present, and future officers, employees, contractors, and agents assume no responsibilities or liabilities to Developer, or any third parties in connection with the Facility and/or the Property, and Developer hereby waives any and all claims against the City and CEDC for any injury to persons or damage to property in connection therewith. Developer acknowledges and agrees that there shall be no personal recourse to the directors, officers, employees, or agents of the City or CEDC, who shall incur or assume no liability in respect of any claims based upon or relating to this Agreement. It is understood and agreed between the parties that Developer, in satisfying the conditions of this Agreement, has acted independently, and the City and CEDC assume no responsibilities or liabilities to third parties in connection with these actions.

SECTION 11. MISCELLANEOUS PROVISIONS.

The following miscellaneous provisions are a part of this Agreement:

(a) **Amendments**. This Agreement constitutes the entire understanding and agreement of the parties as to the matters set forth in this Agreement. No alteration of or amendment to this Agreement shall be effective unless given in writing and signed by the party or parties sought to be charged or bound by the alteration or amendment.

(b) **Applicable Law and Venue**. This Agreement shall be governed by and construed in accordance with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in Collin County, Texas. Venue for any action arising under this Agreement shall lie in the state district courts of Collin County, Texas.

(c) **Assignment.** This Agreement may not be assigned without the express written consent of

the other party.

(d) **Binding Obligation.** This Agreement shall become a binding obligation on the signatories upon execution by all signatories hereto. Developer warrants and represents that the individual or individuals executing this Agreement on behalf of Developer has full authority to execute this Agreement and bind Developer to the same. The City warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same. CEDC warrants and represents that the individual executing this Agreement on its behalf has full authority to execute this Agreement and bind it to the same.

(e) **Caption Headings**. Caption headings in this Agreement are for convenience purposes only and are not to be used to interpret or define the provisions of the Agreement.

(f) **Counterparts.** This Agreement may be executed in one or more counterparts, each of which shall be deemed an original and all of which shall constitute one and the same document.

(g) **Notices**. Any notice or other communication required or permitted by this Agreement (hereinafter referred to as the "Notice") is effective when in writing and (i) personally delivered either by facsimile (with electronic information and a mailed copy to follow) or by hand or (ii) three (3) days after notice is deposited with the U.S. Postal Service, postage prepaid, certified with return receipt requested, and addressed as follows:

If to the City:	City of Celina, Texas 112 N. Colorado Street Celina, Texas 75009 Attn: Robert Ranc, City Manager Telephone: (972) 382-2682
if to CEDC:	Celina Economic Development Corporation 302 W. Walnut Street Celina Texas 75009 Attn: Anthony Satarino, Executive Director Telephone: (972) 382-3455
if to Developer:	NWC Tollway-Frontier, LP 3102 Maple Avenue, Suite 500 Dallas, Texas 75201 Attn: Tim Baker, Vice President Telephone: (214) 720-6601

(h) **Severability**. If a court of competent jurisdiction finds any provision of this Agreement to be invalid or unenforceable as to any person or circumstance, such finding shall not render that provision invalid or unenforceable as to any other persons or circumstances. If

feasible, any such offending provision shall be deemed to be modified to be within the limits of enforceability or validity; however, if the offending provision cannot be so modified, it shall be stricken and all other provisions of this Agreement in all other respects shall remain valid and enforceable.

(i) **Time is of the Essence.** Time is of the essence in the performance of this Agreement.

(j) **Undocumented Workers.** Developer certifies that the Developer does not and will not knowingly employ an undocumented worker in accordance wih Chapter 2264 of the Texas Government Code, as amended. If during the Term of this Agreement, Developer is convicted of a violation under 8 U.S.C. § 1324a(f), Developer shall repay the amount of the public subsidy provided under this Agreement plus interest, at the rate of six percent (6%), not later than the 120th day after the date the City or CEDC notifies Developer of the violation.

(k) **Form 1295 Certificate.** Developer agrees to comply with Texas Government Code, Section 2252.908 and in connection therewith, the Developer agrees to go online with the Texas Ethics Commission to complete a Form 1295 Certificate and further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City, at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate.

(l) **Non-Boycott of Israel Provision.** In accordance with Chapter 2270 of the Texas Government Code, a Texas governmental entity may not enter into an agreement with a business entity for the provision of goods or services unless the agreement contains a written verification from the business entity that it: (1) does not boycott Israel; and (2) will not boycott Israel during the term of the agreement. Chapter 2270 of the Texas Government Code does not apply to a (1) a company that is a sole proprietorship; (2) a company that has fewer than ten (10) full-time employees; or (3) the contract has a value of less than One Hundred Thousand Dollars ($100,000.00). Unless Developer is not subject to Chapter 2270 of the Texas Government Code for the reasons stated herein, the signatory executing this Agreement on behalf of Developer verifies that Developer does not boycott Israel and will not boycott Israel during the Term of this Agreement.

(m) **Prohibition on Contracts with Certain Companies Provision.** In accordance with Section 2252.152 of the Texas Government Code, the Parties covenant and agree that Developer is not on a list maintained by the State Comptroller's office prepared and maintained pursuant to Section 2252.153 of the Texas Government Code.

(n) **Report Agreement to Comptroller's Office.** City covenants and agrees to report this Agreement to the State Comptroller's office within fourteen (14) days of the Effective Date of this Agreement, in accordance with Section 380.004 of the Texas Government Code, as added by Texas House Bill 2404, 87th Tex. Reg. Session (2021) (effective September 1, 2021).

(o) **Verification Against Discrimination of Firearm or Ammunition Industries.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 19, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) full-time employees and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the Developer represents that: (1) the Developer does not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association; and (2) the Developer will not discriminate during the Term of the Agreement against a firearm entity or firearm trade association.

(p) **Verification Against Discrimination Developer Does Not Boycott Energy Companies.** Pursuant to Texas Government Code Chapter 2274, (as added by Texas Senate Bill 13, 87th Tex. Reg. Session (2021) (effective September 1, 2021)) unless otherwise exempt, if the Developer employs at least ten (10) full-time employees and this Agreement has a value of at least $100,000 that is paid wholly or partly from public funds of the City, the Developer represents that: (1) the Developer does not boycott energy companies; and (2) the Developer will not boycott energy companies during the Term of this Agreement.

[The Remainder of this Page Intentionally Left Blank]

DEVELOPER ACKNOWLEDGES HAVING READ ALL THE PROVISIONS OF THIS AGREEMENT, AND DEVELOPER AGREES TO ITS TERMS. THIS AGREEMENT IS EFFECTIVE AS OF THE EFFECTIVE DATE AS IS PROVIDED HEREIN.

CITY:

CITY OF CELINA, TEXAS,
A Texas home-rule municipality,

_____
Ryan Tubbs, Mayor
Date Signed: _____

ATTEST:

_____
Lauren Vaughns, City Secretary

CEDC:

CELINA ECONOMIC DEVELOPMENT CORPORATION,
a Texas non-profit corporation

By: _____
Clint Bissett, President
Date Signed: 9-5-24

DEVELOPER:

NWC TOLLWAY/FRONTIER, LP,
a Texas limited partnership,
By: GP NWC Tollway/Frontier One, L.L.C.
Its: General Partner

By: _____
Its: Manager
Date Signed: _____

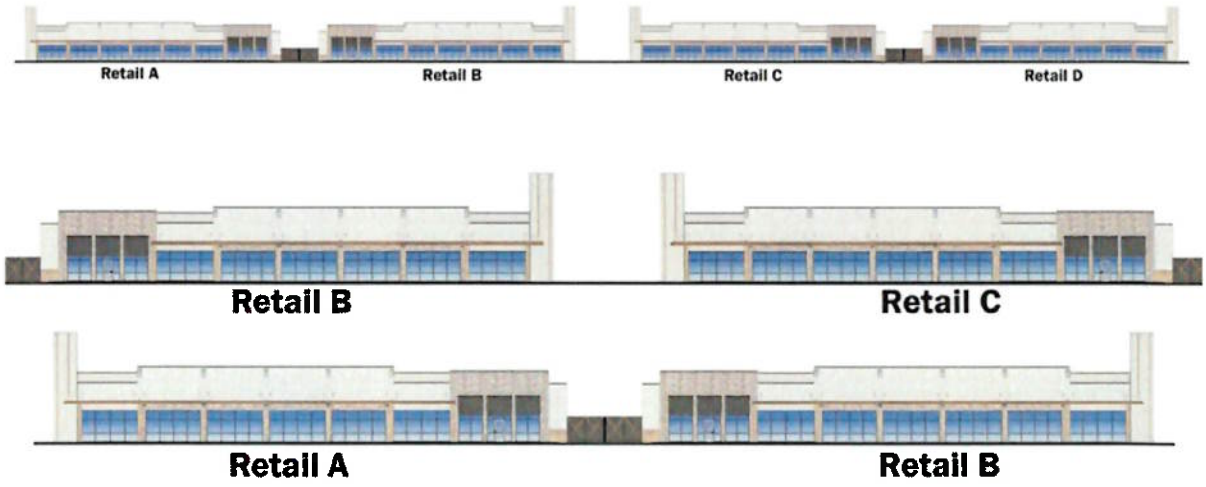
Exhibit A

[Legal Description and/or Depiction of the Property]

Lot 64, Block A, of CREEKS OF LEGACY PHASE 2B, an Addition to the City of Celina, Collin County, Texas, according to the map or plat thereof recorded in Volume 2017, Page 598, of the Plat Records of Collin County Texas.

Exhibit B

[Depiction of the Facility]



Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Ty Behringer, Assistant to the City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Ty Behringer
Date:	September 10, 2024
Re:	Third Amendment - Gran Sweet, LLC - Economic Incentive Agreement

Action Requested:
Consider and act to authorize the City Manager to execute a Third Amendment to the Economic Development Incentive Agreement between the City of Celina, Celina Economic Development Corporation, and Gran Sweet, LLC. (Satarino)

Background Information:
On September 30, 2021, the Parties entered into an Economic Development Incentive Agreement ("Original Agreement"), which addressed the City and CEDC's economic development grant contributions to the costs of the Developer's remodel of a 2,100-foot structure on property described in the Agreement for a multi-service bakery (the "Facility"). The City contributed a total of $25,000 towards the cost of improvements. The CEDC contributed a total of $100,000 towards the cost of improvements.

On May 10, 2022, the Parties entered into a First Amendment to the Economic Development Incentive Agreement ("First Amendment"), which amended the Original Agreement to extend the timeline for construction commencement and completion.

On February 14, 2023, the Parties entered into a Second Amendment to the Economic Incentive Agreement, which amended the Original Agreement ("Second Amendment") to include an additional grant, made of up of a $25,000 grant and $25,000 loan, due in part to Developer's assertion that construction being completed on the adjacent streets was affecting development of the facility.

On February 14, 2023, the Developer executed a Promissory Note for the loan ("Loan"), as outlined in the Second Amendment.

The Third Amendment to the Economic Development Incentive Agreement desire to amend the Agreement by providing for the potential reduction of annual Loan payments by Developer by certain sales tax revenues of Developer at the Facility.

Tax Reporting Period	Projected Taxable Sales at Facility during Tax Reporting Period	Projected City Sales Tax from Facility during Tax Reporting Period	Amount of City Sales Tax Per Section 3.2 Required to receive each Annual CEDC Grant Payment (25% of Projected)	Sales Tax Required for Full Annual Loan Payment Per Third Amendment
Sept. 1, 2024 to Aug. 31, 2025	$480,000	$9,600	$2,400	$7,400
Sept. 1, 2025 to Aug. 31, 2026	$576,000	$11,520	$2,880	$7,880
Sept. 1, 2026 to Aug. 31, 2027	$662, 400	$13,248	$3,312	$8,312
Sept. 1, 2027 to Aug. 31, 2028	$761,760	$15,235	Not Applicable	$8,809
Sept. 1, 2028 to Aug. 31, 2029	$876,024	$17,520	Not Applicable	$9,380

For illustration purposes only, if the City Sales Tax received by the City from the Facility in the Sept. 1, 2024 to Aug. 31, 2025 reporting period equals $3,400, then $1,000 of the $5,000 installment Loan payment due on December 31, 2025 would be forgiven and $4,000 would be paid by Developer; however (i) if the City Sales Tax received by the City from the Facility in the Sept. 1, 2024 to Aug. 31, 2025 reporting period is less than $2,400, the installment Loan payment due on December 31, 2025 of $5,000 shall be paid entirely by Developer, and (ii) if the City Sales Tax received by the City from the Facility in the Sept. 1, 2024 to Aug. 31, 2025 reporting period is $7,400 or more, the installment Loan payment due on December 31, 2025 of $5,000 shall be forgiven.

Legal Review:
The City Attorney has reviewed the Third Amendment to the Economic Development Incentive Agreement.

Supporting Documents:
1. Third Amendment to Incentive Agreement - Gran Sweets LLC - Signed by EDC

Financial Consideration:

Tax Reporting Period	Projected Taxable Sales at	Projected City Sales Tax from	Amount of City Sales Tax Per	Sales Tax Required for Full

	Facility during Tax Reporting Period	Facility during Tax Reporting Period	Section 3.2 Required to receive each Annual CEDC Grant Payment (25% of Projected)	Annual Loan Payment Per Third Amendment
Sept. 1, 2024 to Aug. 31, 2025	$480,000	$9,600	$2,400	$7,400
Sept. 1, 2025 to Aug. 31, 2026	$576,000	$11,520	$2,880	$7,880
Sept. 1, 2026 to Aug. 31, 2027	$662, 400	$13,248	$3,312	$8,312
Sept. 1, 2027 to Aug. 31, 2028	$761,760	$15,235	Not Applicable	$8,809
Sept. 1, 2028 to Aug. 31, 2029	$876,024	$17,520	Not Applicable	$9,380

For illustration purposes only, if the City Sales Tax received by the City from the Facility in the Sept. 1, 2024 to Aug. 31, 2025 reporting period equals $3,400, then $1,000 of the $5,000 installment Loan payment due on December 31, 2025 would be forgiven and $4,000 would be paid by Developer; however (i) if the City Sales Tax received by the City from the Facility in the Sept. 1, 2024 to Aug. 31, 2025 reporting period is less than $2,400, the installment Loan payment due on December 31, 2025 of $5,000 shall be paid entirely by Developer, and (ii) if the City Sales Tax received by the City from the Facility in the Sept. 1, 2024 to Aug. 31, 2025 reporting period is $7,400 or more, the installment Loan payment due on December 31, 2025 of $5,000 shall be forgiven.

Staff Recommendation:
The CEDC Board of Directors recommended approval.

THIRD AMENDMENT TO THE ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT

THIS THIRD AMENDMENT TO THE ECONOMIC DEVELOPMENT INCENTIVE AGREEMENT ("Third Amendment") is made and entered into this ___ day of _____, 2024, by and between the City of Celina, Texas (the "City"), the Celina Economic Development Corporation (the "CEDC"), and Gran Sweet, LLC (the "Developer")(each a "Party" and collectively the "Parties"), acting by and through their respective authorized representatives.

W I T N E S S E T H:

WHEREAS, on September 30, 2021, the Parties entered into that certain Economic Development Incentive Agreement ("Original Agreement"), which addressed the City and CEDC's economic development grant contributions to the costs of the Developer's remodel of a 2,100-foot structure on property described in the Agreement for a multi-service bakery (the "Facility"); and

WHEREAS, on May 10, 2022, the Parties entered into that certain First Amendment to the Economic Development Incentive Agreement ("First Amendment"), which amended the Original Agreement; and

WHEREAS, on February 14, 2023, the Parties entered into that certain Second Amendment to the Economic Incentive Agreement, which amended the Original Agreement ("Second Amendment")(Original Agreement, First Amendment and Second Amendment are hereinafter called the "Agreement"); and

WHEREAS, on February 14, 2023 the Developer executed a Promissory Note for the loan ("Loan"), as outlined in the Agreement, in favor of the City ("Promissory Note"); and

WHEREAS, the Parties desire to amend the Agreement by providing for the potential reduction of annual Loan payments by Developer by certain sales tax revenues of Developer at the Facility.

NOW, THEREFORE, in consideration of the foregoing premises and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the Parties, covenant and agree as follows:

1. **Agreement and Promissory Note Remain in Full Force and Effect.** The Parties acknowledge and agree that, except to the extent amended herein, all provisions and terms contained in the Agreement remain in full force and effect, including any terms, conditions, contingencies, deadlines, or other obligations of Developer to receive the Grants, Additional Grant and Loan stated and defined therein. In the event of a conflict between this Third Amendment and the Agreement, the terms of this Third Amendment shall control. The Parties agree and acknowledge that the effective date of the Promissory Note and the Second Amendment was February 14, 2023. The Promissory Note shall be modified by the attached Addendum ("Note

Addendum"), to be executed by Developer simultaneously herewith. Execution of the Note Addendum is a condition precedent to this Third Amendment becoming effective.

2. **Amendment to Section 3.2 of Agreement**. Section 3.2 of the Agreement is amended to replace the three occurrences of the word "within" to "at least". The minimum amount of City Sales tax required to be generated over a twelve month period to receive the annual CEDC Grant payment is reflected in Table 3.A. in Paragraph 3 below.

3. **Amendment to Agreement Regarding Loan**.

A. The Promissory Note provides that Developer shall repay the Loan in accordance with the payment schedule set forth in the Agreement. The payment schedule for the Loan in the Second Amendment provides $25,000.00 in loan funds by the City to Developer, to be repaid by Developer in annual increments of $5,000.00 over the course of five (5) years, with each annual installment payment due on February 1st of each year (the first installment payment for repayment of the Loan was due on February 1, 2024), and subject to the Promissory Note. The City and Developer desire to adjust the payment schedule as set forth in this Section 2.

Developer expects to generate the following amounts of City Sales Tax (as defined in Section 2.B. below) during the term of the Promissory Note:

TABLE 3.A.

Tax Reporting Period	Projected Taxable Sales at Facility during Tax Reporting Period	Projected City Sales Tax from Facility during Tax Reporting Period	Amount of City Sales Tax Per Section 3.2 Required to receive each Annual CEDC Grant Payment (25% of Projected)	Sales Tax Required for Full Annual Loan Payment Per Third Amendment
Sept. 1, 2024 to Aug. 31, 2025	$480,000	$9,600	$2,400	$7,400
Sept. 1, 2025 to Aug. 31, 2026	$576,000	$11,520	$2,880	$7,880
Sept. 1, 2026 to Aug. 31, 2027	$662, 400	$13,248	$3,312	$8,312
Sept. 1, 2027 to Aug. 31, 2028	$761,760	$15,235	Not Applicable	$8,809
Sept. 1, 2028 to Aug. 31, 2029	$876,024	$17,520	Not Applicable	$9,380

By this Third Amendment the City desires to accept specified City Sales Tax Revenue as all or partial payment of the five annual installment Loan payments of $5,000 each by an amount equal to the following:

the amount of City Sales Tax generated at the Facility, paid by Developer to the Texas Comptroller, and actually received by the City from the Texas Comptroller that is in excess of an amount equal to twenty-five percent (25%) of projected City Sales Tax, which is reflected in Table 3.A., from Facility during Tax Reporting Period per calendar year reflected in the above table.

Each calendar year shall be measured separately and City Sales Tax revenue from one year shall not carry forward to another year. For illustration purposes only, if the City Sales Tax received by the City from the Facility in the Sept. 1, 2024 to Aug. 31, 2025 reporting period equals $3,400, then $1,000 of the $5,000 installment Loan payment due on December 31, 2025 would be forgiven and $4,000 would be paid by Developer; however (i) if the City Sales Tax received by the City from the Facility in the Sept. 1, 2024 to Aug. 31, 2025 reporting period is less than $2,400, the installment Loan payment due on December 31, 2025 of $5,000 shall be paid entirely by Developer, and (ii) if the City Sales Tax received by the City from the Facility in the Sept. 1, 2024 to Aug. 31, 2025 reporting period is $7,400 or more, the installment Loan payment due on December 31, 2025 of $5,000 shall be forgiven.

B. For purposes of this Third Amendment, the term "City Sales Tax" means sales/use tax paid by Developer to the Texas Comptroller that the City actually receives for transactions arising from and within the Facility resulting from the imposition of a municipal sales tax, such as the sales tax currently in effect pursuant to Section 321.101(a) and Section 321.103, Texas Tax Code, less any portion thereof the State is permitted under law to retain, being a two percent (2.00%) sales tax, one percent (1%) of which is currently allocated to the City, one-half percent (.50%) of which is currently allocated to the CEDC, and one-half percent (.50%) of which is currently allocated to the Celina Community Development Corporation.

C. The Developer shall provide all sales and use tax returns filed with the Texas Comptroller during the applicable calendar year, along with proof of payment of the taxes reflected in the tax returns, to the City with each annual installment payment.

4. **Amendment to Section 3.1(a) of Agreement**. Article III "Projects", Section 3.1, Subsection (a) of the Agreement shall be replaced in its entirety by the following, with additions indicated by underline, and deletions indicated by strikethrough:

"3.1 (a) Facility Construction Timeframe. The Developer shall design and construct, or cause to be designed and constructed, the Facility Improvements in accordance with this Agreement. Developer shall, subject to events of Force Majeure, cause Commencement of Construction of the Facility Improvements to occur not later than July 15, 2022, and subject to events of Force Majeure, cause Completion of Construction of the Facility Improvements to occur not later than June 6, 2024."

5. **Binding Obligation.** This Third Amendment shall become a binding obligation of the signatories upon execution by all signatories hereto. The City and the CEDC warrant and represent that the individuals executing this Third Amendment on behalf of the City and the CEDC have full authority to execute this Third Amendment and bind the City and the CEDC to the same.

Developer warrants and represents that the individual executing this Third Amendment on its behalf has full authority to execute this Third Amendment and bind it to the same.

6. **Severability.** In the event any provision of this Third Amendment shall be determined by a court of competent jurisdiction to be invalid or unenforceable for any reason, then: (a) such unenforceable provision shall be deleted from this Third Amendment; (b) the unenforceable provision shall, to the extent possible and upon mutual agreement of the Parties, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Third Amendment shall, to the extent reasonably possible, remain in force as to the balance of its provisions and be interpreted to give effect to the intent of the Parties.

7. **Notices.** Any notices required or permitted to be delivered hereunder shall be delivered in accordance with the terms provided by Section 6.5 of the Agreement.

8. **Reporting Agreement to Comptroller's Office**. City covenants and agrees to report this Third Amendment to the State Comptroller's office within fourteen (14) days of the Effective Date in accordance with Section 380.004 of the Texas Government Code.

IN WITNESS WHEREOF, the Parties hereto have caused this document to be executed as of the date first above written and to be effective upon the execution of the Note Addendum attached hereto.

CITY OF CELINA, TEXAS

By: _____
Name: Robert Ranc
Title: City Manager

CELINA ECONOMIC DEVELOPMENT CORPORATION

By: _____
Name: Clint Bissett
Title: President

GRAN SWEET, LLC

By: _____
Name: Michelle Everson
Title: Manager

ADDENDUM TO PROMISSORY NOTE
$25,000.00

Effective Date of Promissory Note: February 14, 2023

Effective Date of this Addendum to Promissory Note: September 10, 2024

Lender: City of Celina, Texas

Borrower: Gran Sweet, LLC

Maturity Date of Promissory Note: February 1, 2028

Borrower did not make the first annual installment payment due under the Promissory Note of $5,000 due on February 1, 2024. This Addendum to Promissory Note is executed by the Borrower and agreed to by the Lender in order to make the below modifications to Section 2 and certain definitions in the Promissory Note. All other terms, conditions and provisions of the Promissory Note shall remain in full force and effect.

A. Definitions. Any capitalized term not defined herein shall have the same meaning as in the Incentive Agreement. All defined terms in the Promissory Note shall apply to this Addendum, except that the following definitions in the Promissory Note are modified as set forth below:

> "Incentive Agreement" means that certain Economic Development Incentive Agreement, as amended, between City, Celina Economic Development Corporation, and Gran Sweet, LLC with effective date of September 30, 2021, as subsequently amended.
>
> "Maturity Date" is changed from February 1, 2028 to December 31, 2029.

B. Repayment Schedule. Section 2 of the Promissory Note is replaced in its entirety with the following:

2. Payment. Borrower shall repay the Loan without penalty before final maturity in accordance with the payment schedule set forth in the Incentive Agreement and included here as follows: Borrower shall pay annual increments of $5,000.00 over the course of five (5) years, with each annual installment payment due on December 31st of each year, the first installment payment being due on December 31, 2025 (the "Repayment Schedule"). The amount of each annual installment payment may be partially satisfied with specified City Sales Tax Revenue as follows:

Borrower expects to generate the following amounts of City Sales Tax (as defined in Section 2.B. of the Incentive Agreement) during the term of the Promissory Note:

Tax Reporting Period	Projected Taxable Sales at Facility during Tax Reporting Period	Projected City Sales Tax from Facility during Tax Reporting Period	Sales Tax Required for Full Annual Loan Payment Per Third Amendment
Sept. 1, 2024 to Aug. 31, 2025	$480,000	$9,600	$7,400
Sept. 1, 2025 to Aug. 31, 2026	$576,000	$11,520	$7,880
Sept. 1, 2026 to Aug. 31, 2027	$662, 400	$13,248	$8,312
Sept. 1, 2027 to Aug. 31, 2028	$761,760	$15,235	$8,809
Sept. 1, 2028 to Aug. 31, 2029	$876,024	$17,520	$9,380

Lender shall accept specified City Sales Tax Revenue as all or partial payment of the five annual installment payments of $5,000 each by an amount equal to the following:

> the amount of City Sales Tax generated at the Facility, paid by Developer to the Texas Comptroller, and actually received by the Lender from the Texas Comptroller that is in excess of an amount equal to twenty-five percent (25%) of Projected City Sales Tax, which is reflected in the above table, from Facility during Tax Reporting Period per calendar year reflected in the above table.

Each calendar year shall be measured separately and City Sales Tax revenue from one year shall not carry forward to another year. For illustration purposes only, if the City Sales Tax received by the City from the Facility in the Sept. 1, 2024 to Aug. 31, 2025 reporting period equals $3,400, then $1,000 of the $5,000 installment Loan payment due on December 31, 2025 would be forgiven and $4,000 would be paid by Developer; however (i) if the City Sales Tax received by the City from the Facility in the Sept. 1, 2024 to Aug. 31, 2025 reporting period is less than $2,400, the installment Loan payment due on December 31, 2025 of $5,000 shall be paid entirely by Developer, and (ii) if the City Sales Tax received by the City from the Facility in the Sept. 1, 2024 to Aug. 31, 2025 reporting period is $7,400 or more, the installment Loan payment due on December 31, 2025 of $5,000 shall be forgiven.

If Lender has not received the full amount of any scheduled installment payment by the end of fifteen (15) business days after written notice by Lender to Borrower of the amount due, Lender may charge Borrower a late fee in the amount of one and one-half percent (1.5%) of the delinquent amount. Borrower is liable for this late charge only once for each delinquent payment. Repayment in full shall consist of payment of the remaining unpaid principal balance and all other amounts, costs, and expenses for which Borrower is responsible under this Note or any other agreement with Lender pertaining to this Loan, and in no event will Borrower ever be required to pay any unearned interest.

The outstanding principal balance of this Note, shall be due and payable in full on the Maturity Date. If Borrower has repaid the entire principal balance in accordance with the Repayment

Schedule by the Maturity Date, then no interest shall be due, and this Note shall terminate. If, however, Borrower has not repaid the entire principal balance in accordance with the Repayment Schedule by the Maturity Date, then interest shall be due on the remaining unpaid principal balance as follows: interest shall be computed from the Effective Date hereof until maturity at a per annum rate which shall be, except as otherwise provided in this Note, the Base Rate. Interest on this Note is computed on a 365/360 simple interest basis; that is by applying the ratio of the annual interest rate over a year of 360 days times the outstanding principal balance times the actual number of days the principal balance is outstanding, unless such calculation would result in a usurious rate, in which case interest shall be calculated on a per diem basis of a year of 365 or 366 days as the case may be. This Note does not have a revolving credit feature.

All non-regularly scheduled payments and payments made after an Event of Default has occurred and is continuing shall be applied to the indebtedness (including collection costs) in such order and manner as the holder of this Note may from time to time determine in its sole discretion. Borrower agrees that all payments of any obligation due hereunder shall be final, and if any such payment is recovered in any bankruptcy, insolvency or similar proceedings instituted by or against Borrower, all obligations due hereunder shall be automatically reinstated in respect of the obligation as to which payment is so recovered.

This Addendum to Promissory Note is effective as of September 10, 2024.

Gran Sweet, LLC, a Texas limited liability company

By: _____
Name: Michelle Everson
Title: Manager

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Andy Glasgow, Director of Engineering
CC:	Kimberly Brawner, Assistant City Manager
Intiated by:	132
Date:	September 10, 2024
Re:	The Cottages Phase 2 – DA 2nd Amendment

Action Requested:
Consider and act upon a request to amend an existing development agreement for The Cottages Phase 2; generally located south of County Road 994 and approximately 1,250 feet west of Louisiana Drive, in the City Limits. (The Cottages Phase 2 – DA 2nd Amendment) (Glasgow)

Background Information:
This request is for a Development Agreement on approximately 51 acres; generally located south of County Road 994 and approximately 1,250 feet west of Louisiana Drive, in the City Limits. The proposal is to relocate the neighborhood's second point of access from J. Fred Smith Parkway to the east due to floodplain challenges. Please refer to the attached documents for further information.

Legal Review:
This item has been reviewed by the City Attorney.

Supporting Documents:
1. Staff Presentation
2. CR 994 Improvement Exhibit (8.28.24)
3. CR 994 (culverts_paving) OPC (8.28.24)
4. J. Fred Smith Parkway (28-feet) OPC (7.17.24)
5. The Cottages Second Amendment to Amended and Restated DA FINAL 09.05.24

Financial Consideration:

N/A

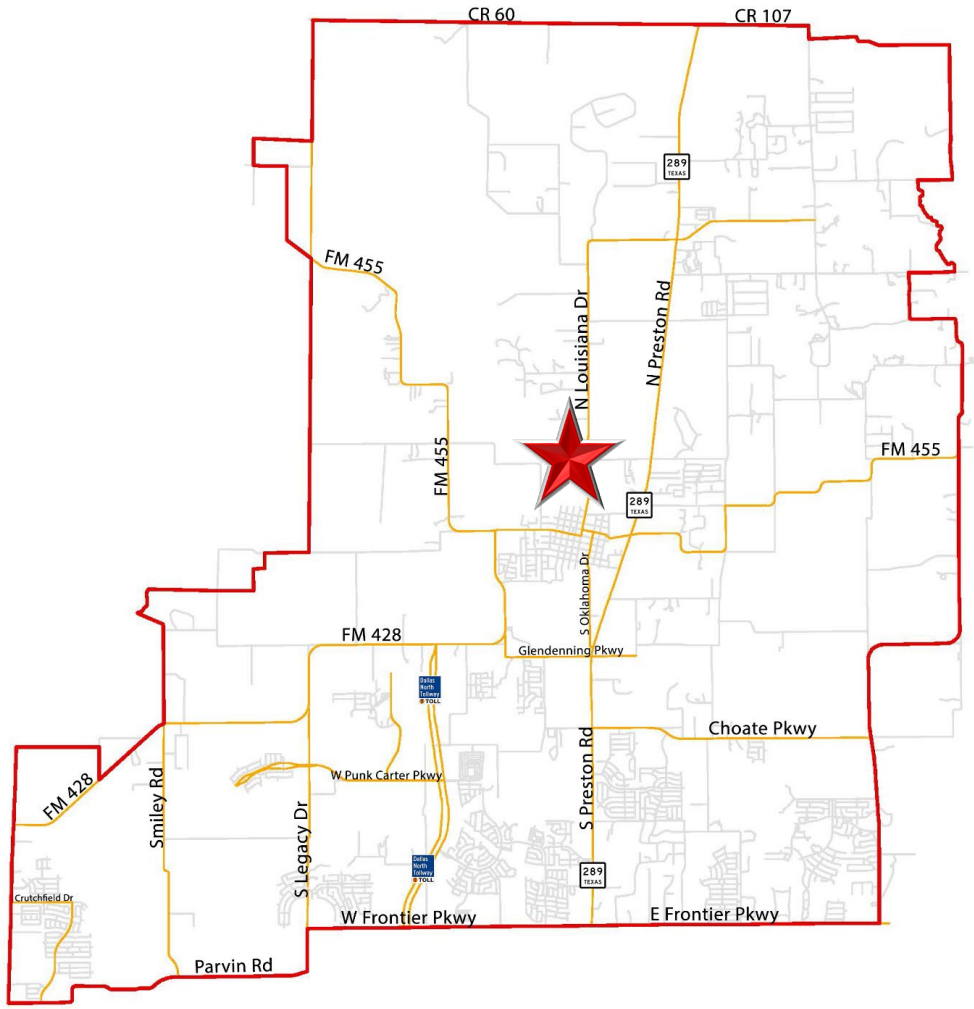
Staff Recommendation:
Staff recommends approval as presented.

THE COTTAGES PH 2

DEVELOPMENT AGREEMENT

City Council
July 9, 2024




CR 60
CR 107
289 TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289 TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
289 TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



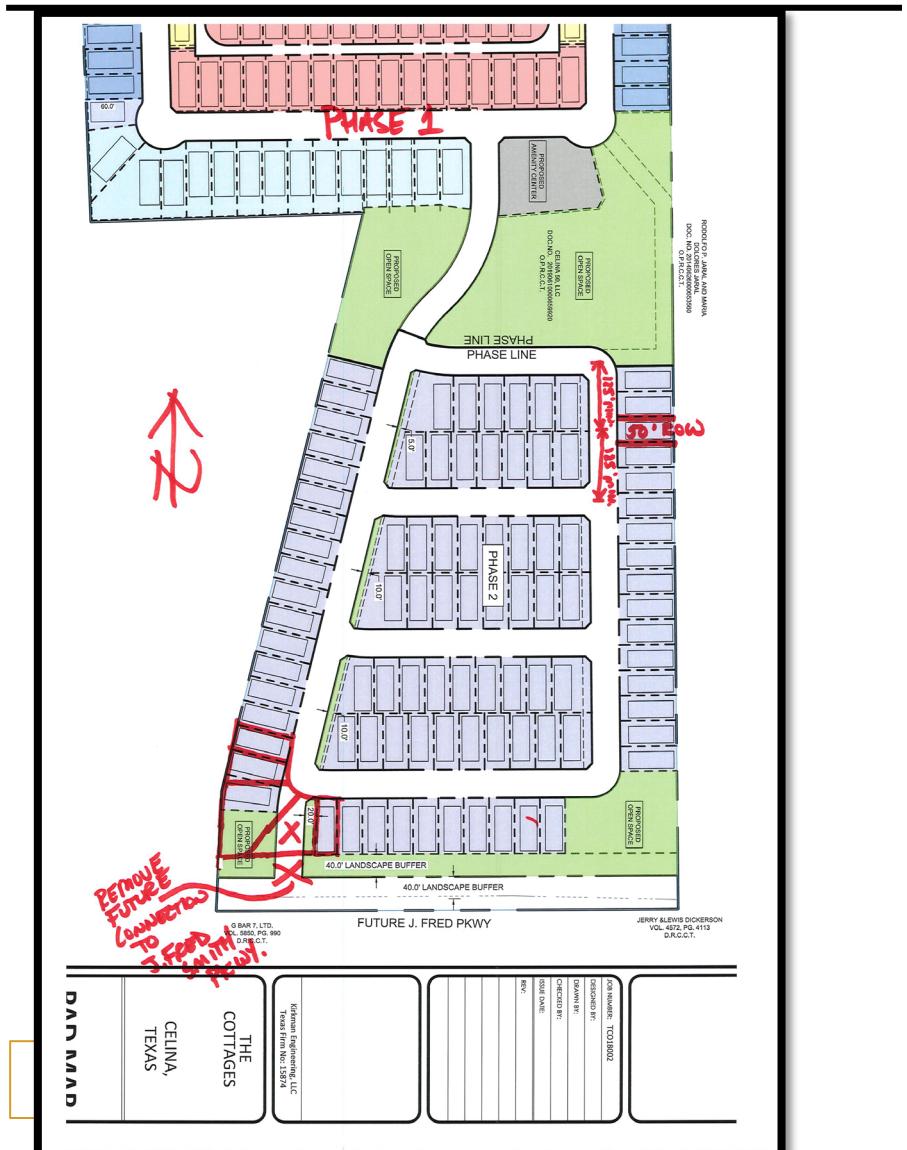
BACKGROUND

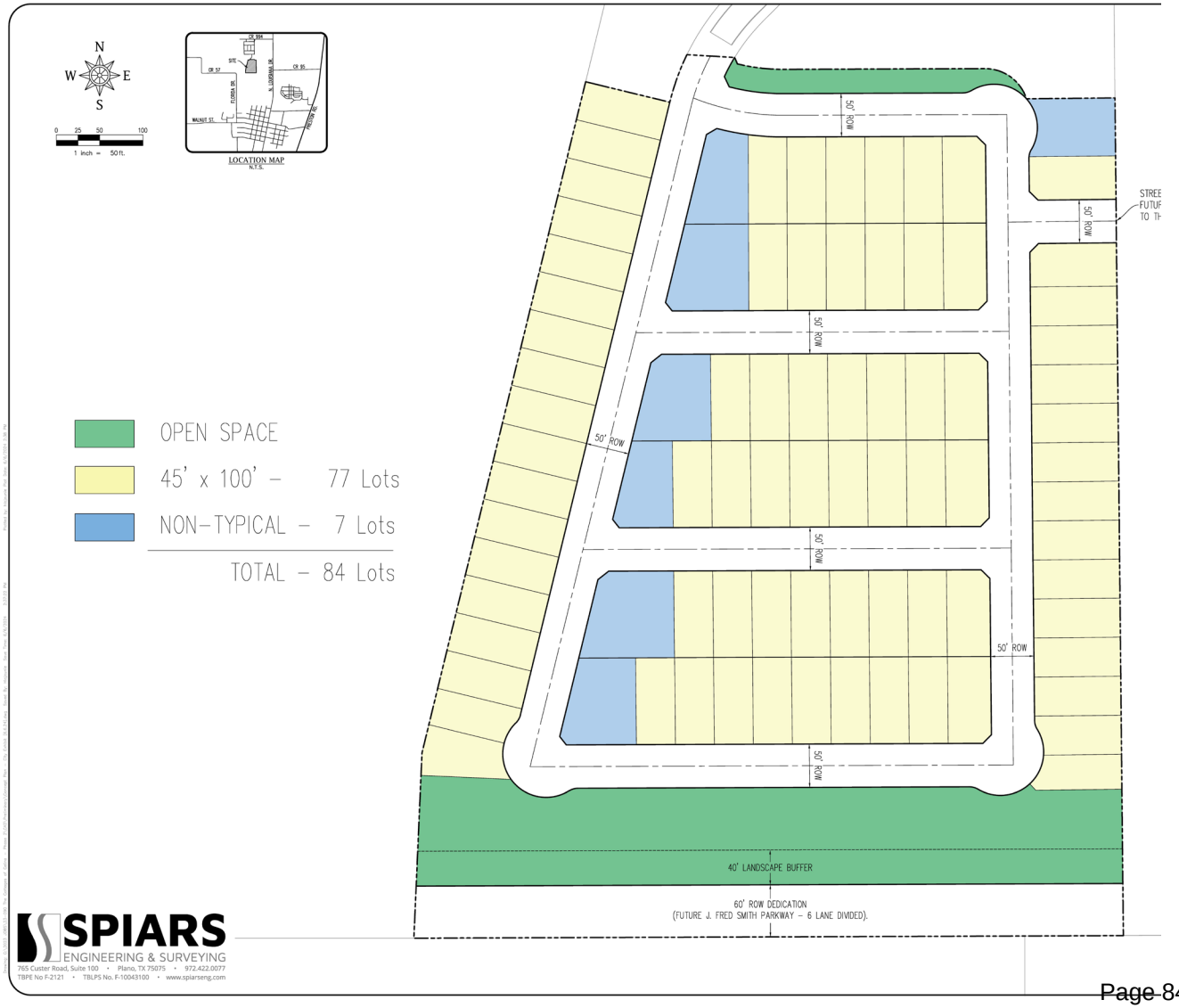
- A Development Agreement (DA) for The Cottages neighborhood was initially approved in December 2018, with an amendment in January 2022 (to amend the Concept Plan, Phase 2 Waterline, Off-Site Improvements, Developer Contributions, Capital Recovery Fees, and the Public Education Support)
- J. Fred Smith Parkway (JFS) in this area is primarily within a floodplain, which requires lengthy elevated bridge sections, which complicates a clean connection from the neighborhood

PROPOSED AMENDMENT

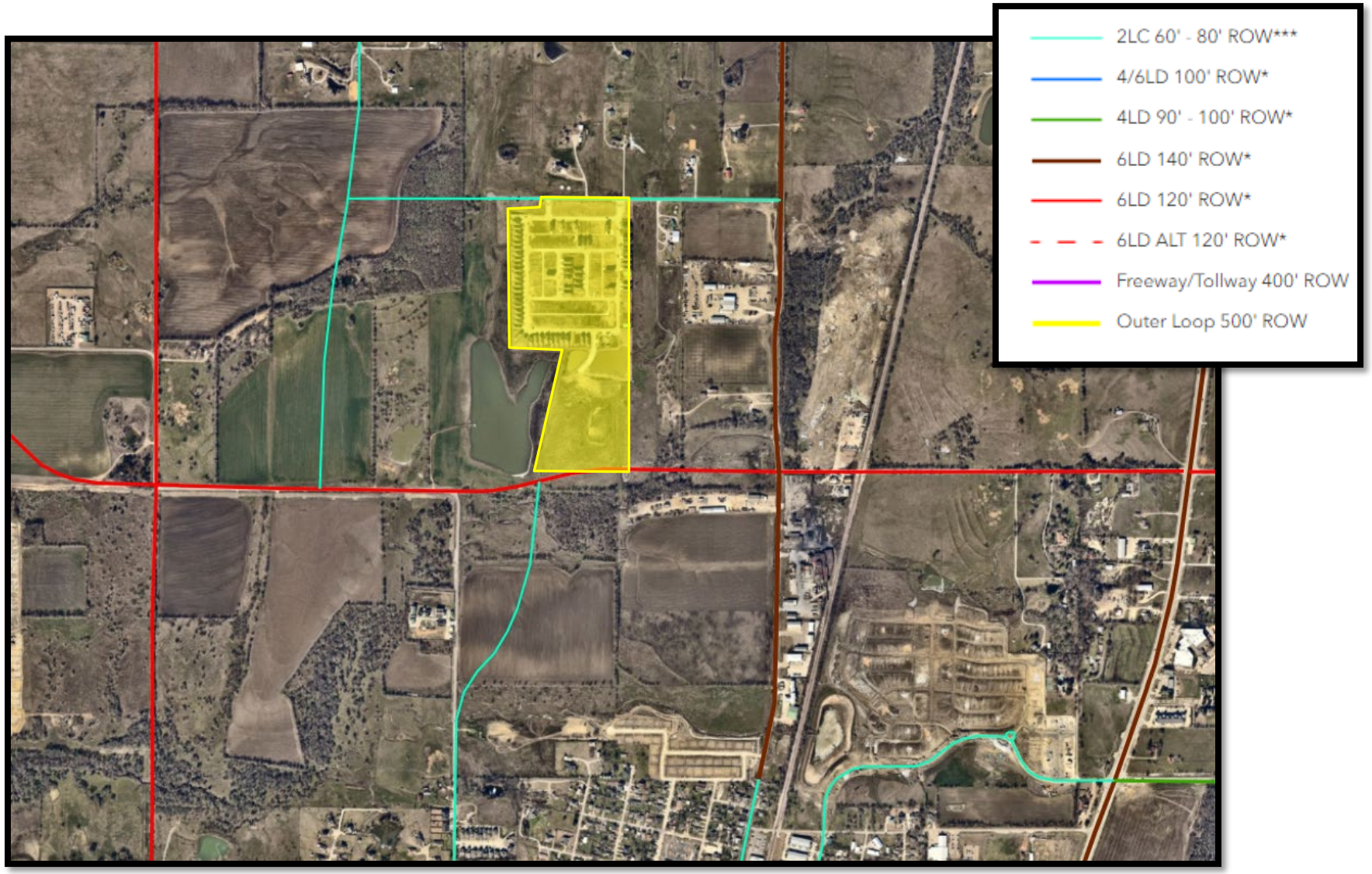
- ROW and easement dedication for future JFS construction
- 2nd point of access for The Cottages will be provided to the east instead of JFS (due to floodplain challenges)
- County Road 994 culverts to be up-sized to provide dry roadway at the 100-year flood zone (drainage is a concern noted by County residents)
- Cost to improve 2 lanes of adjacent JFS will be escrowed by the developer, per City policy (estimated/approximately $300,00-$500,000)

CONCEPT PLAN

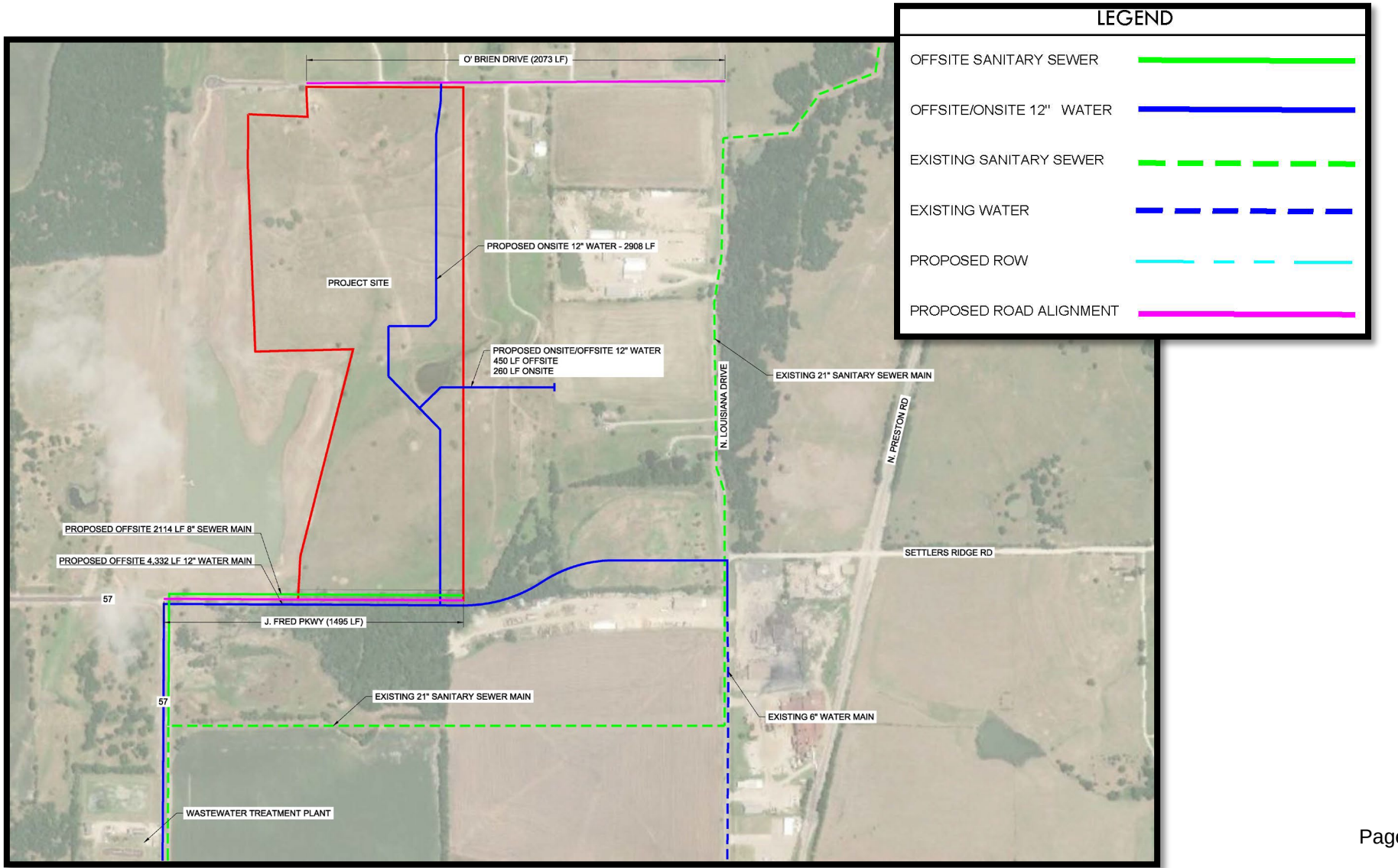




MASTER THOROUGHFARE PLAN



UTILITIES


LEGEND
OFFSITE SANITARY SEWER
OFFSITE/ONSITE 12" WATER
EXISTING SANITARY SEWER
EXISTING WATER
PROPOSED ROW
PROPOSED ROAD ALIGNMENT
O' BRIEN DRIVE (2073 LF)
PROPOSED ONSITE 12" WATER - 2908 LF
PROJECT SITE
PROPOSED ONSITE/OFFSITE 12" WATER
450 LF OFFSITE
260 LF ONSITE
EXISTING 21" SANITARY SEWER MAIN
N. LOUISIANA DRIVE
N. PRESTON RD
PROPOSED OFFSITE 2114 LF 8" SEWER MAIN
PROPOSED OFFSITE 4,332 LF 12" WATER MAIN
SETTLERS RIDGE RD
57
J. FRED PKWY (1495 LF)
57
EXISTING 21" SANITARY SEWER MAIN
EXISTING 6" WATER MAIN
WASTEWATER TREATMENT PLANT



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765 Custer Road, Suite 100 • Plano, TX 75075 • 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com

CR 994 IMPROVEMENTS

THE COTTAGES

CITY OF CELINA, COLLIN COUNTY, TEXAS

Scale: 1" = 20' August, 2024 SEI Job No. 23-090

Drawing: G:\2023 JOBS\23-090 The Cottages of Celina - Phase 2\CAD\Exhibits\CR 994 Improvement Exhibit (8.27.24).dwg Saved By: HaJaurie Save Time: 8/27/2024 4:57:50 PM Plotted by: HaJaurie Plot Date: 8/27/2024 5:17 PM

SPIARS
ENGINEERING & SURVEYING

CR 994 Improvements

	Description	Unit	Quantity	Unit Price	Total Cost
Erosion Control					
	Silt Fence	LF	250	$ 2.00	$ 500.00
	Curlex	LF	120	$ 2.45	$ 294.00
	Broadcast Seeding	AC	0.1	$ 475.00	$ 47.50
	Rock Check Dam	EA	1	$ 1,750.00	$ 1,750.00
	Total Erosion Control Cost				**$ 2,591.50**
Excavation					
	Channel/Bank Grading	LS	1	$ 10,000.00	$ 10,000.00
	Total Excavation Cost				**$ 10,000.00**
Paving					
	Remove and Replace Asphalt Pavement	SY	95	$ 280.00	$ 26,600.00
	6" Flexbase	SY	95	$ 50.00	$ 4,750.00
	Guardrail w/ Crash Cushion	LF	100	$ 275.00	$ 27,500.00
	Signage and Markings	LS	1	$ 5,000.00	$ 5,000.00
	Traffic Control	LS	1	$ 10,000.00	$ 10,000.00
	Total Paving Cost				**$ 73,850.00**
Storm Sewer					
	3 -7' x 3' RCB	LF	50	$ 3,500.00	$ 175,000.00
	3- 7' x 3' PW Headwall (No Stone Veneer)	EA	2	$ 70,000.00	$ 140,000.00
	12" Grouted Rock Rip-Rap	SY	50	$ 108.00	$ 5,400.00
	Remove & Dispose of Ex. Headwalls	EA	2	$ 1,500.00	$ 3,000.00
	Remove & Dispose of Ex. CMP	LF	35	$ 60.00	$ 2,100.00
	Trench Safety	LF	50	$ 20.00	$ 1,000.00
	Storm Sewer Line Testing and TV Insp.	LF	50	$ 20.00	$ 1,000.00
	Total Storm Sewer Cost				**$ 327,500.00**
	Subtotal Hard Cost				**$ 413,941.50**
	Contingency (10%)				$ 41,394.15
	TOTAL HARD COST				**$ 455,335.65**
Soft Cost					
	Topographic Survey	LS	1	$ 3,000.00	$ 3,000.00
	CMT	LS	1	$ 2,000.00	$ 2,000.00
	Engineering and Construction Staking	LS	1	$ 49,672.98	$ 49,672.98
	Total Soft Cost				**$ 54,672.98**
Total	**TOTAL**				**$ 510,008.63**

Notes: ***No City Inspection Fees included.***
No cost for stone veneer (headwalls) included.
No cost for easement acquisition included.

SPIARS
ENGINEERING & SURVEYING

J. Fred Smith Parkway (28' Pavement)
From The Cottages Phase 2 to Florida Dr. (700 LF)

	Description	Unit	Quantity	Unit Price	Total Cost
Erosion Control					
	Silt Fence	LF	1,520	$ 2.00	$ 3,040.00
	Curlex	LF	1,400	$ 1.25	$ 1,750.00
	Broadcast Seeding	AC	0.4	$ 475.00	$ 175.75
	Inlet Protection	EA	2	$ 285.00	$ 570.00
	Total Erosion Control Cost				**$ 5,535.75**
Excavation					
	Construction Entrance	EA	1	$ 3,400.00	$ 3,400.00
	Unclassified Excavation (1')	CY	1,550	$ 3.65	$ 5,657.50
	Clearing and Grubbing	AC	1.0	$ 2,500.00	$ 2,500.00
	Total Excavation Cost				**$ 11,557.50**
Paving					
	10" Reinf. Concrete Pavement, Curb & Gutter (4000 PSI, No. 4 @ 18" O.C.E.W) 29' B-B	SY	2,180	$ 82.00	$ 178,760.00
	8" Lime Stabilized Subgrade (2' outside back of curb)	SY	2,500	$ 5.20	$ 13,000.00
	Lime (53 lbs/SY)	TONS	66	$ 220.00	$ 14,520.00
	Moisture Condition ROW (5' Depth)	CY	4,171	$ 4.00	$ 16,684.00
	10 Mil Poly (4' beyond edge of pavement)	SF	5,600	$ 0.30	$ 1,680.00
	Barrier Free Ramps	EA	2	$ 3,000.00	$ 6,000.00
	Street Header	LF	56	$ 15.00	$ 840.00
	Street Barricade	LF	56	$ 15.00	$ 840.00
	5' Sidewalk	SF	3,500	$ 7.10	$ 24,850.00
	Total Paving Cost				**$ 257,174.00**
Storm Sewer					
	18" RCP (Class III)	LF	120	$ 62.00	$ 7,440.00
	21" RCP (Class III)	LF	175	$ 70.00	$ 12,250.00
	24" RCP (Class III)	LF	175	$ 80.00	$ 14,000.00
	Type 'A' Manhole	EA	1	$ 7,700.00	$ 7,700.00
	10' Rec. Curb Inlet	EA	2	$ 6,500.00	$ 13,000.00
	Trench Safety	LF	470	$ 0.10	$ 47.00
	Storm Sewer Line Testing and TV Insp.	LF	470	$ 4.60	$ 2,162.00
	Total Storm Sewer Cost				**$ 56,599.00**
	TOTAL COST				**$ 330,866.25**

SECOND AMENDMENT TO AMENDED AND RESTATED DEVELOPMENT AGREEMENT (The Cottages)

This Second Amendment to the Amended and Restated Development Agreement (this "Second Amendment") is entered into by and between **James Land & Development, LLC** (the "Developer"), and the **City of Celina** (the "City"), to be effective on the date upon which the last of all of the Parties has approved and duly executed this Second Amendment ("Effective Date") (which are sometimes individually referred to as a "Party" and collectively as the "Parties").

ARTICLE I RECITALS

WHEREAS, the Parties entered into an Amended and Restated Development Agreement on October 20, 2020, recorded in the real property records of Collin County on November 10, 2020, as Document No. 20201110001998580 (the "Development Agreement"), governing the development of approximately 50.363 acres of land (the "Property"), as described in **Exhibit A** and **Exhibit B** of the Development Agreement; and

WHEREAS, the Parties entered into an First Amendment to the Amended and Restated Development Agreement on January 12, 2022, (the "First Amendment"); and

WHEREAS, the Parties desire to amend the Development Agreement for the purposes set forth in this Second Amendment; and

WHEREAS, the Parties intend that this Second Amendment is a development agreement as provided for by state law in Section 43.016 and Section 212.171 *et seq* of the Texas Local Government Code and are proceeding in reliance on the enforceability of this Second Amendment; and

NOW, THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Second Amendment and for other good and valuable consideration, the receipt and adequacy of which are acknowledged, the Parties agree as follows:

AMENDMENT

Section 1. Concept Plan. The Parties agree that the Concept Plan attached as **Exhibit C-1** to the Development Agreement shall be amended and replaced in its entirety with the Concept Plan attached as **Exhibit C-1** to this Second Amendment.

Section 2. Amendment to Section 3.1(b). Section 3.1(b) of the Development Agreement is hereby amended to read as follows:

"(b) The following offsite improvements will be required to be constructed by Developer as part of development of the Property:

Phase 1 (up to 176 lots):

- Construct approximately 650 feet of a 15-inch sewer line from J. Fred Smith Parkway to the point of connection with the existing 21-inch sewer line located south of J. Fred Smith Parkway.
- Construct approximately 2,000 feet of CR 994 from N. Louisiana Drive (Business 289) to the eastern edge of the proposed development as an asphalt roadway, using the cross section from the Tensar Geogrid Application Report, dated June 28, 2021, attached hereto as **Exhibit H.**

Phase 2 (southern half – south of floodplain):

- Dedicate right-of-way for J. Fred Smith Parkway, following final approved alignment Construct a point of ingress/egress on the east boundary of the Property to allow for a connection to future development to the east.
- Improve the existing 36" culverts along CR 994 and all necessary appurtenances to accommodate fully developed flow from CR 994 to the Phase 1 detention ponds located within The Cottages development. City shall reimburse Developer the cost of such construction up to $1,000,000.

Section 3. Amendment to Section 3.1(c). Section 3.1(c) of the Development Agreement is hereby amended to read as follows:

(c) The following contributions to improvements will be required as part of this development:

1. Developer shall pay $250,000 to City as contribution to the Phase 1 Waterline upon City's acceptance of the Public Infrastructure within the plat of Phase 1 for the Property ("Phase 1 Waterline Contribution").
2. If the City constructs the Phase 2 Waterline, then Developer shall pay City $500,000 prior to building permits being issued for Phase 2 for the Property ("Phase 2 Waterline Contribution").
3. The City will use all commercially reasonable good faith efforts to obtain all easements and rights of way and to commence construction of Phase 1 Waterline by June 1, 2022 ("Phase 2 Waterline Start Date").
4. The City will use all commercially reasonable good faith efforts to complete construction of Phase 1 Waterline on or before September 1, 2022 ("Phase 2 Waterline Completion Date").
5. The City shall allow the Developer to use any available testing methods to test any and all Public Infrastructure within the Property prior to completion of the Phase 1 Waterline.
6. Developer shall dedicate all easements and rights of way within the Property required for the construction of a bridge to be constructed on J Fred Smith Parkway.
7. In lieu of constructing J Fred Smith Parkway, Developer shall enter into a Road Improvements Escrow Agreement with the City wherein Developer shall agree to escrow funds to allow for the construction of two (2) lanes of concrete roadway for the construction of J Fred Smith along the property's southern boudnary

8. Within 90 days of request, the Developer will provide the city a temporary construction easement within the permanent drainage easement located adjacent to J Fred Smith Parkway that will be utilized to construct J Fred Smith Parkway. The temporary easement will begin at the time of the construction of J Fred Smith Parkway and extend a period of 36 months from the date construction commences. The temporary construction easement will terminate upon Final Acceptance of the construction of J Fred Smith Parkway. Or the 36 month time period, whichever comes first.

Section 8. No Other Amendments. Subject to the amendments contained in this Second Amendment, all provisions of the Development Agreement remain in full force and effect.

Section 9. Counterparts. This Second Amendment may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

[Signatures on Next Page]

EXECUTED by the City and Developer on the respective dates stated below.

Date: _____ **CITY OF CELINA**

By: _____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the __ day of _____, 2024 by Ryan Tubbs, the Mayor of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

(SEAL)

_____
Name printed or typed

Commission Expires:_____

DEVELOPER:

James Land & Development, LLC
a Texas limited liability company

By: _____

Name: Adam James
Title: Manager

STATE OF TEXAS §
§
COUNTY OF Collin §

This instrument was acknowledged before me on the 4th day of Sept, 2024 by Adam James, a Manager of **James Land & Development, LLC,** a Texas limited liability company on behalf of said limited liability company.

_____
Notary Public, State of Texas

(SEAL)



Ashley James
Name printed or typed

Commission Expires: 3/20/2027

EXHIBIT C-1
Concept Plan



Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Bradley Kearney, Assistant Finance Director
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Brad Kearney
Date:	September 10, 2024
Re:	TIRZ #5 Expenditure Authorization

Action Requested:
Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Five project expenditures; providing a severability clause; and providing an effective date. (Kearney)

Background Information:
This item approves the specific expenditures for FY 2024-25 for Tax Increment Reinvestment Zone Number 5 (TIRZ #5), known as Old Celina. The total authorized expenditures are $10,000 for administrative expenses. TIRZ #5 has not been significantly developed to date, so there are limited revenues and associated project costs.

The TIRZ #5 Board of Directors will meet prior to the City Council Meeting on September 10, 2024 to consider approving these expenditures and making a recommendation to City Council.

All project expenditures provided within the Resolution are for the purpose of facilitating and encouraging development within the Zone and are authorized spending under Chapter 311 of the Texas Tax Code.

Legal Review:

Supporting Documents:
1. TIRZ 5 Expenditure Authorization Presentation
2. TIRZ 5 Expenditure Authorization Resolution

Financial Consideration:
The authorized expenditures total $10,000.

Staff Recommendation:
Staff recommends approval.

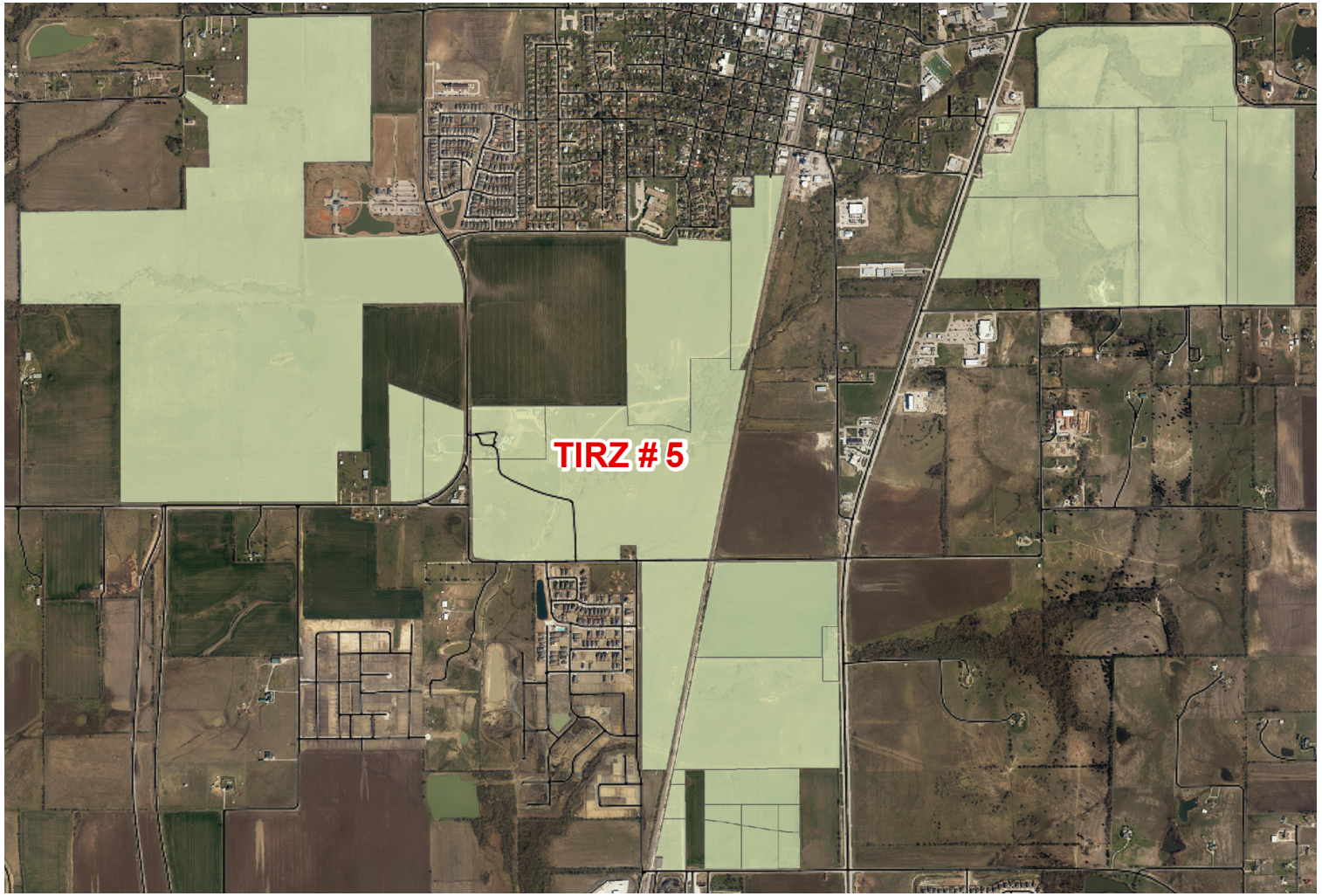
TIRZ #5 EXPENDITURE AUTHORIZATION

City Council Meeting
September 10, 2024



TIRZ #5

- Old Celina
- Established March 8, 2016
- Non-Contiguous
- Potential Commercial Development
- Property Tax TIRZ
- Participation Rate: 50%



ANNUAL EXPENDITURE AUTHORIZATION

- Establishing the FY 2025 expenditure budget
- Proposed Expenditure:
  - $10,000 – administrative costs

Tax Year	Total Taxable Value	Base Year Total Taxable Value	Incremental Taxable Value	City Tax Rate	Total Incremental Revenue	Participation Rate	TIRZ Revenue	Collection Rate	Available Funds	Administrative Costs	Available for Project Costs
2024	$ 6,510,997.00	$ 4,575,411.00	$ 1,935,586.00	$ 0.598168	$ 11,578.06	50%	$ 5,789.03	100%	$ 5,789.03	$ 10,000.00	$ -

QUESTIONS?

RESOLUTION 2024-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING CERTAIN TAX INCREMENT REINVESTMENT ZONE NUMBER FIVE PROJECT EXPENDITURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (hereinafter referred to as the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (hereinafter referred to as the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, on March 8, 2016, pursuant to and as required by the Act, the governing body of the City (hereinafter referred to as the "City Council") approved and adopted by Ordinance No. 2016-16 a Creation Ordinance of Reinvestment Zone Number Five, City of Celina, Texas; and

WHEREAS, on December 13, 2016, pursuant to and as required by the Act, the City Council approved and adopted by Ordinance No. 2016-82, a Final Reinvestment Zone Financing Plan and a Final Project Plan for Tax Increment Reinvestment Zone Number Five, City of Celina, Texas; and

WHEREAS, the Board of Directors of Tax Increment Reinvestment Zone Number Five, City of Celina, Texas, authorized through the passage of a Resolution on September 10, 2024, for payment of certain expenditures for administration with a cost not to exceed $10,000, directly related to facilitating and encouraging development within the Zone; all of which the Board found were authorized expenditures under the Act.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1. That the findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. That the City Council hereby approves the expenditures authorized by the Board of Directors of Tax Increment Reinvestment Zone Number Five, City of Celina, Texas, of $10,000 for administrative expenditures, directly related to facilitating and encouraging development within the Zone.

SECTION 3. That if any section, article paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. That this Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS THE 10th DAY OF SEPTEMBER 2024.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Bradley Kearney, Assistant Finance Director
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Brad Kearney
Date:	September 10, 2024
Re:	TIRZ #13 Expenditure Authorization

Action Requested:
Consider and act upon a Resolution of the City Council of the City of Celina, Texas, approving Tax Increment Reinvestment Zone Number Thirteen project expenditures; providing a severability clause; and providing an effective date. (Kearney)

Background Information:
This item approves expenditures for Tax Increment Reinvestment Zone Number Thirteen (TIRZ #13), which covers the Legacy Hills development. TIRZ #13 was established in 2021. It is a property tax TIRZ with a City participation rate of $0.10 per $100 in value.

The total authorized expenditures are $193,949. These expenditures cover revenue from Tax Years 2023 and 2024. Tax Year 2023 consists of actual collections. Tax Year 2024 consists of projected collections. Expenditures related to Tax Year 2024 will not be made until actual revenues are collected.

Tax Year 2023 expenditures are:

- $20,000 for administrative expenditures.
- $43,949 for economic development grant to the developer for infrastructure costs in accordance with the agreements related to the Legacy Hills development.

Tax Year 2024 expenditures are:

- $20,000 for administrative expenditures

- $110,000 for economic development grant to the developer for infrastructure costs in accordance with the agreements related to the Legacy Hills development.

All project expenditures provided within the Resolution are for the purpose of facilitating and encouraging development within the Zone and are authorized spending under Chapter 311 of the Texas Tax Code.

The TIRZ #13 Board of Directors will meet prior to the City Council Meeting on September 10, 2024 to consider approving these expenditures and making a recommendation to City Council.

Legal Review:

Supporting Documents:
1. TIRZ 13 Expenditure Authorization Presentation
2. TIRZ 13 Expenditure Authorization Resolution

Financial Consideration:
This item authorizes the use of all available funds from tax year 2023 and all projected funds for Tax Year 2024.

Staff Recommendation:
Staff recommends approval.

TIRZ #13 EXPENDITURE AUTHORIZATION

City Council Meeting
September 10, 2024



TIRZ #13

- Legacy Hills
- Established September 14, 2021
- Property Tax TIRZ
- Participation Rate: $0.10 / $100



ANNUAL EXPENDITURE AUTHORIZATION

- First year approving expenditures
  - Tax Year 2023 - actual increment revenue collected
  - Tax Year 2024 – projected increment revenue to be collected
- Proposed Expenditures:
  - Tax Year 2023
    - $20,000 – administrative costs
    - $43,949 – economic development grant to developer for infrastructure
  - Tax Year 2024
    - $20,000 – administrative costs
    - $110,000 – economic development grant to developer for infrastructure

TIRZ REVENUE CALCULATION

Tax Year	Total Taxable Value	Total Taxable Value	Incremental Taxable Value	Participation Rate	TIRZ Revenue	Collection Rate	Available Funds	Administrative Costs	Available for Project Costs
*2023	$ 64,253,693.00	$ 304,476.00	$ 63,949,217.00	$0.10/$100	$ 63,949.22	100%	$ 63,949.22	$ 20,000.00	$ 43,949.22
**2024	$ 128,206,376.00	$ 304,476.00	$ 127,901,900.00	$0.10/$100	$ 130,000.00	100%	$ 130,000.00	$ 20,000.00	$ 110,000.00

*Actuals

**Projections - TIRZ revenue and available project costs are rounded

QUESTIONS?

RESOLUTION 2024-____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING CERTAIN TAX INCREMENT REINVESTMENT ZONE NUMBER THIRTEEN PROJECT EXPENDITURES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina, Texas (hereinafter referred to as the "City"), pursuant to Chapter 311 of the Texas Tax Code, as amended (hereinafter referred to as the "Act"), may designate a geographic area within the City as a tax increment reinvestment zone if the area satisfies the requirements of the Act; and

WHEREAS, on September 14, 2021, pursuant to and as required by the Act, the governing body of the City (hereinafter referred to as the "City Council") approved and adopted by Ordinance No. 2021-74 a Creation Ordinance of Reinvestment Zone Number Thirteen, City of Celina, Texas; and

WHEREAS, on October 12, 2021, pursuant to and as required by the Act, the City Council approved and adopted by Ordinance No. 2021-82 a Final Reinvestment Zone Financing Plan and a Final Project Plan for Tax Increment Reinvestment Zone Number Thirteen, City of Celina, Texas; and

WHEREAS, the Board of Directors of Tax Increment Reinvestment Zone Number Thirteen, City of Celina, Texas, authorized through the passage of a Resolution on September 10, 2024, a total expenditure authorization not to exceed $65,000, including $20,000 for administrative expenditures and $45,000 for an economic development grant payment; and

WHEREAS, all of expenditures authorized below are determined to be authorized expenditures under the Act for the purpose of facilitating and encouraging development within the Zone.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1. The findings set forth above are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. The Board hereby approves $193,949 in total expenditures comprised of the following: (1) from Tax Year 2023, $20,000 for administrative expenditures and $43,949 for economic development grant expenditures; and (2) from Tax Year 2024, $20,000 for administrative expenditures and $110,000 for economic development grant expenditures. All expenditures are directly related to facilitating and encouraging development within the Zone.

SECTION 3. If any section, article paragraph, sentence, clause, phrase or word in this Resolution, or the application thereto to any persons or circumstances, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of

the remaining portions of this Resolution; and the City Council hereby declares it would have passed such remaining portions of this Resolution despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THIS THE 10th DAY OF SEPTEMBER 2024.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Ty Behringer, Assistant to the City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Ty Behringer
Date:	September 10, 2024
Re:	Atmos Mid-Tex 2024 RRM Settlement

Action Requested:
Consider and act upon an Ordinance approving a negotiated settlement between the Atmos Cities Steering Committee ("ACSC") and Atmos Energy Corp., Mid-Tex Division regarding the company's 2024 Rate Review Mechanism filing; declaring existing rates to be unreasonable; adopting tariffs that reflect rate adjustments consistent with the negotiated settlement; finding the rates to be set by the attached settlement tariffs to be just and reasonable and in the public interest; approving an attachment establishing a benchmark for pensions and retiree medical benefits; requiring the company to reimburse ACSC's reasonable ratemaking expenses; determining that this Ordinance was passed in accordance with the requirements of the Texas Open Meetings Act; adopting a savings clause; declaring an effective date; and requiring delivery of this Ordinance to the company and the ACSC's legal counsel. (Behringer)

Background Information:
The City, along with 181 other Mid-Texas cities served by Atmos Energy Corporation, Mid-Tex Division ("Atmos Mid-Tex" or "Company"), is a member of the Atmos Cities Steering Committee ("ACSC"). In 2007, ACSC and Atmos Mid-Tex settled a rate application filed by the Company pursuant to Section 104.301 of the Texas Utilities Code for an interim rate adjustment commonly referred to as a GRIP filing (arising out of the Gas Reliability Infrastructure Program legislation). That settlement created a substitute rate review process, referred to as Rate Review Mechanism ("RRM"), as a substitute for future filings under the GRIP statute.

Since 2007, there have been several modifications to the original RRM Tariff. The most recent iteration of an RRM Tariff was reflected in an ordinance adopted by ACSC members in 2018. On or about April 1, 2024, the Company filed a rate request pursuant to the RRM Tariff adopted by ACSC members. The Company claimed that its cost-of-service in a test year ending December

31, 2023, entitled it to additional system-wide revenues of $196.8 million.

Application of the standards set forth in ACSC's RRM Tariff reduces the Company's request to $182.5 million, $132.6 million of which would be applicable to ACSC members. After reviewing the filing and conducting discovery, ACSC's consultants concluded that the system-wide deficiency under the RRM regime should be $149.6 million instead of the claimed $182.5 million.

After several settlement meetings, the parties have agreed to settle the case for $164.7 million. This is a reduction of $32.1 million to the Company's initial request. This includes payment of ACSC's expenses. The Effective Date for new rates is October 1, 2024. ACSC members should take action approving the Resolution/Ordinance before September 30, 2024.

RATE TARIFFS
Atmos generated rate tariffs attached to the Resolution/Ordinance that will generate $164.7 million in additional revenues. Atmos also prepared a Proof of Revenues supporting the settlement figures. ACSC consultants have agreed that Atmos' Proof of Revenues is accurate.

BILL IMPACT
The impact of the settlement on average residential rates is an increase of $5.52 on a monthly basis, or 6.84%. The increase for average commercial usage will be $13.39 or 3.44%. Atmos provided bill impact comparisons containing these figures.

Legal Review:
The City Attorney has reviewed the resolution.

Supporting Documents:
1. Atmos Mid-Tex 2024 RRM Resolution
2. Attachment 1_ CY23 MTX RRM - Tariffs
3. Attachment 2_ CY23 MTX RRM - Pension Benchmark
4. CY23 MTX RRM - Average Bill

Financial Consideration:
The impact of the settlement on average residential rates is an increase of $5.52 on a monthly basis, or 6.84%. The increase for average commercial usage will be $13.39 or 3.44%. Atmos provided bill impact comparisons containing these figures.

Staff Recommendation:
Staff recommends approval.

RESOLUTION NO. _____

AN RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, APPROVING A NEGOTIATED SETTLEMENT BETWEEN THE ATMOS CITIES STEERING COMMITTEE ("ACSC") AND ATMOS ENERGY CORP., MID-TEX DIVISION REGARDING THE COMPANY'S 2024 RATE REVIEW MECHANISM FILING; DECLARING EXISTING RATES TO BE UNREASONABLE; ADOPTING TARIFFS THAT REFLECT RATE ADJUSTMENTS CONSISTENT WITH THE NEGOTIATED SETTLEMENT; FINDING THE RATES TO BE SET BY THE ATTACHED SETTLEMENT TARIFFS TO BE JUST AND REASONABLE AND IN THE PUBLIC INTEREST; APPROVING AN ATTACHMENT ESTABLISHING A BENCHMARK FOR PENSIONS AND RETIREE MEDICAL BENEFITS; REQUIRING THE COMPANY TO REIMBURSE ACSC'S REASONABLE RATEMAKING EXPENSES; DETERMINING THAT THIS RESOLUTION WAS PASSED IN ACCORDANCE WITH THE REQUIREMENTS OF THE TEXAS OPEN MEETINGS ACT; ADOPTING A SAVINGS CLAUSE; DECLARING AN EFFECTIVE DATE; AND REQUIRING DELIVERY OF THIS RESOLUTION TO THE COMPANY AND THE ACSC'S LEGAL COUNSEL.

WHEREAS, the City of Celina, Texas ("City") is a gas utility customer of Atmos Energy Corp., Mid-Tex Division ("Atmos Mid-Tex" or "Company"), and a regulatory authority with an interest in the rates, charges, and services of Atmos Mid-Tex; and

WHEREAS, the City is a member of the Atmos Cities Steering Committee ("ACSC"), a coalition of similarly-situated cities served by Atmos Mid-Tex ("ACSC Cities") that have joined together to facilitate the review of, and response to, natural gas issues affecting rates charged in the Atmos Mid-Tex service area; and

WHEREAS, ACSC and the Company worked collaboratively to develop a Rate Review Mechanism ("RRM") tariff that allows for an expedited rate review process by ACSC Cities as a substitute to the Gas Reliability Infrastructure Program ("GRIP") process instituted by the

Legislature, and that will establish rates for the ACSC Cities based on the system-wide cost of serving the Atmos Mid-Tex Division; and

WHEREAS, the current RRM tariff was adopted by the City in a rate Resolution in 2018; and

WHEREAS, on about April 1, 2024 Atmos Mid-Tex filed its 2024 RRM rate request with ACSC Cities based on a test year ending December 31, 2023; and

WHEREAS, ACSC coordinated its review of the Atmos Mid-Tex 2024 RRM filing through its Executive Committee, assisted by ACSC's attorneys and consultants, to resolve issues identified in the Company's RRM filing; and

WHEREAS, the Executive Committee, as well as ACSC's counsel and consultants, recommend that ACSC Cities approve an increase in base rates for Atmos Mid-Tex of $164.7 million on a system-wide basis with an Effective Date of October 1, 2024; and

WHEREAS, ACSC agrees that Atmos plant-in-service is reasonable; and

WHEREAS, with the exception of approved plant-in-service, ACSC is not foreclosed from future reasonableness evaluation of costs associated with incidents related to gas leaks; and

WHEREAS, the attached tariffs (Attachment 1) implementing new rates are consistent with the recommendation of the ACSC Executive Committee, are agreed to by the Company, and are just, reasonable, and in the public interest; and

WHEREAS, the settlement agreement sets a new benchmark for pensions and retiree medical benefits (Attachment 2); and

WHEREAS, the RRM Tariff contemplates reimbursement of ACSC's reasonable expenses associated with RRM applications.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

Section 1. That the findings set forth in this Resolution are hereby in all things approved.

Section 2. That, without prejudice to future litigation of any issue identified by ACSC, the City Council finds that the settled amount of an increase in revenues of $164.7 million on a system-wide basis represents a comprehensive settlement of gas utility rate issues affecting the rates, operations, and services offered by Atmos Mid-Tex within the municipal limits arising from Atmos Mid-Tex's 2024 RRM filing, is in the public interest, and is consistent with the City's authority under Section 103.001 of the Texas Utilities Code.

Section 3. That despite finding Atmos Mid-Tex's plant-in-service to be reasonable, ACSC is not foreclosed in future cases from evaluating the reasonableness of costs associated with incidents involving leaks of natural gas.

Section 4. That the existing rates for natural gas service provided by Atmos Mid-Tex are unreasonable. The new tariffs attached hereto and incorporated herein as Attachment 1, are just and reasonable, and are designed to allow Atmos Mid-Tex to recover annually an additional $164.7 million on a system-wide basis, over the amount allowed under currently approved rates. Such tariffs are hereby adopted.

Section 5. That the ratemaking treatment for pensions and retiree medical benefits in Atmos Mid-Tex's next RRM filing shall be as set forth on Attachment 2, attached hereto and incorporated herein.

Section 6. That Atmos Mid-Tex shall reimburse the reasonable ratemaking expenses of ACSC in processing the Company's 2024 RRM filing.

Section 7. That to the extent any resolution or ordinance previously adopted by the Council is inconsistent with this Resolution, it is hereby repealed.

Section 8. That the meeting at which this Resolution was approved was in all things conducted in strict compliance with the Texas Open Meetings Act, Texas Government Code, Chapter 551.

Section 9. That if any one or more sections or clauses of this Resolution is adjudged to be unconstitutional or invalid, such judgment shall not affect, impair, or invalidate the remaining provisions of this Resolution, and the remaining provisions of the Resolution shall be interpreted as if the offending section or clause never existed.

Section 10. That consistent with the City Resolution that established the RRM process, this Resolution shall become effective from and after its passage with rates authorized by attached tariffs to be effective for bills rendered on or after October 1, 2024.

Section 11. That a copy of this Resolution shall be sent to Atmos Mid-Tex, care of Chris Felan, Vice President of Rates and Regulatory Affairs Mid-Tex Division, Atmos Energy Corporation, 5420 LBJ Freeway, Suite 1862, Dallas, Texas 75240, and to Thomas Brocato, General Counsel to ACSC, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Avenue, Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, BY A VOTE OF ____ TO ____, ON THIS THE _____ DAY OF ____ _____, 2024.

_____
Mayor, Ryan Tubbs

ATTEST:

_____
City Secretary, Lauren Vaughns

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**R – RESIDENTIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Application
Applicable to Residential Customers for all natural gas provided at one Point of Delivery and measured through one meter.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 22.95 per month
Rider CEE Surcharge	$ 0.05 per month[1]
Total Customer Charge	$ 23.00 per month
Commodity Charge – All Ccf	$0.58974 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

[1]Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2024.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**C – COMMERCIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Application
Applicable to Commercial Customers for all natural gas provided at one Point of Delivery and measured through one meter and to Industrial Customers with an average annual usage of less than 30,000 Ccf.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and Ccf charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Bill	$ 81.75 per month
Rider CEE Surcharge	$ 0.00 per month[1]
Total Customer Charge	$ 81.75 per month
Commodity Charge – All Ccf	$ 0.19033 per Ccf

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Weather Normalization Adjustment: Plus or Minus an amount for weather normalization calculated in accordance with Rider WNA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

[1] Reference Rider CEE - Conservation and Energy Efficiency as approved in GUD 10170. Surcharge billing effective July 1, 2024.
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MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Application
Applicable to Industrial Customers with a maximum daily usage (MDU) of less than 200 MMBtu per day for all natural gas provided at one Point of Delivery and measured through one meter. Service for Industrial Customers with an MDU equal to or greater than 200 MMBtu per day will be provided at Company's sole option and will require special contract arrangements between Company and Customer.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's monthly bill will be calculated by adding the following Customer and MMBtu charges to the amounts due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,587.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.6553 per MMBtu
Next 3,500 MMBtu	$ 0.4799 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1029 per MMBtu

Gas Cost Recovery: Plus an amount for gas costs and upstream transportation costs calculated in accordance with Part (a) and Part (b), respectively, of Rider GCR.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**I – INDUSTRIAL SALES**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Agreement
An Agreement for Gas Service may be required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate I, Customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

Presumption of Plant Protection Level
For service under this Rate Schedule, plant protection volumes are presumed to be 10% of normal, regular, historical usage as reasonably calculated by the Company in its sole discretion. If a customer believes it needs to be modeled at an alternative plant protection volume, it should contact the company at mdtx-div-plantprotection@atmosenergy.com.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Application
Applicable, in the event that Company has entered into a Transportation Agreement, to a customer directly connected to the Atmos Energy Corp., Mid-Tex Division Distribution System (Customer) for the transportation of all natural gas supplied by Customer or Customer's agent at one Point of Delivery for use in Customer's facility.

Type of Service
Where service of the type desired by Customer is not already available at the Point of Delivery, additional charges and special contract arrangements between Company and Customer may be required prior to service being furnished.

Monthly Rate
Customer's bill will be calculated by adding the following Customer and MMBtu charges to the amounts and quantities due under the riders listed below:

Charge	Amount
Customer Charge per Meter	$ 1,587.75 per month
First 0 MMBtu to 1,500 MMBtu	$ 0.6553 per MMBtu
Next 3,500 MMBtu	$ 0.4799 per MMBtu
All MMBtu over 5,000 MMBtu	$ 0.1029 per MMBtu

Upstream Transportation Cost Recovery: Plus an amount for upstream transportation costs in accordance with Part (b) of Rider GCR.

Retention Adjustment: Plus a quantity of gas as calculated in accordance with Rider RA.

Franchise Fee Adjustment: Plus an amount for franchise fees calculated in accordance with Rider FF. Rider FF is only applicable to customers inside the corporate limits of any incorporated municipality.

Tax Adjustment: Plus an amount for tax calculated in accordance with Rider TAX.

Surcharges: Plus an amount for surcharges calculated in accordance with the applicable rider(s).

Imbalance Fees
All fees charged to Customer under this Rate Schedule will be charged based on the quantities determined under the applicable Transportation Agreement and quantities will not be aggregated for any Customer with multiple Transportation Agreements for the purposes of such fees.

Monthly Imbalance Fees
Customer shall pay Company the greater of (i) $0.10 per MMBtu, or (ii) 150% of the difference per MMBtu between the highest and lowest "midpoint" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" during such month, for the MMBtu of Customer's monthly Cumulative Imbalance, as defined in the applicable Transportation Agreement, at the end of each month that exceeds 10% of Customer's receipt quantities for the month.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RATE SCHEDULE:	**T – TRANSPORTATION**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Curtailment Overpull Fee
Upon notification by Company of an event of curtailment or interruption of Customer's deliveries, Customer will, for each MMBtu delivered in excess of the stated level of curtailment or interruption, pay Company 200% of the midpoint price for the Katy point listed in *Platts Gas Daily* published for the applicable Gas Day in the table entitled "Daily Price Survey."

Replacement Index
In the event the "midpoint" or "common" price for the Katy point listed in *Platts Gas Daily* in the table entitled "Daily Price Survey" is no longer published, Company will calculate the applicable imbalance fees utilizing a daily price index recognized as authoritative by the natural gas industry and most closely approximating the applicable index.

Agreement
A transportation agreement is required.

Notice
Service hereunder and the rates for services provided are subject to the orders of regulatory bodies having jurisdiction and to the Company's Tariff for Gas Service.

Special Conditions
In order to receive service under Rate T, customer must have the type of meter required by Company. Customer must pay Company all costs associated with the acquisition and installation of the meter.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Provisions for Adjustment

The Commodity Charge per Ccf (100 cubic feet) for gas service set forth in any Rate Schedules utilized by the cities of the Mid-Tex Division service area for determining normalized winter period revenues shall be adjusted by an amount hereinafter described, which amount is referred to as the "Weather Normalization Adjustment." The Weather Normalization Adjustment shall apply to all temperature sensitive residential and commercial bills based on meters read during the revenue months of November through April. The five regional weather stations are Abilene, Austin, Dallas, Waco, and Wichita Falls.

Computation of Weather Normalization Adjustment

The Weather Normalization Adjustment Factor shall be computed to the nearest one-hundredth cent per Ccf by the following formula:

$$WNAF_i = R_i \frac{(HSF_i \times (NDD-ADD))}{(BL_i + (HSF_i \times ADD))}$$

Where

i = any particular Rate Schedule or billing classification within any such particular Rate Schedule that contains more than one billing classification

$WNAF_i$ = Weather Normalization Adjustment Factor for the i^{th} rate schedule or classification expressed in cents per Ccf

R_i = Commodity Charge rate of temperature sensitive sales for the i^{th} schedule or classification.

HSF_i = heat sensitive factor for the i^{th} schedule or classification divided by the average bill count in that class

NDD = billing cycle normal heating degree days calculated as the simple ten-year average of actual heating degree days.

ADD = billing cycle actual heating degree days.

BI_i = base load sales for the i^{th} schedule or classification divided by the average bill count in that class

The Weather Normalization Adjustment for the jth customer in ith rate schedule is computed as:

$WNA_i = WNAF_i \times q_{ij}$

Where q_{ij} is the relevant sales quantity for the jth customer in ith rate schedule.

MID-TEX DIVISION
ATMOS ENERGY CORPORATION

RIDER:	**WNA – WEATHER NORMALIZATION ADJUSTMENT**	
APPLICABLE TO:	**ALL CUSTOMERS IN THE MID-TEX DIVISION UNDER THE RRM TARIFF**	
EFFECTIVE DATE:	**Bills Rendered on or after 10/01/2024**	

Base Use/Heat Use Factors

	Residential		Commercial	
Weather Station	Base use Ccf	Heat use Ccf/HDD	Base use Ccf	Heat use Ccf/HDD
Abilene	9.52	0.1526	88.98	0.7485
Austin	8.87	0.1343	213.30	0.9142
Dallas	12.38	0.2024	185.59	1.0974
Waco	8.71	0.1219	130.62	0.7190
Wichita Falls	10.20	0.1394	117.78	0.6435

Weather Normalization Adjustment (WNA) Report

On or before June 1 of each year, the company posts on its website at atmosenergy.com/mtx-wna, in Excel format, a *Weather Normalization Adjustment (WNA) Report* to show how the company calculated its WNAs factor during the preceding winter season. Additionally, on or before June 1 of each year, the company files one hard copy and an Excel version of the *WNA Report* with the Railroad Commission of Texas' Gas Services Division, addressed to the Director of that Division.

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
PENSIONS AND RETIREE MEDICAL BENEFITS FOR CITIES APPROVAL
TEST YEAR ENDING DECEMBER 31, 2023

Line No.	Description	Shared Services		Mid-Tex Direct			Adjustment Total
		Pension Account Plan	Post-Employment Benefit Plan	Pension Account Plan	Post-Employment Benefit Plan	Supplemental Executive Benefit Plan	
	(a)	(b)	(c)	(d)	(e)	(f)	(g)
1	Proposed Benefits Benchmark - Fiscal Year 2024 Willis Towers Watson Report as adjusted	$ 1,402,365	$ (1,146,665)	$ 2,186,549	$ (4,070,086)	$ 278,107	
2	Allocation Factor	45.93%	45.93%	82.00%	82.00%	100.00%	
3	Proposed Benefits Benchmark Costs Allocated to Mid-Tex (Ln 1 x Ln 2)	$ 644,172	$ (526,717)	$ 1,792,929	$ (3,337,394)	$ 278,107	
4	O&M and Capital Allocation Factor	100.00%	100.00%	100.00%	100.00%	100.00%	
5	Proposed Benefits Benchmark Costs to Approve (Ln 3 x Ln 4)	$ 644,172	$ (526,717)	$ 1,792,929	$ (3,337,394)	$ 278,107	$ (1,148,903)
6							
7	O&M Expense Factor (WP_F-2.3, Ln 2)	81.70%	81.70%	38.85%	38.85%	11.24%	
8							
9	Summary of Costs to Approve:						
10	Total Pension Account Plan	$ 526,315		$ 696,536			$ 1,222,851
11	Total Post-Employment Benefit Plan		$ (430,349)		$ (1,296,547)		(1,726,896)
12	Total Supplemental Executive Benefit Plan					$ 31,256	31,256
13	Total (Ln 10 + Ln 11 + Ln 12)	$ 526,315	$ (430,349)	$ 696,536	$ (1,296,547)	$ 31,256	$ (472,789)

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2023

Line No.	Description								Current	Proposed	Change Amount	Change Percent
	(a)								(b)	(c)	(d)	(e)
1	**Rate R @ 42.8 Ccf**											
2	Customer charge								$ 22.25			
3	Consumption charge	42.8		CCF	X	$	0.48567	=	20.79			
4	Rider GCR Part A	42.8		CCF	X	$	0.27958	=	11.97			
5	Rider GCR Part B	42.8		CCF	X	$	0.47494	=	20.33			
6	Subtotal								$ 75.34			
7	Rider FF & Rider TAX		$	75.34	X		0.07196	=	5.42			
8	Total								$ 80.76			
9												
10	Customer charge									$ 22.95		
11	Consumption charge	42.8		CCF	X	$	0.58974	=		25.24		
12	Rider GCR Part A	42.8		CCF	X	$	0.27958	=		11.97		
13	Rider GCR Part B	42.8		CCF	X	$	0.47494	=		20.33		
14	Subtotal									$ 80.49		
15	Rider FF & Rider TAX		$	80.49	X		0.07196	=		5.79		
16	Total									$ 86.28	$ 5.52	6.84%
17												

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2023

Line No.	Description							Current	Proposed	Change Amount	Change Percent
	(a)							(b)	(c)	(d)	(e)
18	**Rate C @ 363.6 Ccf**										
19	Customer charge							$ 72.00			
20	Consumption charge	363.6	CCF	X	$	0.18280	=	66.47			
21	Rider GCR Part A	363.6	CCF	X	$	0.27958	=	101.67			
22	Rider GCR Part B	363.6	CCF	X	$	0.33806	=	122.93			
23	Subtotal							$ 363.07			
24	Rider FF & Rider TAX		$ 363.07	X		0.07196	=	26.13			
25	Total							$ 389.20			
26											
27	Customer charge								$ 81.75		
28	Consumption charge	363.6	CCF	X	$	0.19033	=		69.21		
29	Rider GCR Part A	363.6	CCF	X	$	0.27958	=		101.67		
30	Rider GCR Part B	363.6	CCF	X	$	0.33806	=		122.93		
31	Subtotal								$ 375.56		
32	Rider FF & Rider TAX		$ 375.56	X		0.07196	=		27.03		
33	Total								$ 402.59	$ 13.39	3.44%
34											

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2023

Line No.	Description							Current	Proposed	Change Amount	Change Percent
	(a)							(b)	(c)	(d)	(e)
35	**Rate I @ 1335 MMBTU**										
36	Customer charge							$ 1,382.00			
37	Consumption charge	1,335	MMBTU	X	$	0.7484	=	998.94			
38	Consumption charge	0	MMBTU	X	$	0.5963	=	-			
39	Consumption charge	0	MMBTU	X	$	0.2693	=	-			
40	Rider GCR Part A	1,335	MMBTU	X	$	2.7303	=	3,644.33			
41	Rider GCR Part B	1,335	MMBTU	X	$	0.7337	=	979.37			
42	Subtotal							$ 7,004.64			
43	Rider FF & Rider TAX		$ 7,004.64	X		0.07196	=	504.08			
44	Total							$ 7,508.72			
45											
46	Customer charge								$ 1,587.75		
47	Consumption charge	1,335	MMBTU	X	$	0.6553	=		874.67		
48	Consumption charge	0	MMBTU	X	$	0.4799	=		-		
49	Consumption charge	0	MMBTU	X	$	0.1029	=		-		
50	Rider GCR Part A	1,335	MMBTU	X	$	2.7303	=		3,644.33		
51	Rider GCR Part B	1,335	MMBTU	X	$	0.7337	=		979.37		
52	Subtotal								$ 7,086.12		
53	Rider FF & Rider TAX		$ 7,086.12	X		0.07196	=		509.94		
54	Total								$ 7,596.06	$ 87.34	1.16%
55											

ATMOS ENERGY CORP., MID-TEX DIVISION
MID-TEX RATE REVIEW MECHANISM
AVERAGE BILL COMPARISON - BASE RATES
TEST YEAR ENDING DECEMBER 31, 2023

Line No.	Description							Current	Proposed	Change Amount	Change Percent
	(a)							(b)	(c)	(d)	(e)
56	**Rate T @ 4645 MMBTU**										
57	Customer charge							$ 1,382.00			
58	Consumption charge	1,500	MMBTU	X	$	0.5684	=	852.60			
59	Consumption charge	3,145	MMBTU	X	$	0.4163	=	1,309.08			
60	Consumption charge	0	MMBTU	X	$	0.0893	=	-			
61	Rider GCR Part B	4,645	MMBTU	X	$	0.7337	=	3,407.90			
62	Subtotal							$ 6,951.58			
63	Rider FF & Rider TAX		$ 6,951.58	X		0.07196	=	500.26			
64	Total							$ 7,451.84			
65											
66	Customer charge								$ 1,587.75		
67	Consumption charge	1,500	MMBTU	X	$	0.6553	=		982.95		
68	Consumption charge	3,145	MMBTU	X	$	0.4799	=		1,509.08		
69	Consumption charge	0	MMBTU	X	$	0.1029	=		-		
70	Rider GCR Part B	4,645	MMBTU	X	$	0.7337	=		3,407.90		
71	Subtotal								$ 7,487.68		
72	Rider FF & Rider TAX		$ 7,487.68	X		0.07196	=		538.84		
73	Total								$ 8,026.52	$ 574.68	7.71%

Life Connected.

Parks
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Karla Stovall, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Karla Stovall
Date:	September 10, 2024
Re:	Ralph O'Dell Senior Center Guidelines

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, approving the Ralph O'Dell Senior Center Guidelines; establishing a Fee Schedule for the Ralph O'Dell Senior Center; providing for savings, repealing, and severability clauses; and providing an effective date. (Stovall)

Background Information:
The Ralph O'Dell Senior Center guidelines and fees are proposed for adoption by the City Council. The effective date for the guidelines is October 1, 2024. The guidelines were presented to City Council in August during a work session and this action represents the final step for adoption. The guidelines were developed over several months with staff working very closely with the Parks Board and patrons of the Senior Center. This policy will address the need for operating guidelines to include the general rules and a code of conduct section.

Legal Review:
Completed

Supporting Documents:
1. ROSC Guidelines 2024 Presentation
2. ROSC Guidelines 09102024
3. Code of Conduct Attachment Consequences
4. Ordinance Ralph O'Dell Senior Center Guidelines and Fee

Financial Consideration:
Fee ordinance attached

Staff Recommendation:
Staff recommends approval

RALPH O'DELL SENIOR CENTER GUIDELINES

SEPTEMBER 10, 2024



ROSC GUIDELINE OVERVIEW

- Staff and City Council have received feedback from members of the new Senior Center
  - Concerns regarding the current operations
  - Expressed a need for rules, guidelines, and a code of conduct

- Staff have met with seniors to gather their input and received feedback on the guidelines at the Senior Center.

- The Parks Board have provided their input and provided guidance on the draft guidelines.

- Draft Guidelines were presented to City Council at the August 13 City Council meeting.

- The Guidelines are being presented for approval.

ROSC GUIDELINE OVERVIEW

- Purpose: establish guidelines, rules, and a code of conduct
  - Eligibility – minimum age to become a member
  - Residency status – do you have to be a City resident to join?
  - Cost of membership
  - General guidelines and rules for facility use and program participation
  - Code of conduct

- Implementation :
  - Effective date of the guidelines is October 1,2024.
  - This date will provide for full implementation of fee structure for current members to be able to plan for the monthly expenditure.

MAJOR COMPONENTS OF GUIDELINES

- Membership Eligibility
  - Resident vs Non-Resident
  - Minimum age
- Fees
  - Resident vs Non-Resident
  - Day pass
- Facility Access
  - Spectators/Visitors and Children
  - Caregiver Assistance
- Code of Conduct

MEMBERSHIP ELIGIBILITY

Residency

- All twelve comparison cities allow non-residents to become members with an increased fee.
- Greatest challenge for Celina will be the capacity of the facility – as the City grows, members will increase
  - Currently, 35 non-resident members (19%)
  - Residency and age restrictions can be used to relieve capacity issues for the Center
- **Guideline provides:**
  - Allow residents and non-residents to become members
  - Charge non-residents a higher fee – to be addressed in fee section of presentation

MEMBERSHIP ELIGIBILITY

Age

- Majority of comparison cities have set minimum age at 50
- Currently, the average age of members is 77 and approximately half are 75 and older
- Original senior center unofficially set eligibility at 65 years and older
- Greatest challenge for Celina will be the capacity of the facility of 5,000 Square Footage in comparison to the 20,000 + at the other facilities.
- A key component to the original senior center was to provide supplemental meals to seniors living on a fixed income
- **Guideline provides:**
  - Age 65
  - If a member's spouse is under 65, they are eligible to join through their spouse's membership

FEES

Cost for Membership

- Original senior center charged $10 per month
- The number of fitness classes and activities are increasing and there is no cost to a member as is common to charge for fitness and special interest classes separately in the other twelve comparison centers.
- Lunches continue to be provided through sponsorships – this may become harder if attendance continues to increase
- All twelve comparison cities charge higher fees to non-residents.

FEES

- **Guideline Recommendation**

Membership Type	Age	Monthly	Annual	Daily Guest Pass
Resident	65-74	$10	$100	$5
Non-Resident	65-74	$30	$300	$5
Resident	75-89	$5	$50	$5
Non-Resident	75-89	$10	$100	$5
Resident	90+	$0	$0	$0
Non-Resident	90+	$5	$50	$5

FACILITY ACCESS

- Must be a member to access the facility or you will be required to purchase a guest pass (meet eligibility requirements)
  - Members may not bring guests under the age of 65 (except for an eligible spouse)
  - Children are not permitted in the facility except on designated days
  - Family members are not permitted in the facility
  - Two exceptions are provided – Spectators and Caregivers

Exceptions

- Spectators
  - The Center may host certain events (performances or recognitions) where family and friends (including children) are allowed to attend as spectators
  - Spectators may not participate in any activities, classes, or meals
  - Staff will specifically communicate when spectators are allowed at an event

FACILITY ACCESS

Exceptions

- Caregiver Assistance
  - Staff is unable to provide members with special assistance
  - Members may bring a caregiver to assist them
  - Caregiver must fill out a registration form, but do not have to pay for access to the facility
  - Caregiver may not participate in classes, programs, or activities, except to assist the member
  - Caregiver may not receive a meal when lunch is served

CODE OF CONDUCT

- Purpose: establish clear expectations for conduct in the facility and the actions staff may take for violations

  - Be respectful and courteous of others personal space or others' enjoyment of the facility. Refrain from behavior, dress, or language that is abusive, threatening, or disruptive to others.

  - Respect the Senior Center property and the personal belongings of others. Destruction, defacement, or theft of personal belongings or City property is strictly prohibited.

  - Act Honestly. Follow all written guidelines and rules.

  - The Senior Center is a substance-free environment. Alcohol, tobacco, e-cigarettes, and illegal drug use are strictly prohibited at the city facility.

CODE OF CONDUCT

- No solicitation or performing business activities at the Center without prior written approval from staff.

- Treat Parks and Recreation staff in a civil and respectful manner.

- **Guideline provides:**
  - The City may suspend or revoke membership or limit the use of the facility or involvement in programs/classes. Any such suspension or revocation will result in the forfeiture of fees paid.
  - The violation of Code of Conduct consequences have been attached to the agenda for transparency of facility operations.

THANK YOU

Ralph O'Dell Senior Center Guidelines

Established in December 2023, the Ralph O'Dell Senior Center provides seniors in the City of Celina with excellent fellowship opportunities and recreational activities. This new facility provides a space to gather with old friends and make new friends, as well as attend fitness classes, lunches, special interest classes, and special events.

The City of Celina's Parks and Recreation Department strives to provide all members and guests with an excellent experience. The following Guidelines have been established with input from patrons of the Senior Center and the City of Celina Parks and Recreation Board to ensure the safety of all guests as well as an excellent experience within the facility. The Guidelines are subject to change at the discretion of the Parks and Recreation Department.

The Guidelines include the following sections:

- Benefits and Amenities
- Membership and Fees
- General Guidelines and Rules
- Code of Conduct

BENEFITS AND AMENITIES

The Senior Center provides an excellent facility to gather with friends and make new ones. The Parks and Recreation Department provides monthly calendars with all scheduled activities, classes, and lunches. All scheduled activities are subject to attendee limitations with many such benefits provided on a first come, first serve basis. The benefits and amenities include:

- Weekly lunches
- Monthly birthday party for members
- Weekly fitness classes
- Special interest classes
- Special events
- Hot coffee, hot chocolate, and water
- Games (board games, card games, dominos, bingo, chair volleyball, etc.)

MEMBERSHIP AND FEES

A membership is required to access the Ralph O'Dell Senior Center facility and participate in all activities. The purpose of the membership is to ensure that all patrons meet the eligibility requirements and are aware of all Guidelines for participation. Memberships can be obtained in-person at the facility or online on the City of Celina website (www.celina-tx.gov).

Eligibility

Membership to the Ralph O'Dell Senior Center is restricted to patrons who are 65 years or older. A member's spouse who is under 65 is also eligible to become a member.

The following items must be provided to be considered for membership:

- Proof of age
- Valid government-issued photo ID
- Proof of residency (to receive the resident rate for membership)
    - Government-issued ID with your current address
    - Utility bill with your name and address (water, electricity, gas, etc.)
    - Lease with your name and address

Membership Fees

Membership Type	Age	Monthly	Annual	Daily Guest Pass
Resident	65-74	$10	$100	$5
Non-Resident	65-74	$30	$300	$5
Resident	75-89	$5	$50	$5
Non-Resident	75-89	$15	$150	$5
Resident	90+	$0	$0	$0
Non-Resident	90+	$5	$50	$5

Resident rates are available to those who live within the current city limits of Celina. Proof of residency must be provided for first-time registration and upon a change of address.

Daily Guest Pass

All individuals entering the Senior Center facility must meet the membership requirements. Guests who are eligible but do not want to pay for a monthly or annual membership may purchase a Daily Guest Pass. The Daily Guest Pass is only valid for the date that it is purchased. Guests must complete the Daily Guest Pass Application, meet the minimum age requirements, and purchase a $5 Daily Guest Pass. Guests will have full access to all activities, benefits, and amenities for the day.

Automatic Renewal

Memberships will automatically renew each month or year (depending on membership type). Members requesting to change their payment type will need to inform the Sr. Center prior to the start of a new membership period.

Cancelation

For monthly memberships, no refunds will be issued. For annual memberships, members will receive a prorated refund based upon the number of months that have been completed prior to the cancelation date. To cancel, members must complete a cancelation notice form and submit it to Parks and Recreation Department staff at least 30 days in advance of the cancelation date.

GENERAL GUIDELINES AND RULES

The following general guidelines and rules apply to all members and guests at the Senior Center.

Caregiver Assistance

The Parks and Recreation Department staff are unable to provide specialized assistance to members. Members must be able to use all facilities and participate in the respective activities of their choosing either on their own or with their respective legal guardian or caregiver (collectively, "caregiver"). Members who have a caregiver may bring their caregiver to assist them.

The caregiver must complete a Caregiver Registration Form and sign the Waiver to enter the facility with a member, as well as check-in. There is no fee for caregivers to enter the facility. Caregivers are not eligible to participate in the programs and activities of the Senior Center except for assisting their respective member. Caregivers are not eligible to receive lunch.

The Ralph O'Dell Senior Center is committed to serving its members in the community and does not discriminate on the basis of disability in its programs, services, activities, and employment practices. If a member is in need of auxiliary aids or services for effective communication, reasonable access, and/or reasonable modification in programs, services, or activities, please contact the Sr. Center Coordinator at the Senior Center as soon as possible, preferably at least 5 business days before the activity or event. The Senior Center Coordinator may be contacted at 972-382-7730. The Center will try its best to make reasonable modifications and/or accommodations to policies, procedures, and programs to ensure that people with disabilities have an equal opportunity to access those programs, services, and activities. A grievance procedure is

available to resolve any complaints in this regard, and those individuals may contact the Director of Parks and Recreation or their designee for the City of Celina.

Children

Children are not allowed access to the Senior Center except for designated activities or events. We appreciate your understanding and cooperation.

Check-In

All members, guests, caregivers, and spectators are required to check-in upon entry to the building. Members must present their membership card. Guests must complete a Guest Registration form and pay the daily guest pass fee. Caregivers and spectators of members will be asked to check-in as well.

Membership Cards

The Senior Center is a controlled-access facility. All members will have their photo taken and will be provided with a membership card. Members must present their physical membership card to check-in upon entry to the facility.

Lost or stolen cards will be replaced (a $5 replacement fee may apply).

Spectators

Members may bring spectators to the facility for certain events in which the member is performing or being honored. Staff will communicate when spectators are welcome to attend. Spectators are prohibited from participating in classes, activities, or programs, except for the specific event they are attending.

Photo/Video

The City of Celina reserves the right to photograph, film, or otherwise record on the premises of facilities maintained by the City and during any activity conducted by the City, and to use these photos or recordings for promotional purposes in media such as, but not limited to, the City website, brochures, and the City's social media accounts.

If you do not agree to the foregoing, please withdraw your consent in writing. The city strives to never post anything objectionable, embarrassing, or hurtful, and will not identify anyone by name without prior notification. The city will remove or blur any photo, video, or other media by request and as deemed reasonable. Members are prohibited from taking photos and videos in the facility without the consent of those being photographed or videoed.

Solicitation/Distribution

Literature may not be distributed, nor any solicitation made on the premises without written consent from the Parks and Recreation Department.

Lost and Found

If you have left an item at the facility, please contact the Parks and Recreation Department.

Equipment Use

Equipment may be used in the manner that is intended. Equipment may not be removed from the facility. Tampering with equipment is strictly prohibited. If a member is unsure how to operate the equipment, Park and Recreation Department staff members are available to help.

Music

Personal music is not allowed to be played over facility equipment or from personal speakers (including phones) without prior permission from a Parks and Recreation Department staff member.

Some classes and activities will include music, which may be disruptive to the use of other rooms in the facility. Any music played in the facility must be appropriate for all audiences.

Transportation

The City of Celina does not provide transportation services to and from the Senior Center. The City does participate in Collin County Transit through DART. The Senior Program of Collin County Transit provides on-demand rides at a reduced rate to City of Celina residents who are 65 years old or older. Additional information regarding this program is available at the Senior Center facility and online at the City of Celina website.

CODE OF CONDUCT

The following Code of Conduct is applicable to anyone who enters the Senior Center facility. As a member, guest, spectator, or caregiver, you agree to:

1. Behave in a courteous and respectful manner that does not interfere with another person's personal space or enjoyment of the facility and programs.
2. Refrain from behavior, dress, or language that is abusive, threatening, or disruptive to others.
3. Respect the personal belongings of others. Destruction, defacement, or theft of personal belongings is strictly prohibited.
4. Respect Senior Center property. Destruction, defacement, or theft of city property, including littering, is strictly prohibited.

5. Secure your own personal belongings. The city is not responsible for lost or stolen items.
6. Act honestly. Do not share membership cards—it can be considered theft of service. Do not make false statements or provide false information on membership forms—it can be considered forgery. It is your responsibility to notify staff in a timely manner of any address, phone number, email, or emergency contact information changes.
7. Keep the Senior Center a substance-free environment. Alcohol, tobacco, e-cigarettes, and illegal drug use are strictly prohibited at the city facility. Immediately report any use to Parks and Recreation Department staff.
8. Refrain from soliciting individuals in the center for a business, agency, or religious affiliation without prior written approval from the Parks and Recreation Department. This includes but is not limited to posting flyers, business cards, advertising materials, and religious materials.
9. Refrain from performing business activities in the facility. Private or group instruction for pay is prohibited, unless it is contracted through the Parks and Recreation Department. Wi-Fi is for personal use only and is not intended for use to run a business or perform work remotely.
10. Follow all written guidelines and rules, as well as verbal directions by staff.
11. Treat Parks and Recreation staff in a civil and respectful manner.

Parks and Recreation staff are authorized to enforce the Code of Conduct through the suspension or revocation of the use of the facility or involvement in programs. The length of suspension or revocation of access to the facility will be determined on a case-by-case basis. Any such suspension or revocation will result in the forfeiture of fees paid.

EXCEPTIONS

Circumstances may arise that an exception may be requested. The Director of Parks and Recreation or their designee may grant an exemption on a case-by-case basis.

Ralph O'Dell Senior Center

Effective 10/01/2024

Code of Conduct Consequences

Any member or guest who engages in discriminatory, harassing, or otherwise offensive behavior is subject to disciplinary action and immediate removal from the facility.

When a member or guest's behavior, is deemed inappropriate, the following three step process is to be followed:

1. If a member or guest displays inappropriate behavior, a verbal request by staff that the behavior be stopped will be made. If the member or guest behavior reoccurs or escalates, staff will ask the member or guest to be removed from the facility for that day.

2. If a member or guest's inappropriate behavior continues regularly, a Parks staff member will meet with that member or guest. An incident report will be filed, stating the inappropriate behavior(s) already demonstrated and the expected changes moving forward. One more incident of unacceptable behavior will result with a 7-day suspension. One copy will remain on file with the Parks and Recreation Department and the member or guest will retain another copy.

3. If, after the above procedures have been followed, inappropriate behaviors continue, the member or guest will be removed for 30 days from the facility.

In extreme cases of unacceptable behavior that are physically threatening to other participants or staff, the City of Celina Parks and Recreation Department reserves the right to immediately remove a member or guest from the facility.

If you have any questions or comments, please contact the Parks and Recreation Department at 972-382-7730.

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, APPROVING THE RALPH O'DELL SENIOR CENTER GUIDELINES; ESTABLISHING A FEE SCHEDULE FOR THE RALPH O'DELL SENIOR CENTER; PROVIDING FOR SAVINGS, REPEALING, AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Ralph O'Dell Senior Center ("Senior Center") is a City-owned and operated recreation facility that opened on December 6, 2023; and

WHEREAS, the Senior Center provides seniors, those at the age of 65 or older, in the City of Celina with excellent fellowship opportunities and recreational activities; and

WHEREAS, certain guidelines are necessary for the proper functioning of the Senior Center to promote a safe, equitable, and exceptional experience for all members and guests; and

WHEREAS, current patrons of the Senior Center and the Parks and Recreation Board have provided significant input into the creation of the guidelines and fee schedule; and

WHEREAS, the purpose of the fees charged to Senior Center patrons is to partially defray the cost of the recreational activities provided in the facility; and

WHEREAS, the City Council is empowered to recover costs through the collection of various fees; and

WHEREAS, it is in the best interest of the public health, safety, and welfare that Ralph O'Dell Senior Center Guidelines be established, including a fee schedule.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety, and welfare.

SECTION 3. The Ralph O'Dell Senior Center Guidelines, which is attached hereto as Exhibit "A" for all purposes, is hereby approved and adopted.

SECTION 4. The Ralph O'Dell Senior Center Membership Fees are established, as follows, which shall be incorporated into the City of Celina Master Fee Chart when it is next updated.

Membership Type	Age	Monthly Fee	Annual Fee	Daily Guest Pass Fee
Resident	65-74	$10	$100	$5
Non-Resident	65-74	$30	$300	$5
Resident	75-89	$5	$50	$5
Non-Resident	75-89	$15	$150	$5
Resident	90+	$0	$0	$0
Non-Resident	90+	$5	$50	$5

SECTION 5. Should any paragraph, sentence, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance, as a whole or any part or provision thereof, other than the part or parts adjudged to be invalid, illegal, or unconstitutional.

SECTION 6. This Ordinance shall be in full force and effect from and after its adoption by the City Council.

SECTION 7. All provisions of any ordinance in conflict with this Ordinance are hereby repealed, but such repeal shall not abate any pending prosecution from violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinance shall remain in full force and effect.

SECTION 8. The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 9. The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 10. This Ordinance shall become effective from and after its date of passage in accordance with law.

PASSED and APPROVED by the City Council of the City of Celina, Texas on the 10th day of September 2024.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Brad Kearney
Date:	September 10, 2024
Re:	FY 2024 Budget Amendment

Action Requested:
Consider and act on an Ordinance amending Ordinance No. 2023-108 which adopted and approved the budget for fiscal year beginning October 1, 2023, and ending September 30, 2024, and make appropriations for each department, project, and account, by adopting an amended 2023-2024 budget for the City of Celina reallocating funds between accounts, attached hereto and incorporated into this Ordinance. (Bromiley)

Background Information:
This item amends the FY 2023-2024 Budget across a variety of funds and departments. The amendment includes:

- $77,000 for overtime for Construction Inspectors for after-hours inspections, which is offset by fee revenue.
- $180,000 for increased electricity expenses due to adding facilities and streetlights, as well as increasing electricity rates.
- $420,000 for the Fire Department for personnel costs, medical supplies, and vehicle repairs. This is a true-up based on the addition of firefighters mid-year and increasing costs in materials.
- $34,442 for general liability insurance premiums to add Fire Station 3 and the Police Headquarters on the City's policies.
- $1,111,557 for water purchases from Upper Trinity Regional Water District, waste water treatment costs from Upper Trinity Regional Water District, and bond issuance costs. The water and wastewater costs are offset by increases in revenues, as growth has surpassed projections.

- $2,500 for library supply purchases associated with the donation from the Friends of the Library.
- $333,768 transfer of interest earnings from bond funds to other capital project funds.

Additionally, the EDC at their meeting on September 3, 2024, approved a budget amendment for consideration by City Council. The amendment included:

- $8,253,080 for the purchase of the Martinek Tract by the EDC, using bond funds.

Legal Review:
N/A

Supporting Documents:
1. Budget Amendment Presentation
2. Ordinance Amending the FY 2024 Budget

Financial Consideration:
The proposed amendment uses increased revenues or fund balance to authorize additional expenditures for a variety of City funds. Across all funds, there is adequate fund balance or revenue to fund the proposed amendment.

Staff Recommendation:
Staff recommends approval.

FY 2024 BUDGET AMENDMENT

City Council Meeting
September 10, 2024



DETAILS

- Overtime for after-hours construction inspections, which is offset by fee revenue
- Increased electricity expenditures due to adding facilities and streetlights and increasing electricity rates

Fund	Type	Description	Adjustment
General Fund	Construction Inspection Fees	After-Hours Construction Inspections	(77,000)
General Fund	Overtime	After-Hours Construction Inspections	77,000
General Fund	Fund Balance	Electricity Expenses	(180,000)
General Fund	Electricity	Electricity Expenses	65,000
General Fund	Street Lights	Electricity Expenses	115,000

DETAILS

- Fire Department
  - Personnel costs, medical supplies, and vehicle repairs
  - True-up based on the addition of firefighters mid-year and increasing costs in materials
- General liability insurance costs
  - Insurance premiums for Fire Station 3 and Police Headquarters buildings

Fund	Type	Description	Adjustment
General Fund	Fund Balance	General Fund use of Fund Balance	(454,442)
General Fund	Personnel (Various)	Fire Department Personnel Costs	250,000
General Fund	Medical Supplies	Fire Department Medical Supplies	25,000
General Fund	Vehicle Repairs	Pump Replacement and True-Up for Actual Vehicle Repairs	125,000
General Fund	Facility Maintenance	Facility Repairs	20,000
General Fund	General Liability Insurance	Fire Station 3	16,437
General Fund	General Liability Insurance	Police Headquarters	18,005

DETAILS

- Costs for issuing annual debt for water and wastewater utility
- Water purchases and wastewater treatment expenses for UTRWD – offset by revenue
- Transfer interest income from Debt Fund to other capital funds for capital projects

Fund	Type	Description	Adjustment
Water Fund	Fund Balance	Costs to issue 2024 Utility Bonds	(111,557)
Water Fund	Bond Issuance Costs	Costs to issue 2024 Utility Bonds	111,557
Water Fund	Water Sales	Purchase of Water from UTRWD	(500,000)
Water Fund	Wastewater Sales	Reclamation of Wastewater from UTRWD	(500,000)
Water Fund	UTRWD Water	Purchase of Water from UTRWD	500,000
Water Fund	UTRWD Wastewater	Reclamation of Wastewater from UTRWD	500,000
Capital Funds	Transfer In	Interest Earnings	(333,768)
Debt Fund	Transfer Out	Interest Earnings	333,768

DETAILS

- Recognize donation from Friends of the Library and authorize associated expenditures
- Authorize expenditure of EDC bond funds for the purchase of the Martinek Tract

Fund	Type	Description	Adjustment
Donations Fund	Library Donation	Friends of the Library Donation	(2,500)
Donations Fund	Materials & Supplies	Friends of the Library Donation	2,500
EDC Fund	EDC Bond Revenue	Bond revenue for land purchase	(8,253,080)
EDC Fund	EDC Expenditure	Purchase Martinek Tract	8,253,080

QUESTIONS?

ORDINANCE NO. 2024-____

AN ORDINANCE OF THE CITY OF CELINA, TEXAS AMENDING ORDINANCE 2023-108, WHICH ADOPTED AND APPROVED THE BUDGET FOR FISCAL YEAR BEGINNING OCTOBER 1, 2023 AND ENDING SEPTEMBER 30, 2024, AND MAKE APPROPRIATIONS FOR EACH DEPARTMENT, PROJECT AND ACCOUNT, BY ADOPTING AN AMENDED FISCAL YEAR 2023-2024 BUDGET FOR THE CITY OF CELINA, TEXAS, REALLOCATING FUNDS BETWEEN ACCOUNTS PURSUANT TO EXHIBIT "A", ATTACHED HERETO AND INCORPORATED INTO THIS ORDINANCE; PROVIDING FOR INCORPORATION OF PREMISES; PROVIDING FOR FILING OF THE AMENDED BUDGET AND ORDINANCE; PROVIDING A CUMULATIVE CLAUSE; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is conducting business pursuant to a budget for fiscal year 2023-2024, heretofore previously adopted by Ordinance 2023-108; and

WHEREAS, Section 102.010 of the Texas Local Government Code authorizes the governing body of a municipality to make changes in the budget for municipal purposes; and

WHEREAS, the City Council has reviewed various line items within the budget and has determined that a valid municipal purpose is served by reallocating funds between various budget line items; and

WHEREAS, a proposed amendment to the budget has been placed on file with the City Secretary of the City of Celina, Texas.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1. The above and foregoing premises are incorporated into the body of this Ordinance as if copied herein in their entirety.

SECTION 2. The City's budget for the fiscal year ending September 30, 2024, heretofore previously adopted by Ordinance 2023-108 duly enacted by the City Council of the City of Celina on the 12th day of September, 2023, be and is hereby amended as set out in Exhibit "A" attached hereto and incorporated herein, which amendment is hereby, in all respects, finally approved and adopted as so changed; the remainder of the budget being unchanged and remaining in full force and effect as originally adopted.

SECTION 3. That the amounts specified in Exhibit "A" be hereby appropriated and reallocated as specified for those purposes designated in Exhibit "A".

SECTION 4. The City Manager shall file or cause to be filed a true and correct copy of the amended budget, along with this Ordinance, with the City Secretary and in the office of the County Clerk of Collin County, Texas and Denton County, Texas.

SECTION 5. This Ordinance shall be cumulative of all provisions of Ordinances of the City of Celina, Texas, except where the provisions of this Ordinance are in direct conflict with the provisions of such Ordinances, in which event the conflicting provisions of such Ordinances are hereby repealed.

SECTION 6. The provisions of this Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in whole, or in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decision or enactment.

SECTION 7. The City Secretary of the City of Celina is hereby directed to publish in the official newspaper of the City of Celina, the descriptive caption and effective date of this ordinance as required by Section 52.013 of the Local Government Code.

SECTION 8. The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive caption in the minutes of the City Council and by filing this ordinance in the ordinance records of the City.

SECTION 9. This Ordinance shall become effective from and after its date of passage in accordance with law.

PASSED and APPROVED by the City Council of the City of Celina, Texas, on the 10th day of September 2024.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

EXHIBIT A
FY 2023-2024 Budget Amendment

Meeting Date: September 10, 2024

Account #	Account Name	Description	Adjustment
102-400-000-4202	Construction Inspection Fees	Overtime Inspections	(77,000)
102-115-000-6105	Overtime	Overtime Inspections	77,000
102-31-3050	Fund Balance	Electricity Expenses	(180,000)
102-102-000-6520	Electricity	Electricity Expenses	65,000
102-111-000-6531	Street Lights	Electricity Expenses	115,000
102-31-3050	Fund Balance	General Fund use of Fund Balance	(454,442)
102-110-000-XXXX	Personnel (Various)	Fire Department Personnel Costs	250,000
102-110-000-6325	Medical Supplies	Fire Department Medical Supplies	25,000
102-110-000-6432	Vehicle Repairs	Pump Replacement and True-Up for Actual Vehicle Repairs	125,000
102-110-000-6405	Facility Maintenance	Facility Repairs	20,000
102-110-000-6629	General Liability Insurance	Fire Station 3	16,437
102-112-000-6629	General Liability Insurance	Police Headquarters	18,005
202-31-3050	Fund Balance	Costs to issue 2024 Utility Bonds	(111,557)
202-121-000-6643	Bond Issuance Costs	Costs to issue 2024 Utility Bonds	111,557
202-400-000-4800	Water Sales	Purchase of Water from UTRWD	(500,000)
202-400-000-4810	Wastewater Sales	Reclamation of Wastewater from UTRWD	(500,000)
202-117-000-7000	UTRWD Water	Purchase of Water from UTRWD	500,000
202-118-000-7010	UTRWD Wastewater	Reclamation of Wastewater from UTRWD	500,000
104-400-000-4900	Transfer In	Interest Earnings	(333,768)
103-123-000-7500	Transfer Out	Interest Earnings	333,768
117-400-000-4604	Library Donation	Friends of the Library Donation	(2,500)
117-105-000-6321	Materials & Supplies	Friends of the Library Donation	2,500
401-400-000-4850	EDC Bond Revenue	Bond revenue for land purchase	(8,253,080)
401-XXX-000-7200	EDC Expenditure	Purchase Martinek Tract	8,253,080

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robert Ranc, City Manager
CC:	
Intiated by:	Robert Ranc
Date:	September 10, 2024
Re:	Economic Development Agreement with Greater Celina Chamber of Commerce for Winecrawl on the Square and Oktoberfest

Action Requested:
Approve the Economic Development Agreement between the City of Celina and the Greater Celina Chamber of Commerce for the Winecrawl on the Square and Oktoberfest

Background Information:
On March 14, 2023, the City of Celina (City) and Greater Celina Chamber of Commerce (Chamber) executed a five-year economic development agreement regarding City events. Specifically, the agreement outlined the responsibilities of both parties regarding planning, facilities, and beer and wine sales at Cajun Fest, the 4th of July celebration, Beware! of the Square, and the Winecrawl on the Square. On March 5, 2024, the Chamber notified the City it was terminating the agreement per the agreement's provisions.

Since that time, City staff and Chamber staff have determined that it is in the mutual interest of both parties to enter an agreement that defines the parties' roles and responsibilities for the annual Winecrawl on the Square and Oktoberfest. The proposed five-year agreement is similar to the 2023 agreement; however, it does not include provisions regarding beer and wine sales. The proposed agreement provides that the City will provide the necessary facilities and public safety staff (as determined by the City) in return for recognition as at minimum a second-tier sponsor for the events. A copy of the 2023 agreement and the proposed agreement are attached for Council's review.

Legal Review:
Legal has reviewed the proposed agreement.

Supporting Documents:

1. Economic Development Agreement - Oktoberfest and Winecrawl 2024
2. 2023 Economic Development Agreement

Financial Consideration:

In exchange for granting the necessary facilities and public safety support, the Chamber will recognize the City as at minimum a second-tier sponsor of the events.

Staff Recommendation:

Staff recommends approval of the proposed agreement.

Economic Development Agreement

This Agreement (the "Agreement") effective as of this 10th day of September, 2024, (the "Effective Date") by and between the City of Celina, Collin County, Texas, a home-rule municipality (the "City") and the Celina Chamber of Commerce (the "Chamber"), a Texas non-profit corporation.

RECITALS

WHEREAS, the City is a home-rule municipality duly organized and validly existing under the laws of the State of Texas and located within Collin County and Denton County, Texas; and

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to offer programs and incentives designed to promote economic development; and

WHEREAS, the City and Chamber agree that special events provide a unique opportunity to attract visitors, highlight and support existing businesses, and attract new businesses and residents; and

WHEREAS, the City and the Chamber desire to memorialize their cooperative efforts to promote and organize the Annual Winecrawl on the Square (Winecrawl) and Oktoberfest;

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Status of the Parties

1.1 City. The Parties acknowledge and agree that the City is a municipal corporation formed and operating pursuant to its home-rule charter.

1.2 Chamber. Chamber represents and warrants that Chamber is a non-profit corporation formed, existing, and is in good standing under the law of the State of Texas.

Section 2. Facilities

2.1 The City currently owns or has control of the spaces and facilities ("Facilities") necessary to host Winecrawl and Oktoberfest.

2.2 The City agrees to grant to the Chamber use of the Facilities which the Chamber may require for the Winecrawl and Oktoberfest.

2.3 The Chamber shall submit a special event application to the City. The City shall have sole authority to develop criteria for Winecrawl and Oktoberfest and base its consideration of the Chamber's special event application upon such criteria. However,

the Parties agree that Winecrawl and Oktoberfest benefits the Parties and the special event application will be approved so long as the terms of this Agreement are met.

2.4 The Chamber shall be responsible for costs associated with the use of the Facility for Winecrawl and Oktoberfest including, but not limited to, cleaning and takedown fees.

Section 3. Special Provisions

3.1 The City intends to provide necessary staff, including, but not limited to, events, parks, police, and fire staff for Winecrawl and Oktoberfest subject to the determination of the City that it has adequate staffing for its operations.

3.2 The City shall determine the proper staffing level of emergency service personnel for Winecrawl and Oktoberfest.

3.3 In exchange for necessary City staffing for Winecrawl and Oktoberfest, the Chamber shall designate the City as at minimum a second-tier sponsor for the event.

Section 4. Term

4.1 This agreement shall commence upon the date of execution by both Parties and shall end at the expiration of five (5) years from said date unless otherwise terminated. Either party may terminate this Agreement with or without cause by providing sixty (60) days written notice to the other party.

Section 5. Miscellaneous Provisions

5.1 The Chamber shall indemnify and defend the City and its officers and employees from any and all claims arising out of the Chamber's use of the Facilities and any other losses, demands, suits, judgments and costs, including reasonable attorney's fees and expenses.

5.2 Nothing in this Agreement is intended to create, nor shall be deemed or construed by the parties or any third party as creating the relationship of principal and agent, partnership, or a joint venture.

5.3 Prior to using Facilities, the Chamber will provide proof of general liability insurance in an amount not less than Two Million Dollars ($2,000,000) per occurrence, and the Chamber will add the City as an additional insured.

5.4 This Agreement contains the entire agreement of the Parties and may be modified or terminated only upon mutual written agreement of the City and the Chamber.

5.5 Any notice and/or other communication ("Notice") given under this Agreement shall be in writing, and may be given: (i) by depositing the Notice in the United States Mail, postage prepaid, certified, and addressed to the Party to be notified with return receipt

requested; (ii) by personal delivery of the Notice to the Party; or (iii) sent by electronic transmission. Notice shall be effective upon receipt or refusal of delivery by the Party to be notified. For the purposes of Notice, the addresses of the Parties are, until changed as provided below, as follows:

City: City of Celina
142 North Ohio Street
Celina, TX 75009
Attn: City Manager
E-mail: rranc@celina-tx.gov

With a copy to: Messer, Fort, & McDonald, PLLC
6371 Preston Road, Suite 200
Frisco, TX 75034
Attn: Julie Fort
E-mail: julie@txmunicipallaw.com

Chamber: Greater Celina Chamber of Commerce
110 S. Preston Road, Suite B
Celina, TX 75009
Attn: President
E-mail: alexis@celinachamber.org

5.6 This Agreement is peformable in Collin County, Texas and exclusive venue shall lie thererin. The prevailing party in any litigation required to enforce this Agreement shall additionally recover costs and attorney's fees.

5.7 This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

EXECUTED on the date set forth above.

CITY OF CELINA, TEXAS,
A Texas municipal corporation

By:_____
Ryan Tubbs, Mayor

ATTEST:

By:_____
Lauren Vaughns, City Secretary

Greater Celina Chamber of Commerce

By:_____
Alexis Jackson, President

STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Alexis Jackson, of the Greater Celina Chamber of Commerce, known to me to be one of the persons whose names are subscribed to the foregoing instrument; she acknowledges to me she is the duly authorized representative for the Greater Celina Chamber of Commerce and she executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ of _____ 2024

_____
Notary Public for the State of Texas

STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Ryan Tubbs, Mayor of the City of Celina, Texas, known to me to be one of the persons whose names are subscribed to the foregoing instrument; he acknowledges to me he is the duly authorized representative for the City of Celina and he executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this _____ of _____ 2024

_____
Notary Public for the State of Texas

ECONOMIC DEVELOPMENT AGREEMENT

This Agreement (the "Agreement") effective as of this 14th day of March, 2023, (the "Effective Date") by and between the City of Celina, Collin County, Texas a home-rule municipality (the "City") and the Celina Chamber of Commerce (the "Chamber"), a Texas non-profit corporation.

RECITALS

WHEREAS, the City is a home rule municipality duly organized and validly existing under the laws of the State of Texas and located within Collin County and Denton County, Texas; and

WHEREAS, Chapter 380 of the Texas Local Government Code authorizes municipalities to offer programs and incentives designed to promote economic development; and

WHEREAS, the Chamber provides valuable services to the Celina community in general and to Celina's businesses and visitors in particular; and

WHEREAS, the City and the Chamber desire to memorialize their cooperative efforts in promoting and organizing their special events; and

WHEREAS, the City and Chamber agree that special events provide a unique opportunity to attract visitors, highlight and support existing businesses, and attract new businesses and residents; and

WHEREAS, the Chamber has requested and the City has found and determined that it is in the best interest of the City to enter into this Agreement.

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

Section 1. Status of Parties

1.1 City. The Parties acknowledge and agree that the City is a municipal corporation formed and operating pursuant to its home-rule charter.

1.2 Chamber. Chamber represents and warrants that Chamber is a non-profit corporation formed, existing, and is in good standing under the law of the State of Texas.

Section 2. Joint Planning

2.1 The City and Chamber through their designated representatives shall advise each other of upcoming events and when possible cooperate in joint planning of events that fulfill the purposes of local economic and business development.

2.2 The Chamber shall give the City as much advance notice as possible of its need for building or facility space for the purpose of its special events.

2.3 The City is allowed a sitting board member selected by the Chamber President and the City Manager jointly. That representative shall coordinate all invites of Chamber events to the City.

Section 3. Facilities

3.1 The City currently owns or has control of the spaces and facilities which may be available for Chamber use for special events.

3.2 The City agrees to grant to the Chamber use of the Facilities which the Chamber may require for its special events provided the use of such Facilities shall not interfere with the use of such Facility.

3.3 The Chamber agrees to give the City reasonable advanced notice, in no case less than sixty (60) days, of its need for a Facility. Notice shall be given via a written application or other form deemed acceptable by the City.

3.4 The City shall have sole authority to develop criteria for the special events and base their consideration of the Chamber's application upon such criteria. However, the Parties agree that the special events typically sponsored by the Chamber benefit the Parties and will likely be approved so long as the terms of this Agreement are met.

3.5 The Chamber shall be responsible for costs associated with the use of the Facility for a special event including, but not limited to, cleaning and takedown fees.

Section 4. Special Provisions

4.1 The City intends to provide event, parks, police and fire staff for each special event subject to the determination of the City that the departments have adequate staffing and that there will be no decrease in available emergency services to the public.

4.2 In exchange for fire and police service to an event sponsored by the Chamber and not the City, the Chamber shall designate the City as at minimum a second-tier sponsor for the event. At the time of this Agreement the Parties understand that

the two special events subject to this subsection are the Winecrawl on the Square and Octoberfest.

4.3 At the following special events, the City will partner with the Chamber to share profits of the net proceeds on an equal basis from beer and wine sales:

(a) Cajun Fest
(b) 4th of July celebration
(c) Beware on the Square
(d) Beer and Wine Festival

The City shall have sole authority to select beer and wine vendors for said special events. The Chamber understands that the City may enter into sponsorship agreements with beer and wine distributors and that the Chamber shall be subject to, and adhere to, any of these sponsorship agreements.

4.4 The City shall determine the proper staffing level of emergency service personnel for all special events.

4.5 This Agreement shall commence upon the date of execution by both Parties and shall end at the expiration of five (5) years from said date unless otherwise terminated. Either party may terminate this Agreement with or without cause by providing sixty (60) days written notice to the other party.

4.6 Notice. Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States Mail, Certified, with Return Receipt Requested, postage prepaid, addressed to the appropriate party at the following addresses, or at such other addresses provided by the parties in writing:

City of Celina, Texas
Jason Laumer, City Manager
142 N. Ohio Street
Celina, Texas 75009

with copies to:

Julie Fort
Messer, Fort, & McDonald PLLC
6371 Preston Road, Suite 200
Frisco, Texas 75034

Greater Celina Chamber of Commerce
Melissa Cromwell, President/CEO
110 S. Preston Road, Suite B
Celina, Texas 75009

Section 5. Miscellaneous Provisions

5.1 The Chamber shall indemnify and defend the City and its officers and employees from any and all claims arising out of the Chamber's use of the facilities and any other losses, demands, suits, judgments and costs, including reasonable attorney's fees and expenses.

5.2 Nothing in this Agreement is intended to create, nor shall be deemed or construed by the parties or any third party as creating the relationship of principal and agent, partnership or a joint venture.

5.3 Prior to using a facility the Chamber will provide proof of general liability insurance in an amount not less than Two Million Dollars ($2,000,000.00) per occurrence and the Chamber will add the City as an additional insured.

5.4 This Agreement contains the entire agreement of the Parties and may be modified or terminated only upon mutual written agreement of the City and the Chamber.

5.5 This Agreement is performable in Collin County, Texas and exclusive venue shall lie therein. The prevailing party in any litigation required to enforce this Agreement shall additionally recover costs and attorneys' fees.

5.6 This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

EXECUTED on the date set forth above.

CITY OF CELINA, TEXAS,
A Texas municipal corporation

By: _____
Sean Terry, Mayor

ATTEST:

By: _____
Lauren Vaughns, City Secretary

Greater Celina Chamber of Commerce

By: Melissa Cromwell, President
Melissa Cromwell, President/CEO

STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Melissa Cromwell, of the Greater Celina Chamber of Commerce, known to me to be one of the persons whose names are subscribed to the foregoing instrument; he acknowledges to me she is the duly authorized representative for the Celina Chamber of Commerce and she executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21st day of March 2023.

Janet G. Richards
Notary Public in and for the State of Texas

JANET G. RICHARDS
Notary Public, State of Texas
Comm. Expires 03-11-2026
Notary ID 6200782

STATE OF TEXAS §
§
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, on this day personally appeared Sean Terry, Mayor of the City of Celina, Texas, known to me to be one of the persons whose names are subscribed to the foregoing instrument; he acknowledges to me he is the duly authorized representative for the City of Celina and he executed said instrument for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 14 day of MARCH, 2023.

LAUREN FIELD
Notary Public, State of Texas
Comm. Expires 07-05-2026
Notary ID 129873163

Lauren Field
Notary Public in and for the State of Texas

Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Lauren Vaughns, City Secretary
CC:	Robert Ranc, City Manager
Intiated by:	Lauren Vaughns
Date:	September 10, 2024
Re:	Expanding Library Board from 7 members to 9 members

Action Requested:
Consider and act upon an Ordinance amending Ordinance No. 2016-46 expanding the Library Board from seven members to nine members. (Vaughns)

Background Information:

Legal Review:

Supporting Documents:
None

Financial Consideration:

Staff Recommendation:

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Brad Kearney
Date:	September 10, 2024
Re:	FY 2024-2025 Budget

Action Requested:
Conduct a public hearing to consider testimony and receive public input regarding the proposed FY 2024-2025 Budget and act upon an Ordinance of the City of Celina, Texas, adopting and approving the budget for the Fiscal Year 2024-2025 beginning October 1, 2024 and ending September 30, 2025 and making appropriations for each department, project, and account and providing for expenditures of funds. (Bromiley)

Background Information:
There are three items on the September 10, 2024 City Council Meeting Agenda related to the adoption of the FY 2024-2025 Budget and the associated property tax rate. The Texas Tax Code, Texas Local Government Code, and the City's Home Rule Charter provide specific steps that must be taken to adopt the annual budget and property tax rate.

The Proposed FY 2024-2025 Budget is balanced across all City funds. The total authorized expenditure for all funds (including CIP funds) is $366,341,086. The Proposed Budget was created through an extensive process with all City departments based on the guiding principles established in the City's Strategic Plan, Comprehensive Plan, and Core Values. The top priorities for this year's budget are public safety, development-related activities, infrastructure maintenance, fiscal responsibility, and employee compensation and benefits. The City Manager presented the Proposed Budget to City Council on July 31, 2024 and August 13, 2024 for input, feedback, and direction. The Proposed Budget was filed with the City Secretary and posted to the City's website for review by the public.

The total General Fund expenditure authorization, which funds most City services to residents and businesses, is $54,317,128. The total Debt Service Fund expenditure authorization to pay principal

and interest on the City's debt is $23,626,642. The Proposed Tax Rate to support the General Fund and Debt Service Fund is $0.598168 per $100 in value. The Proposed Tax Rate is greater than the No-New-Revenue Rate ($0.566421) and equal to the Voter-Approval Tax Rate ($0.598168). This means that proposed property tax rate of $0.598168 per $100 in value is effectively a 5.60 percent increase in the property tax rate. This increase in revenues is being used to enhance public safety services, improve infrastructure maintenance, and invest in capital improvement projects (roads, stormwater drainage, parks, recreation facilities, etc.).

The following is a description of each of the items on the September 10, 2024 City Council agenda related to the budget and tax rate.

Public Hearing and Consideration of the FY 2024-2025 Budget

The public hearing on the Proposed FY 2024-2025 Budget gives the public an opportunity to provide feedback and input to City Council on the budget. The City is required by Local Government Code Section 102.006(a) to hold a public hearing on the budget prior to adoption. The City published a notice of the public hearing in the Celina Record on August 19, 2024, as well as posted the notice on the City's website.

City Council may consider approving the Proposed FY 2024-2025 Budget. The budget was presented to City Council on July 31, 2024 and August 13, 2024. The total authorized expenditure for all funds (including CIP funds) is $366,341,086. This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

Public Hearing and Consideration of the 2024 Property Tax Rate and Levy

The public hearing on the Proposed 2024 Property Tax Rate provides the public with an opportunity to voice their support or opposition to City Council regarding the tax rate. The City is required by Tax Code Section 26.05(d) to hold a public hearing on the proposed tax rate prior to adoption. The City published a notice of the public hearing in the Celina Record on August 19, 2024, as well as posted the notice on the City's website.

City Council may consider approving the 2024 Property Tax Rate and levying the associated taxes on properties in the City. The Proposed 2024 Tax Rate is $0.598168 per $100 in value, which is higher than the No-New-Revenue Rate and equal to the Voter-Approval Rate. Because the Proposed Rate is greater than the No-New-Revenue Rate, the City is increasing property taxes for the 2024 tax year. The Proposed Rate is effectively a 5.60 percent increase in the property tax rate. The increase in property tax revenues is being used to enhance public safety services, improve infrastructure maintenance, and invest in capital improvement projects (roads, stormwater drainage, parks, recreation facilities, etc.). Because the Proposed Rate does not exceed the Voter-Approval Rate, the City is not required to hold an election at which voters may accept or reject the Proposed Rate.

Section 26.05(b) of the Tax Code requires a motion to approve the tax rate to be made in the following form, "I move that the property tax rate be increased by the adoption of a tax rate of $0.598168, which is effectively a 5.60 percent increase in the tax rate."

Ratifying the Property Tax Revenue Increase in the FY 2024-2025 Budget

The Proposed FY 2024-2025 Budget and the associated Proposed 2024 Property Tax Rate will result in more property tax revenue being collected in FY 2024-2025 than in the prior year. Local Government Code Section 102.007(c) requires cities that adopt a budget that raises more revenue from property taxes than in the previous year to ratify the property tax increase reflected in the budget by a separate vote. This item ratifies the property tax revenue increase associated with the budget as proposed.

In total, the FY 2024-2025 Budget raises $10,036,106 more in total property tax revenue than the previous fiscal year. Of that increase, $8,293,633 is revenue raised from new properties added to the tax roll for FY 2024-2025 (representing 82.6% of the increased property tax revenue). The remaining $1,742,473 (17.4%) is increased revenue raised from existing properties.

The following statements regarding the budget and tax rate have been included in the appropriate documents in the specified font sizes as required by state law. They are repeated here for transparency.

This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

The property tax rate will be increased by the adoption of a tax rate of $0.598168, which is effectively a 5.60 percent increase in the tax rate.

This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 3.50 percent and will raise taxes for maintenance and operations on a $100,000 home by approximately $-28.82.

Legal Review:
Legal has reviewed and approved

Supporting Documents:
1. FY 2024-2025 Budget and Tax Rate Presentation
2. FY 2024-2025 Truth in Taxation Proposed Budget Cover Page
3. FY 2024-2025 Proposed Budget
4. Notice of Public Hearing on Budget - Celina Record
5. Ordinance Adopting FY 2024-2025 Budget

Financial Consideration:
The FY 2024-2025 Proposed Budget authorizes $366,341,086 in total expenditures. The Budget is balanced across all funds and meets all fund balance requirements.

Staff Recommendation:
Staff recommends approval.

FY 2024-2025 PROPOSED BUDGET AND TAX RATE

City Council Meeting
September 10, 2024



BUDGET DRIVERS

Fastest Growing City in America

- The City's population is projected to increase by **11,015** from 43,039 to **54,054** in FY 2025
- On pace to issue more than 2,600 single family home permits for FY 2024, up from 2,220
- Increasing demand for services for development-related operations, public safety and infrastructure

Meeting Today's Needs while Planning for the Future

- Budget prepared based on the guiding principles established in City's Strategic Plan, Comprehensive Plan, and Core Values

Fiscal Responsibility

- Five-Year Budget Forecast provided for all major funds – provide an understanding of the budget impact of this year's decisions on future budgets
- Healthy fund balances for all major funds and economic stabilization fund

BUDGET FOCUS AREAS – ALL FUNDS

Development-Related Activities

Public Safety

Infrastructure Maintenance

Fiscal Responsibility

Employee Compensation & Benefits

TOTAL EXPENSES BY FUND (IN MILLIONS)

Total Budget $366.34

Governmental Funds	General Fund	$54.32
	General Debt Fund	$23.63
	Street Construction Fund	$5.06
	Roadway Impact Fee Fund	$13.80
	Governmental VERF	$0.59
	Capital Acquisition	$0.87
	Roadway Capital Recovery	$11.51
	Capital Funds	$173.43

TOTAL EXPENSES BY FUND (IN MILLIONS)

Total Budget $366.34

Enterprise Funds	Water/Wastewater Fund	$45.17
	Solid Waste Fund	$4.47
	Water/WW Capital Funds	$19.38
	Stormwater Drainage Fund	$3.18
	Utility VERF	$0.36
Component Units	EDC	$2.58
	CDC	$1.65

TOTAL EXPENSES BY FUND (IN MILLIONS)

Total Budget $366.34

Special Revenue Funds

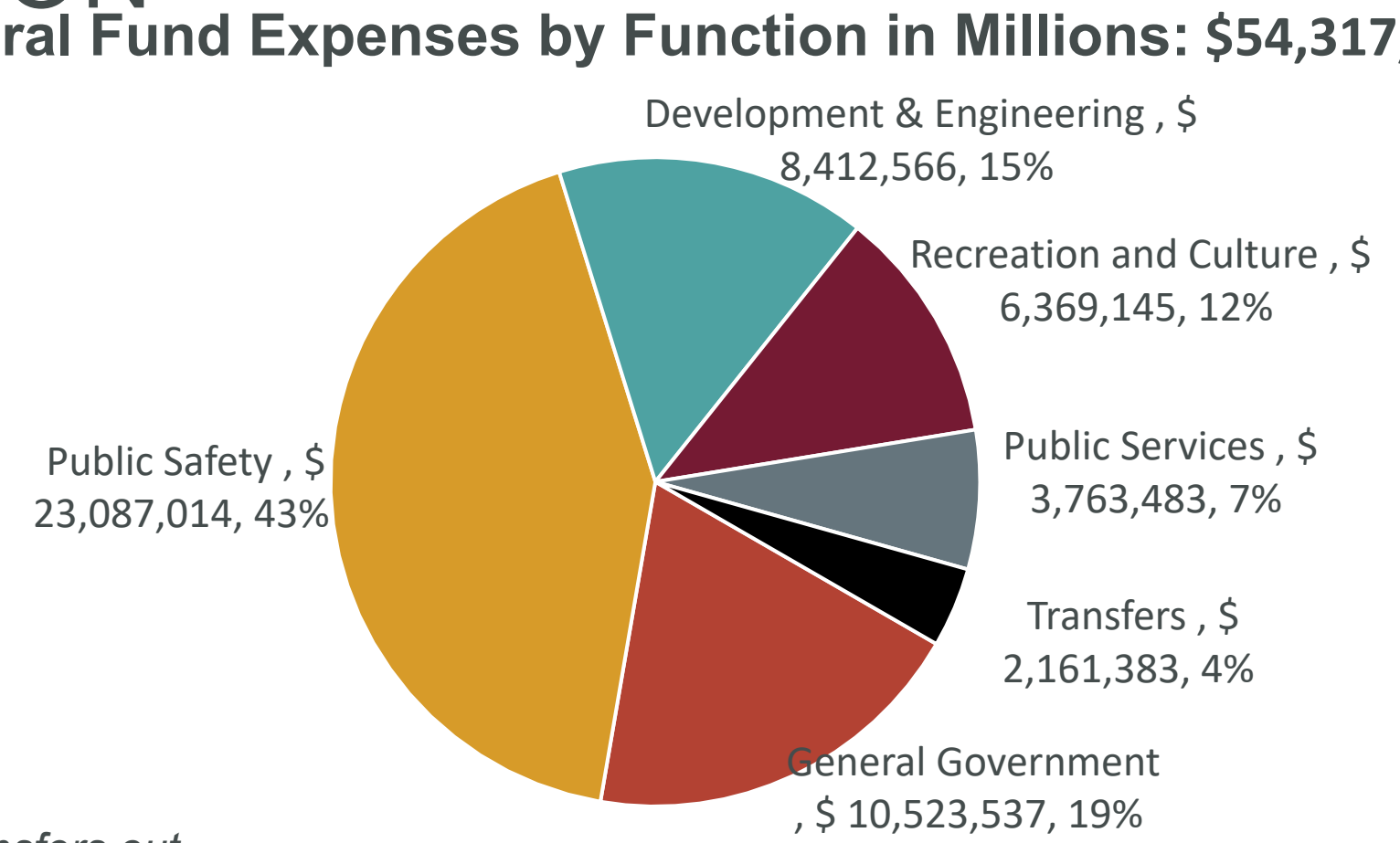
Park Fee Fund	$2.57
Downtown Fund	$0.10
PEG, Hotel, and Grants Funds	$0.00
Seizures Fund	$0.05
Court Funds	$0.04
Technology Fund	$1.20
Integrity Fund	$0.79
Stabilization Fun	$0.00
TIRZ #11 Fund	$0.59
Developer Capital Fee Funds	$1.03

GENERAL FUND
$54.32 MILLION

GENERAL FUND 5-YEAR FORECAST

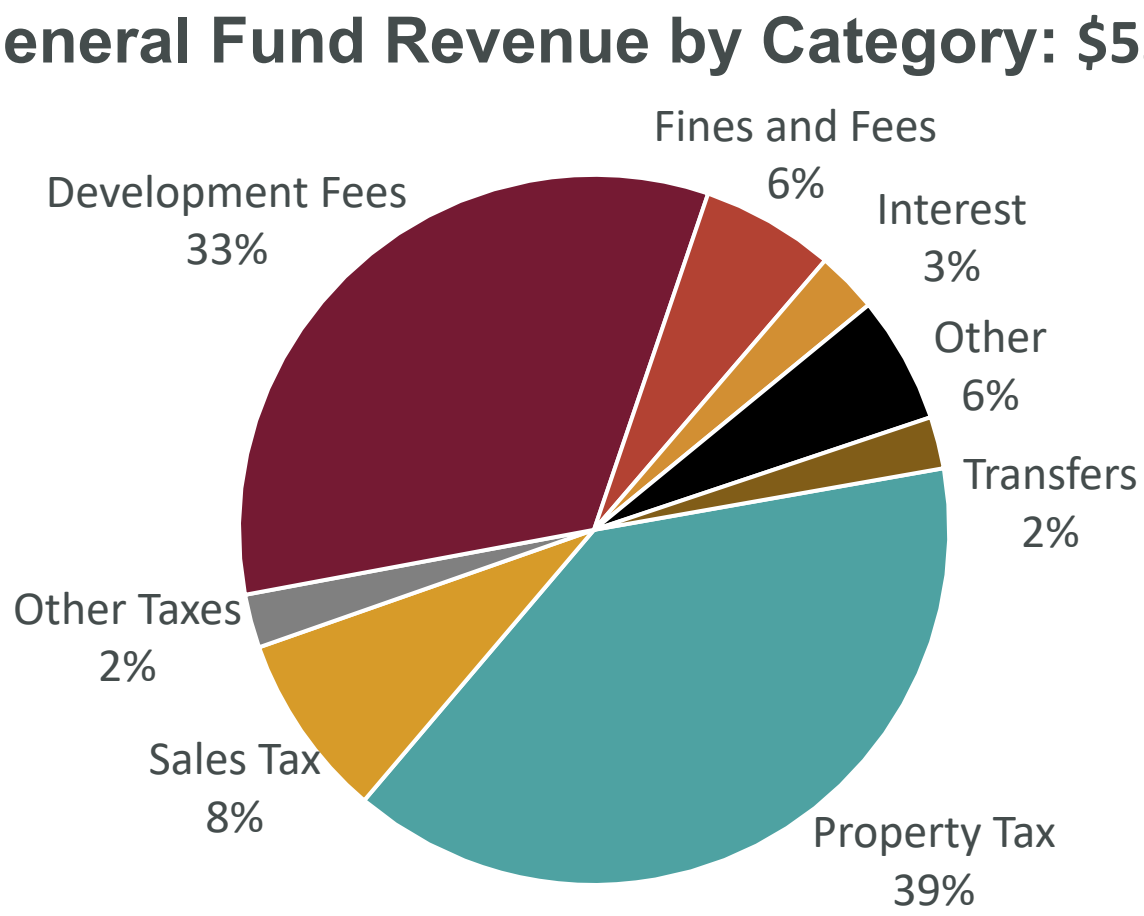
	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 23,462,308**	**$ 12,097,059**	**$ 25,102,006**	**$ 14,413,444**	**$ 13,822,030**	**$ 14,408,850**	**$ 15,135,174**	**$ 16,505,780**
Revenues								
Property Tax	12,108,227	16,672,043	16,672,043	20,946,451	23,144,428	25,290,234	28,961,497	30,899,443
Sales Tax	3,874,132	3,442,500	3,977,600	4,526,900	5,142,128	6,592,683	7,524,425	8,684,276
Development Fees	21,738,227	14,400,000	18,375,000	17,800,000	18,400,000	18,725,000	19,175,000	19,475,000
Other Taxes	1,026,997	1,075,050	1,142,700	1,308,200	1,466,300	1,634,500	1,803,000	1,934,500
Charges for Service & Fines	3,355,784	3,106,440	3,060,585	3,266,110	3,388,125	3,590,516	3,763,302	3,940,502
Interest Income	1,503,060	1,000,000	1,000,000	1,500,000	1,750,000	2,000,000	2,250,000	2,500,000
Contributions & Other	2,615,635	2,791,205	2,806,183	3,108,987	2,501,440	2,104,624	2,249,817	2,412,019
Transfers In	930,999	980,000	980,000	1,269,066	1,317,146	1,372,660	1,429,090	1,486,462
Total Revenues	**$ 47,153,063**	**$ 43,467,238**	**$ 48,014,111**	**$ 53,725,714**	**$ 57,109,567**	**$ 61,310,217**	**$ 67,156,131**	**$ 71,332,203**
Expenditures								
Personnel	23,371,504	30,034,436	30,633,070	35,683,298	36,728,047	39,330,433	41,974,632	45,276,197
Personnel Development	666,543	772,036	776,832	867,073	852,296	917,426	982,040	1,064,631
Legal & Professional Services	2,742,915	3,242,724	3,402,705	4,262,612	4,647,154	5,058,272	5,440,604	5,921,389
Materials & Supplies	2,107,476	2,811,793	2,814,385	3,487,241	3,536,677	3,944,262	4,372,623	4,884,598
Maintenance & Repair	1,196,334	1,436,299	1,449,872	1,828,830	1,976,826	2,184,552	2,410,607	2,664,540
Other	3,133,458	4,016,978	4,249,639	4,979,592	5,067,852	5,462,458	5,907,110	6,424,360
Capital	694,596	1,007,912	1,037,912	1,047,099	40,110	41,253	42,431	43,644
Decision Packages	-	-	-	-	2,374,561	2,307,035	3,277,130	2,774,085
Total Expenditures	**$ 33,912,826**	**$ 43,322,178**	**$ 44,364,415**	**$ 52,155,745**	**$ 55,223,522**	**$ 59,245,693**	**$ 64,407,178**	**$ 69,053,443**
Net Income	**$ 13,240,236**	**$ 145,060**	**$ 3,649,696**	**$ 1,569,969**	**$ 1,886,045**	**$ 2,064,524**	**$ 2,748,953**	**$ 2,278,760**
Other Financing Sources & (Uses)								
Transfers VERF	(845,914)	(988,258)	(988,258)	(1,115,760)	(1,149,233)	(1,183,710)	(1,219,221)	(1,255,798)
Transfers Capital	(10,500,000)	-	(13,350,000)	(750,000)	-	-	-	-
Transfer Fleet	-	-	-	(295,623)	(149,992)	(154,491)	(159,126)	(163,900)
Total Other Financing Sources & (Use	**$ (11,345,914)**	**$ (988,258)**	**$ (14,338,258)**	**$ (2,161,383)**	**$ (1,299,224)**	**$ (1,338,201)**	**$ (1,378,347)**	**$ (1,419,698)**
Restricted Fund Balance	$ 254,624	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance	**$ 25,102,006**	**$ 11,253,861**	**$ 14,413,444**	**$ 13,822,030**	**$ 14,408,850**	**$ 15,135,174**	**$ 16,505,780**	**$ 17,364,842**
Fund Balance % of Expenditures	**55%**	**25%**	**25%**	**25%**	**25%**	**25%**	**25%**	**25%**

GENERAL FUND EXPENSES BY FUNCTION



Includes transfers out

GENERAL FUND REVENUE



DEBT SERVICE FUND
$23.63 MILLION

TOTAL OUTSTANDING DEBT

Type	Outstanding Principal 9/30/2023	Percent	Outstanding Principal 9/30/2024	Percent	Increase (Decrease) Principal
Property Tax Supported	$ 173,810,000	49%	$ 288,030,000	60%	$ 114,220,000
Water & Sewer	161,475,000	45%	170,740,000	36%	9,265,000
Community Development Corporation	19,845,000	6%	19,245,000	4%	(600,000)
Total Outstanding Debt	**$ 355,130,000**	**100%**	**$ 478,015,000**	**100%**	**$122,885,000**

PROPERTY TAX RATE
$0.598168 / $100

PROPOSED PROPERTY TAX RATE

Type	Rate
Maintenance & Operation	$0.287061 / $100
Interest & Sinking (Debt Service)	$0.311107 / $100
Total Proposed Tax Rate	$0.598168 / $100

No-New-Revenue Tax Rate	**$0.566421 / $100**
Voter Approval Tax Rate	**$0.598168 / $100**

PROPERTY TAX RATE HISTORY

Fiscal Year	M&O Rate	I&S Rate	Total Rate
FY 2024-25 Proposed	$0.287061	$0.311107	$0.598168
FY 2023-24	$0.315878	$0.296276	$0.612154
FY 2022-23	$0.372702	$0.262057	$0.634759
FY 2021-22	$0.429385	$0.215615	$0.645000
FY 2020-21	$0.453125	$0.191875	$0.645000

TRUTH IN TAXATION

- The proposed tax rate is greater than the no-new-revenue tax rate, meaning the City is proposing to increase property taxes for the 2024 tax year
- The proposed tax rate is not greater than the voter-approval tax rate, meaning the City is not required to hold an election at which voters may accept or reject the proposed tax rate
- There are multiple statements required by state law to promote truth in taxation / transparency that are shared here

The proposed property tax rate of $0.598168 per $100 in value is effectively a 5.60 percent increase in the property tax rate

TRUTH IN TAXATION

- Looking at the General Fund and the Debt Service Fund, the FY 2024-2025 Budget raises $10,036,106 more in total property tax revenue than the previous fiscal year
  - Of that increase, $8,293,633 is revenue raised from new properties added to the tax roll for FY 2024-2025 (representing 82.6% of the increased property tax revenue)
  - The remaining $1,742,473 (17.4%) is increased revenue raised from existing properties

This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

TRUTH IN TAXATION

- The Maintenance and Operations portion of the tax rate is effectively being raised by 3.5 percent
  - This is the Voter-Approval Maintenance and Operations Rate – the maximum maintenance and operations rate that may be implemented without an election
  - While the rate is less than last year, it is an increase due to increases in property values
- The below statement is required by state law. While the statement shows a decrease in the amount of taxes collected for maintenance and operations on a $100,000 home, residents and businesses are likely to see an increase in their property tax bill due to increasing property values

This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 3.50 percent and will raise taxes for maintenance and operations on a $100,000 home by approximately $-28.82.

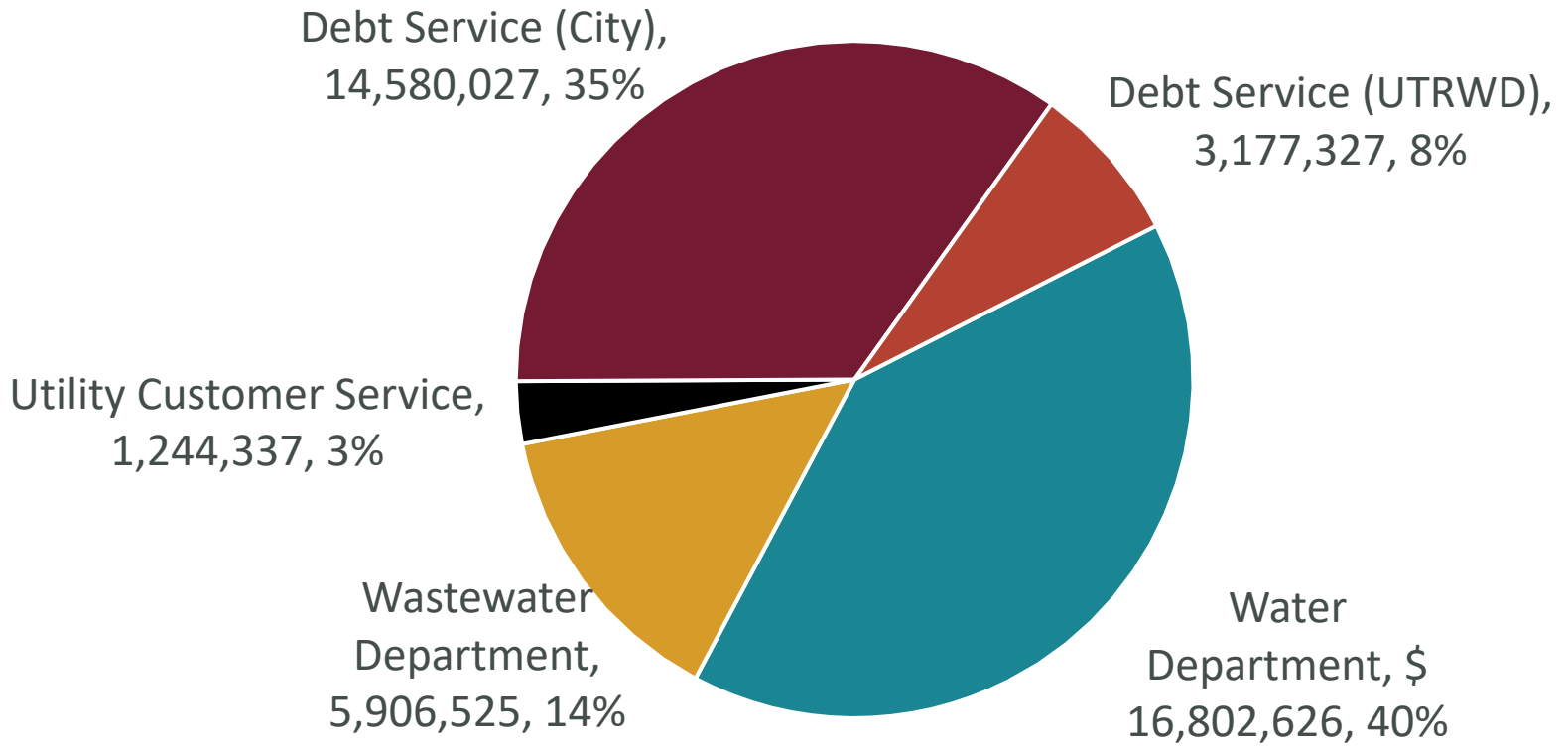
PROPRIETARY FUNDS
$72.57 MILLION

WATER UTILITIES 5-YEAR FORECAST

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 19,762,509**	**$ 18,885,751**	**$ 21,815,512**	**$ 18,892,284**	**$ 19,643,320**	**$ 20,495,723**	**$ 24,318,022**	**$ 28,356,819**
Revenues								
Water Sales	16,217,006	17,268,000	18,800,000	21,620,000	24,646,800	29,509,995	35,341,510	42,253,923
Wastewater Sales	9,359,162	10,200,000	11,500,000	13,225,000	15,076,500	22,631,699	29,493,197	34,723,341
Connection Fees	6,682,788	5,512,500	7,450,000	6,800,000	6,800,000	6,800,000	6,800,000	6,800,000
Meter Revenue	928,896	700,000	700,000	660,000	660,000	660,000	660,000	660,000
Developer Revenue	650,000	750,000	750,000	750,000	775,000	775,000	-	-
Fines & Fees	212,567	144,400	227,400	241,400	261,400	271,400	281,400	291,400
Miscellaneous Revenue	133,721	60,000	60,000	25,000	25,000	25,000	25,000	25,000
Interest Income	1,615,778	1,300,000	2,240,000	2,200,000	2,200,000	2,200,000	2,220,000	2,220,000
Other Revenue	$ 12,182,293	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000
Total Revenues	**$ 47,982,209**	**$ 36,334,900**	**$ 42,127,400**	**$ 45,921,400**	**$ 50,844,700**	**$ 63,273,094**	**$ 75,221,107**	**$ 87,373,664**
Expenditures								
Water Department	13,404,187	13,262,118	13,248,434	16,802,626	19,699,690	23,183,998	27,568,773	32,029,559
Wastewater Department	15,761,088	4,321,187	4,628,800	5,906,525	6,220,718	7,079,439	8,294,601	9,589,308
Utility Customer Service	1,022,054	1,014,614	1,078,018	1,244,337	1,415,396	1,606,396	1,792,419	1,983,760
Fleet	109,253	-	-	-	-	-	-	-
Debt Service (City)	7,907,057	12,994,746	12,994,746	14,580,027	16,935,823	19,860,336	23,203,524	26,142,272
Debt Service (UTRWD)	1,702,085	1,779,835	1,779,835	3,177,327	5,984,322	7,851,844	9,115,669	8,932,076
Total Expenditures	**$ 39,905,724**	**$ 33,372,500**	**$ 33,729,833**	**$ 41,710,842**	**$ 50,255,949**	**$ 59,582,013**	**$ 69,974,986**	**$ 78,676,975**
Net Income	**$ 8,076,486**	**$ 2,962,400**	**$ 8,397,567**	**$ 4,210,558**	**$ 588,751**	**$ 3,691,081**	**$ 5,246,121**	**$ 8,696,689**
Other Financing Sources & (Uses)								
Transfers In	46,500	-	-	-	1,800,000	1,750,000	500,000	-
Transfers Out	(6,069,982)	(5,820,795)	(11,320,795)	(3,459,522)	(1,536,348)	(1,618,782)	(1,707,324)	(1,802,520)
Total Other Financing Sources & (Uses	**$ (6,023,482)**	**$ (5,820,795)**	**$ (11,320,795)**	**$ (3,459,522)**	**$ 263,652**	**$ 131,218**	**$ (1,207,324)**	**$ (1,802,520)**
Ending Fund Balance	**$ 21,815,512**	**$ 16,027,356**	**$ 18,892,284**	**$ 19,643,320**	**$ 20,495,723**	**$ 24,318,022**	**$ 28,356,819**	**$ 35,250,988**
Fund Balance % of Expenditures	**47%**	**41%**	**42%**	**43%**	**40%**	**40%**	**40%**	**44%**

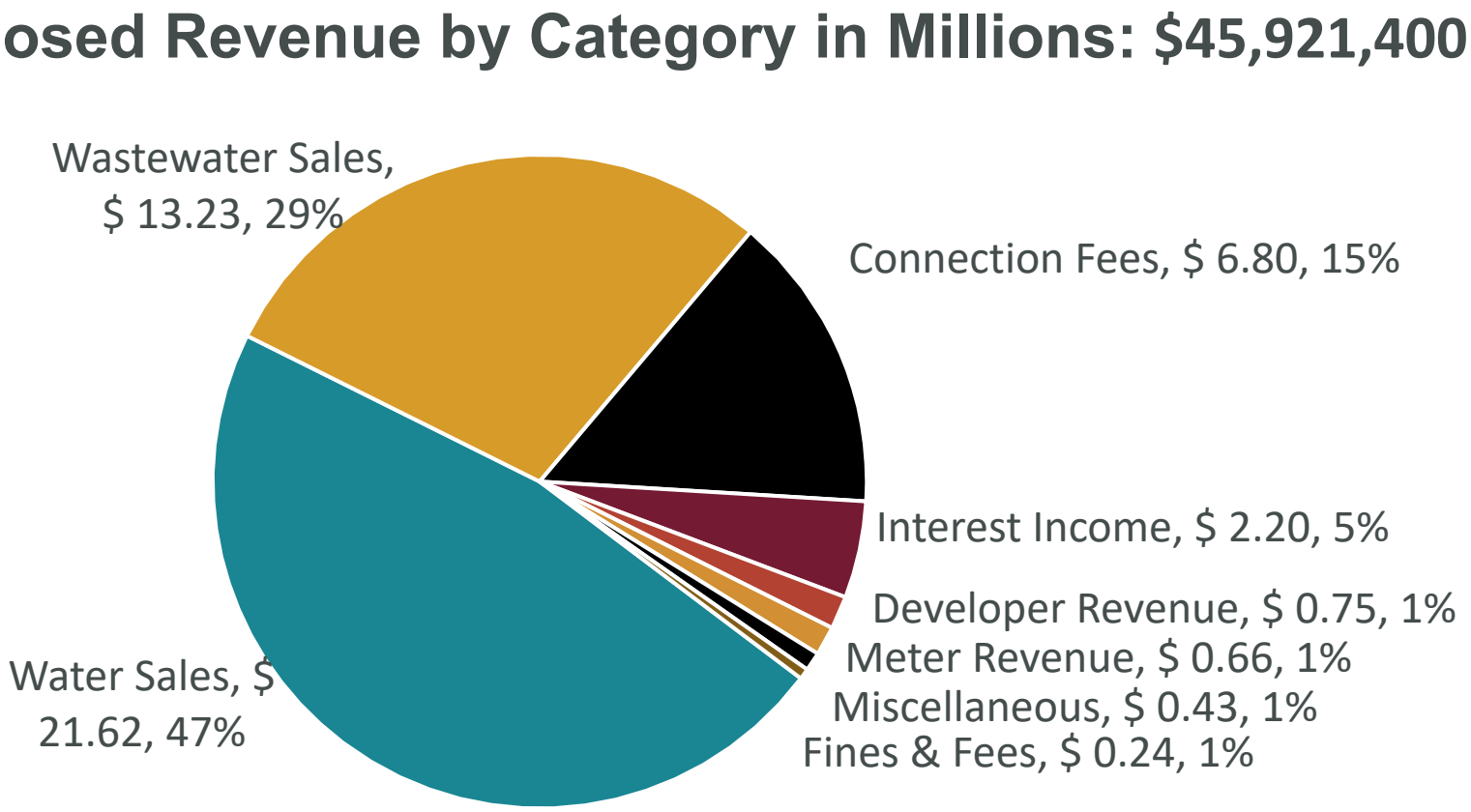
WATER UTILITIES EXPENSES BY FUNCTION

FY 2025 Proposed Budget by Function: $41,710,842



**Excludes transfers out.*

WATER UTILITIES REVENUE



STORMWATER DRAINAGE 5-YEAR FORECAST

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 1,778,156**	**$ 2,434,248**	**$ 2,695,475**	**$ 4,951,864**	**$ 4,835,475**	**$ 2,623,363**	**$ 2,618,346**	**$ 2,423,149**
Revenues								
Stormwater Drainage Fees	1,080,350	1,240,000	1,285,000	1,415,000	1,625,000	1,868,750	2,093,000	2,302,300
Interest Income	74,829	80,000	145,000	150,000	150,000	150,000	150,000	150,000
Total Revenues	**$ 1,155,179**	**$ 1,320,000**	**$ 1,430,000**	**$ 1,565,000**	**$ 1,775,000**	**$ 2,018,750**	**$ 2,243,000**	**$ 2,452,300**
Expenditures								
Operations	231,363	414,196	414,484	902,848	1,097,421	1,190,507	1,596,611	1,462,788
Capital	363,520	570,000	5,899,811	2,209,731	2,814,000	750,000	750,000	750,000
Total Expenditures	**$ 594,883**	**$ 984,196**	**$ 6,314,295**	**$ 3,112,579**	**$ 3,911,421**	**$ 1,940,507**	**$ 2,346,611**	**$ 2,212,788**
Net Income	**$ 560,297**	**$ 335,804**	**$ (4,884,295)**	**$ (1,547,579)**	**$ (2,136,421)**	**$ 78,243**	**$ (103,611)**	**$ 239,512**
Other Financing Sources & (Uses)								
Transfers In	400,000	500,000	7,170,000	1,500,000	-	-	-	-
Transfers Out	(42,978)	(29,316)	(29,316)	(68,810)	(75,691)	(83,260)	(91,586)	(100,745)
Total Other Financing Sources & (Uses	**$ 357,022**	**$ 470,684**	**$ 7,140,684**	**$ 1,431,190**	**$ (75,691)**	**$ (83,260)**	**$ (91,586)**	**$ (100,745)**
Ending Fund Balance	**$ 2,695,475**	**$ 3,240,736**	**$ 4,951,864**	**$ 4,835,475**	**$ 2,623,363**	**$ 2,618,346**	**$ 2,423,149**	**$ 2,561,916**

SOLID WASTE FUND

- Pass-through fund
  - Revenue from trash/recycling fees
  - Payment to contractor for trash/recycling services
- Contractual CPI rate increase in December – not yet calculated
- Assume 2,000 new residential accounts per year
- Contract with Waste Connections
  - Plan to go out for RFP for service provider in FY 2025 to ensure competitive rates

OTHER FUNDS
$215.83 MILLION

OTHER FUNDS EXPENSES (IN MILLIONS)

Total Other Funds $215.83

Governmental Funds	Street Construction Fund	$5.06
	Roadway Impact Fee Fund	$13.80
	Governmental VERF	$0.59
	Capital Acquisition	$0.87
	Roadway Capital Recovery	$11.51
	Capital Funds	$173.43
Component Units	EDC	$2.58
	CDC	$1.65

OTHER FUNDS EXPENSES (IN MILLIONS)

Total Other Funds $215.83

Special Revenue Funds	Park Fee Fund	$2.57
	Downtown Fund	$0.10
	PEG, Hotel, and Grants Funds	$0.00
	Seizures Fund	$0.05
	Court Funds	$0.04
	Technology Fund	$1.20
	Integrity Fund	$0.79
	Stabilization Fun	$0.00
	TIRZ #11 Fund	$0.59
	Developer Capital Fee Funds	$1.03

SUMMARY

TOTAL EXPENDITURES – MAJOR FUNDS

Fund	FY2024	FY2025	Variance
General Fund (102)	43,322,178	52,155,745	8,833,567
Debt Service Fund (103)	16,589,795	23,626,642	7,036,847
Water/Wastewater Fund (202)	33,372,500	41,710,842	8,338,342
Solid Waste Fund (203)	3,110,000	4,470,000	1,360,000
Utility Infrastructure (205, 206, 209, 210, 213)	12,310,000	15,247,725	2,937,725
Stormwater Drainage Fund (208)	984,196	3,112,579	2,128,383
Special Revenue Funds (109, 112, 116, 118, 119, 122, 123, 311, 450, 451)	6,835,137	6,349,153	(485,984)
Other Governmental Funds (106, 107, 113, 120, 121)	7,650,890	31,825,115	24,174,225
CIP Funds	61,230,501	173,144,968	111,914,467
Economic Development Corp (401)	1,710,011	2,595,350	885,339
Community Development Corp (402)	821,257	1,651,707	830,450
Total	**$ 187,936,465**	**$ 355,889,826**	**$ 167,953,361**

STEPS TO ADOPT BUDGET

July 31 ✓
- City Manager's Proposed Budget and Tax Rate were presented to City Council

August 7 ✓
- City Manager's Proposed Budget was filed with City Secretary's Office

August 13 ✓
- The proposed budget and tax rate were discussed during the City Council Meeting
- City Council approved proposed tax rate

August 19 ✓
- Notices of Public Hearings on a Tax Increase and on the Budget were published in the *Celina Record*
- All notices and required information were published on the homepage and budget page of the City's website

STEPS TO ADOPT BUDGET

September 10

- Hold a public hearing on and consider approval of the FY 2024-2025 Budget
- Hold a public hearing on and consider approval of the 2024 Ad Valorem (Property) Tax Rate
  - Requires specific language for motion to approve (print out provided by staff)
- Consider the ratification of the property tax revenue increase reflected in the budget
  - Local Government Code 102.007(c) requires cities that adopt a budget that raises more revenue from property taxes than in the previous year to ratify the property tax increase reflected in the budget by a separate vote
  - In total, the FY 2024-2025 Budget raises $10,036,106 more in total property tax revenue than the previous fiscal year
    - Of that increase, $8,293,633 is revenue raised from new properties added to the tax roll for FY 2024-2025 (representing 82.6% of the increased property tax revenue)
    - The remaining $1,742,473 (17.4%) is increased revenue raised from existing properties

QUESTIONS?

FY 2024-2025
PROPOSED BUDGET AND FINANCIAL PLAN

This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

The above information is presented on the cover page of the City of Celina's FY 2025 Proposed Budget to comply with requirements of Section 102.005(b) of the Texas Local Government Code.

Tax Rate	FY 2023-24 Adopted	FY 2024-25 Proposed
Property Tax Rate	$ 0.612154	$ 0.598168
No-New-Revenue Tax Rate	$ 0.519067	$ 0.566421
No-New-Revenue M&O Rate	$ 0.305197	$ 0.277354
Voter-Approval Tax Rate	$ 0.612154	$ 0.598168
Debt Rate	$ 0.296276	$ 0.311107

The total amount of municipal debt obligations secured by property taxes for the City of Celina is $478,015,000.

Unofficial Document

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PROPOSED BUDGET

2024 - 2025









Filed with
City Secretary



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FY 2024-2025
PROPOSED BUDGET AND FINANCIAL PLAN

This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

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HB 1495: Lobby Reporting/Budgeting

The 86th Legislature passed HB 1495 to increase the transparency of local government lobbying. In accordance with Section 104.0045 of the Texas Local Government Code as amended by HB 1495 – Itemization of Certain Expenditures Required in Certain Political Subdivision Budgets- expense line items for public notices and lobbying efforts are provided below:

	FY 2023-24 Adopted	FY 2023-24 Amended	FY 2023-24 Estimated	FY 2024-25 Proposed
Lobbying Services	$ 3,652	$ 3,652	$ 3,908	$ 5,796
Public Notices	$ 16,600	$ 16,600	$ 16,600	$ 16,600

City Manager's Office:

Robert Ranc, City Manager

Karla Stovall, Assistant City Manager

Kimberly Brawner, Assistant City Manager

Prepared By:

Robin Bromiley, Director of Finance

Brad Kearney, Assistant Director of Finance

Dan Galizia, Budget Manager

A special thanks to the Marketing Department for the cover, Strategic Services for the Strategic Plan, the City Manager's Office for review and support, and all departments for their hard work preparing the budget.

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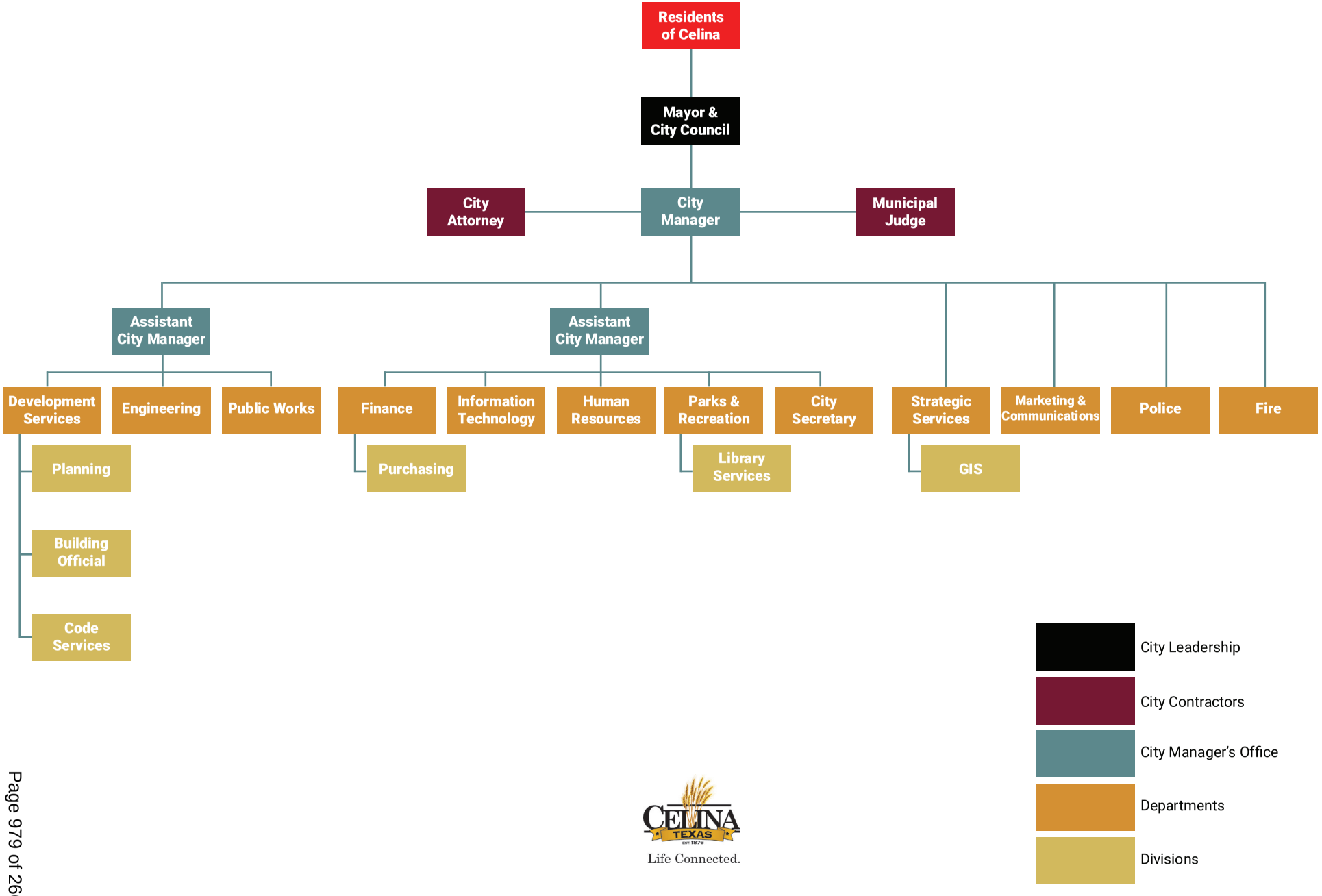
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ORGANIZATIONAL CHART



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Manager's Message

July 31, 2024

Honorable Mayor and Members of the City Council:

In accordance with the laws of the State of Texas and the City of Celina Charter, I am pleased to present the Proposed Fiscal Year 2024 – 2025 (FY 25) Budget for your consideration. The proposed budget is balanced across all funds and was prepared based on the guiding principles established in the City's Strategic Plan, Comprehensive Plan, and Core Values.

The City of Celina is experiencing an unprecedented time in its history. In May 2024, the U.S. Census Bureau recognized Celina as the fastest growing city in the country among cities with a population of 20,000 or more. Celina experienced a 26.6 percent population increase between July 1, 2022, and July 1, 2023. This designation recognized formally what our community has known for the past several years: Celina has become the premier community where people from around the country are moving to establish their homes and raise their families.

Celina's unprecedented growth provides both opportunities and challenges as the City strives to provide its residents with the exceptional level of service they rightfully expect. Over the past fiscal year, the City has made significant strides towards improving its services and enhancing the quality of life for our residents. Fire Station #3 on FM 1385 was completed and opened for service, substantially improving emergency service response times for residents in the southwest area of the City. The new Police Headquarters on Coit Road was also completed, providing a greatly needed improved working environment for the City's Police Department, as well as room for growth and, eventually, a future home for an independent emergency service dispatch department. Additionally, much needed roadway construction, such as the Frontier Parkway expansion and needed changes to Parvin Road, has continued. Ongoing downtown drainage and parking solutions will afford downtown residents and guests some of the finest upgrades since the square was built in 1911, including the Downtown Inner Loop's first phase which was completed this past summer.

Although there is much to be pleased about regarding the City's progress, there is still substantial work that remains. The Proposed FY 25 Budget seeks to continue the progress made to date. To that end, the budget's primary focus areas include the following:

- **Development-Related Operations –** As the fastest growing city in the country, the City's development-related operations, particularly in the Development Services and Engineering Departments, are facing ever increasing workloads. Although the City has talented, hard-

Manager's Message

working staff in these departments, the City's current and projected rate of growth demand increased resources in these areas. To that end, City Council funded two additional positions in the Development Services Department at its July 9, 2024 meeting, one new building inspector position and one new plans examiner position. In addition to those two much-needed positions, the Proposed FY 25 Budget includes the following additional resources:

- **Development Services Department** – The Proposed FY 25 includes $583,000 in new funding for the Development Services Department, a 14.2 percent increase from the FY 24 Budget (inclusive of the additional positions funded in July 2024). The proposed budget also includes a long range planning manager to focus on desirable and resilient future development, and an additional planning technician to provide administrative and procedural support so planners can focus on increased workloads. To increase the efficiency of permitting and inspections, a new development services software is budgeted for selection and implementation.

- **Engineering Department** – The Proposed FY 25 Budget includes $845,000 in new funding for the Engineering Department, a 30.7 percent increase from the FY 24 Budget. The proposed budget includes an assistant director of engineering, an additional senior civil engineer, an additional civil engineer, and an additional construction inspector. The assistant director of engineering, senior civil engineer, and civil engineer positions are necessary to address the growth in projects included in the City's Capital Improvement Plan and are a direct result of the City's expanding development. Some of the cost of these new positions ($280,000) will be offset by bond revenue, as some of the hours of these positions will be charged to administering bond-funded projects.

- **Public Safety –** The safety of our residents and their property remain at the forefront of priorities for the upcoming fiscal year. To that end, the Proposed FY 25 Budget includes a significant investment in new resources for both the Police Department and the Fire Department. In addition to the proposed new resources detailed below, the proposed budget also includes funds for either a full-time position or a contractor to continue progress towards establishing an independent emergency services dispatch department. The determination regarding the hiring of a full-time position or utilizing funds for contract services is dependent on whether the SAFER Grant for which the City has applied is awarded.

  - **Police Department** – The Proposed FY 25 Budget includes $2.3 million in new funding for the Police Department, a 23.2 percent increase from the FY 24 Budget. Eight new full-time equivalent (FTE) positions in the police department are proposed: two new

Manager's Message

traffic officers, two new school resource officers (75 percent of the cost of these positions will be funded by Celina ISD), two new lieutenants (one night shift patrol lieutenant and one support services lieutenant), a property evidence supervisor, re-classifying a records coordinator from a part-time to a full-time position, as well as a part-time intern.

In addition to the proposed new personnel, the proposed budget includes a significant investment in new and replacement equipment, training enhancements, service enhancements, and vehicles. Notable among these investment are additional funds for special response team activities ($90,000), replacement patrol radios ($43,360), a crime scene vehicle ($55,370), a rapid deployment vehicle ($150,000), and the addition of Flock Safety Cameras ($21,900) to improve the Police Department's awareness and response to stolen vehicles, AMBER alerts, GRAY alerts, and BLUE alerts.

- **Fire Department** – The Proposed FY 25 Budget includes $1.9 million in new funding for the Fire Department, a 20.1 percent increase from the FY 24 Budget. Additionally, the City has submitted an application for a $1.6 million SAFER Grant to fund 12 new firefighters in advance of the upcoming construction of Fire Station 4 on Coit Road, which is currently under design. The proposed budget also includes funding for a new fire marshal, which will separate the fire marshal duties from the fire chief position, and a new training captain.

  In addition to the proposed new personnel, the proposed budget includes funding for enhancements to Fire Station 1 ($150,000). These enhancements include living quarters remodel and furnishing replacement and replacement of fitness equipment. Further, $20,000 in funding is proposed to establish a Community Emergency Response Team (CERT). A CERT program will help to provide organization and direction to the many Celina residents who selflessly volunteer their time to assist their neighbors in times of crisis. Additionally, $250,000 in the Integrity Fund from developer fees is proposed new outdoor warning sirens.

- **Infrastructure Maintenance –** Although Celina's unprecedented growth dictates a significant investment in development-related operations, substantial needs remain to provide necessary maintenance to the City's existing infrastructure. Many of the City's streets remain in acute need of maintenance, significant drainage maintenance needs are ongoing, and new and existing water and wastewater infrastructure demands on-going investment.

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Manager's Message

- **Streets Maintenance** – The Proposed FY 25 Budget includes $1.1 million in new operational funding for streets maintenance, a 38.2 percent increase from the FY 24 Budget. The proposed budget includes funding for two new streets workers as well as a new streets crew leader. These positions will facilitate expansion from one streets crew to two streets crews. The proposed budget also includes a $765,000 investment in new equipment to improve the crews' ability to perform necessary maintenance. Notable among the proposed new equipment is a crack sealer ($126,231), a bucket truck ($232,155), and an asphalt paver ($253,421).

  In addition to the investment in operational resources summarized above, approximately $6.6 million in excess general fund balance is proposed for re-allocation to capital projects for streets and drainage maintenance. This includes $1.5 million for the annual streets maintenance program, $3 million for small street projects, and $369,000 for school flashers and traffic signals.

- **Water and Wastewater –** The Proposed FY 25 Budget includes $3,837,008 in new funding for water operations, a 27.6 percent increase from the FY 24 Budget. Further, the Proposed FY 25 Budget includes $1,909,465 in new funding for wastewater operations, a 38.3 percent increase from the FY 24 Budget. The proposed budget includes funding for a new water maintenance worker and water maintenance crew leader. The proposed budget also includes funding for a new operator position at the Legacy Hills Water Reclamation Facility (WRF), a new crew leader at the Legacy Hills WRF, and two new wastewater camera technicians.

  In addition to the investment in personnel summarized above, the Proposed FY 25 Budget includes a $215,855 investment in new equipment for water and wastewater operations. This includes an Asterra leak detection system ($92,600) for water operations and a manhole 3D camera ($22,700).

- **Stormwater Drainage –** The Proposed FY 25 Budget is $902,848 for stormwater drainage operations, a 118.0 percent increase from the FY 24 Budget of $414,196. The proposed budget includes funding for a stormwater compliance coordinator and a new stormwater maintenance worker. Additionally, the proposed budget includes a $258,418 investment in new stormwater maintenance equipment, including $163,900 for a compact street sweeper to perform spot cleaning and street cleaning in small areas. $26,000 is also proposed to provide additional cleaning cycles to the City's street sweeping contract. Further, $1.75 million in excess General Fund balance is proposed for re-allocation for neighborhood drainage projects.

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Manager's Message

- **Fiscal Sustainability –** As the City continues to invest in necessary resources to ensure outstanding services to the community, it is vitally important that the City does so in a way that is fiscally sustainable. For the first time, the Proposed FY 25 Budget is based on a five-year balanced budget forecast across all major funds. The five-year forecast helps to understand the effect budget decisions this year have on future years' budget. Further, the proposed budget includes funds to conduct an efficiency study for one of the City's operational functions. This will be an annual project to ensure that City operations are as efficient as possible, and taxpayer funds are used responsibly.

  The proposed tax rate is $0.598168, a $0.013986 reduction from FY 24. Although there is a reduction in the absolute tax rate, the proposed rate results in an additional 3.5 percent property tax revenue from FY 24. This is in addition to the $8,293,633 of additional revenue due to new growth rolling onto the property tax rolls. As discussed above, the substantial amount of needs to provide additional city services necessitates the additional revenue proposed in this year's budget.

  The proposed budget does not include rate increases for City utilities, including the water/wastewater utility, stormwater utility, and solid waste fund. Increased water sales, wastewater sales, and connection fees are expected for the water/wastewater utility due to continued growth. Although the proposed budget does not include a proposed increase to the water/wastewater rate, staff will be conducting a rate study in FY 2025to ensure that the rate is consistently re-examined in light of the City's unprecedented growth.

  Although the proposed budget does not include a recommended increase to the solid waste rate, there will be a rate increase due to a contractually allowed adjustment based on the Consumer Price Index (CPI). The CPI adjusted rates will be received by the city at the beginning of October, with the new rates going into effect on the December 2024 utility bill due January 2025. The City's current solid waste contract has been in place since 2020, and the City will be conducting a request for proposal process in FY 25 to ensure the community is receiving the most competitive rates available. The City is also currently examining the stormwater rate in light of upcoming capital project needs. Any proposed changes to the stormwater rate will be shared with the City Council at a future date.

  In addition to maintain the required 25 percent General Fund balance, best practice and industry standard, the Proposed FY 25 Budget maintains a $9.2 million fund balance in the Budget Stabilization Fund to protect against unexpected revenue volatility. Additionally, the Water/Wastewater Fund is maintaining a $24 million fund balance to minimize rate impacts to residents resulting from unexpected revenue volatility. Although the proposed budget

expects a 12 percent increase in sales tax (from FY 2024 estimate), development fees (which are projected to increase by 24 percent) remain the City's second highest source of revenue. As the City continues to grow, diversifying the General Fund revenue base with increased sales tax must remain a high priority.

- **Employee Compensation and Benefits –** Hiring and retaining top talent is important to ensure outstanding City services both today and into the future. To that end, the Proposed FY 25 Budget includes compensation increases for both public safety employees and general government employees.

    - **Public Safety Employee Compensation –** The proposed budget includes fully funding the annual 3 percent step increase for the public safety compensation plan. Additionally, the proposed budget includes a 3.5 percent increase for a market-based adjustment. This increase will help to ensure the City's compensation for both Police Department and Fire Department personnel maintain consistency with compensation offered by cities across the Dallas-Fort Worth Metroplex (Metroplex). City management is working on a methodology to provide a long-term plan to ensure Celina is a premier destination for both Police and Fire personnel in the Metroplex.

    - **General Government Employee Compensation –** The proposed budget includes fully funding the annual 3 percent step increase for the general government compensation plan. Additionally, the proposed budget includes a 2 percent cost of living adjustment (COLA) to help offset the impact of continuing high inflation.

      The proposed budget includes funding to conduct an updated compensation study for the general government compensation plan and to move the general government compensation study off an annual step plan and onto a performance-based compensation plan. Additionally, the compensation study will help to identify a long-term target by which to position general government compensation against competing cities in the Metroplex.

The Budget Overview, City Fund Summary, and Fund Budgets that follow this letter will provide an overview of revenue and expenditure budgets for FY 2025 and the financial impact comparison to the previous fiscal year.

With continued investment in City operations, infrastructure, and employees, I am confident that the Proposed FY 25 Budget will position the City of Celina to be successful today and into the

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Manager's Message

future. With the continued support of the community and City Council, and the ongoing dedication of our outstanding staff, we will move boldly to achieve Celina's highest potential.

Respectfully submitted,

Robert E. Ranc, Jr.

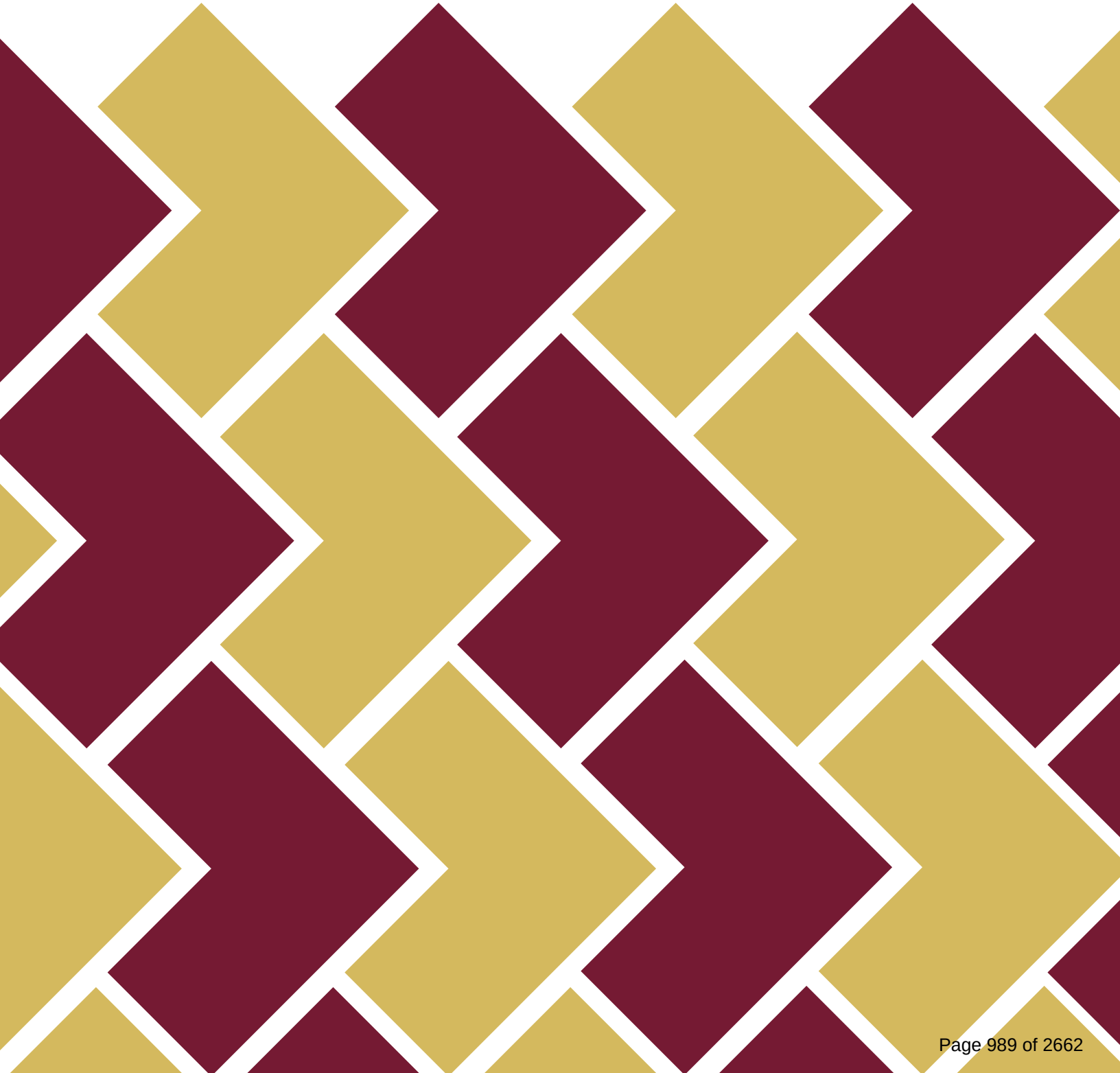
Robert E. Ranc, Jr.
City Manager

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Fiscal Year 2024 - 2025

Budget Overview



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Budget Overview

Introduction

The Budget Overview for fiscal year 2025 is designed to provide a comprehensive and accessible summary of the City's financial plans, priorities, and projections. As the community continues to grow, it is important to ensure that the budgeting process is transparent, responsible, and reflective of the needs and aspirations of the community.

The purpose of the Budget Overview is to present a clear and concise picture of how the City allocates its resources to support ongoing services and address the needs of a growing community. Our goal is to provide an easy-to-understand guide that allows every resident to see where their tax dollars are going and how these expenditures contribute to the overall well-being of our City.

Transparency and fiscal responsibility are cornerstones of our approach. We are committed to ensuring that today's decisions promote long term sustainability. This document highlights the efforts to manage the City's finances prudently while addressing the immediate and long-term needs of the growing population.

Budget Process

Budget Development

The annual operating budget for the City of Celina is the culmination of many hours of work that continues through the year until the adoption of both the tax rate and budget in September. City management, department directors, and staff collaborate throughout the budget process, prioritizing the community's needs in alignment with the City Council's strategic plan and core values. A biennial resident survey is conducted to update the strategic plan, ensuring that it reflects the community's evolving priorities.

Celina's core values, which are the foundation of the departmental budgets, are as follows:

- Maximize efficiency through **Excellence**
- Place the **Community** first
- Make ethical (**Integrity**) decisions
- Be **Service** focused

The City of Celina's internal core value system stems from the philosophy of Servant Leadership and the belief that as public servants, all actions stem from the obligation to put the needs of the residents first and dedicate our decision making and actions to the ideal that City employees exist

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Budget Overview

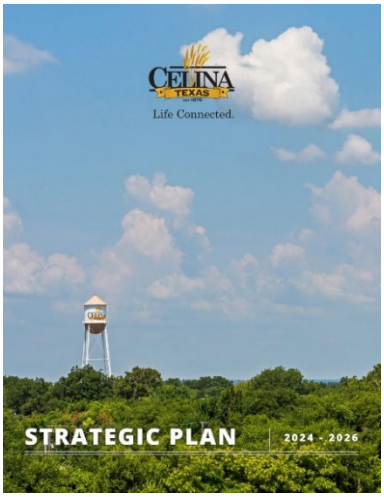
to serve the people. These Core Values represent our highest aspirations, our moral code, and what we are deeply passionate about.

All of this in tandem embodies “Life Connected.” making a genuine connection from the City to all residents and businesses. Living “Life Connected.” is how we as the City, bring life to our core values; ensuring every decision about the City is made through the lens of rightful actions, honesty, transparency, and mindfulness for our future success. These resident surveys, strategic plans, and core values are designed to work in conjunction and are designed to serve as the foundation for each annual budget.

The City of Celina’s mission is to preserve our agricultural heritage and flourish as a close-knit, ever-growing Celina family during the explosive and planned growth of our City. We will provide a unique and extraordinary quality of life complemented by a significant array of high-tech and desirable businesses, agritourism assets, unique destinations, and connections. In July 2024, to accomplish this mission, the City Council adopted its updated 2024-2026 Strategic Plan.

The nine strategic plan goals for 2024-2026 are:

1. **Be** the **Life Connected. City**
2. **Be** the **Unique City**
3. **Be** the **City** of the **Future, Connected** to the **Past**
4. **Be** the **City Built** on **Public Safety**
5. **Be** the **City** of **Sustainable Economic Growth**
6. **Be** the **City Built** on **Infrastructure**
7. **Be** the **City** of **Small Business**
8. **Be** the **City** that **Shares Our Story**
9. **Be** the **City** of **Servant Leaders**



By adhering to the Strategic Plan, the City will focus fiscal decisions on actionable items that will positively impact the community.

The city management reviews all budget requests for alignment with Council direction and the City’s Strategic Plan. The strategic plan and proposed budget outline a path that will ensure that Celina maintains its rural and welcoming feel while facilitating new development and improvements in the right way.

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Budget Overview

Budget Schedule



The annual budget process for the City of Celina begins each January with the development of the budget calendar, outlining key dates for the upcoming year, and a budget manual detailing the essential components each department is responsible for. The City of Celina utilizes a budget planning software to aid in the development of the upcoming year's budget and future planning years.

In January and February, City Council works on an annual strategic plan and strategic goal update. The direction given by the strategic plan drives the budget process forward by providing goals and direction.

The Strategic Plan is reviewed and updated monthly to monitor and track the progress of strategic initiatives. The monthly update serves as reminders to department directors and city management of the vision identified by the City Council for the upcoming fiscal year.

In March and April, Finance provides up-to-date information and assists with any questions as departments finalize their budget requests. Preliminary budgets are submitted for review by the City Management team in April. Following submission, Finance completes a review of all department budget submissions, revenues, and expenditures for the new year and makes necessary adjustments. This process is completed by the end of May each year.

A Budget Workshop with City Management, Finance, and each department is held in June. During this workshop, the City's financial position is discussed, and budget priorities for the upcoming

Budget Overview

year are set. Base budgets, capital budgets, and new staff requests for each department are assessed, and adjustments are made to balance the budget. This workshop allows each department time to discuss their goals, accomplishments, and budgetary needs with City Management.

Certified appraisals from both Collin and Denton Counties are received at the end of July. Following this, Finance formulates a final proposed operating budget that is balanced and conforms to the City's fund balance requirements.

On July 31st, the City Manager presents the proposed budget to the City Council in a council workshop. At the August City Council meeting, staff presents an updated budget based on Council's feedback. Notices of public hearings are published to invite residents to provide input on the proposed budget and tax rate. In September, public hearings are held to gather public feedback on the proposed budget and tax rate, and any remaining questions are addressed. The last step is the formal adoption of the tax rate and budget by ordinance during the September council meeting. Once adopted, the tax rate and budget go into effect October 1st for the start of the new fiscal year.

Throughout the year, staff may adjust the budget through transfers within the same fund, so long as the maximum expenditure is not exceeded. Staff may also take budget amendments to Council for consideration to increase total expenditure authorization.

Resident Involvement

Residents are encouraged to be involved in the budget process. The FY 2025 budget is brought before City Council on three occasions to ensure transparency and public participation. The first is the City Manager's Proposed Budget Workshop on July 31st, where the City Manager presents the Proposed Budget in detail. The second occasion is at the regular City Council Meeting in August, where the no-new-revenue and voter-approval tax rates are submitted to City Council and the budget is discussed again. The third occasion is at the regular City Council meeting in September, during which a public hearing is held on both the proposed property tax rate and budget. This hearing allows for public feedback before the final vote to adopt.

The City of Celina conducted resident surveys in 2018, 2020, and 2022, with the 2024 Resident Survey currently in progress. These surveys are used to gauge the level of satisfaction with City services and identify areas for improvement. They play a crucial role in the development of the strategic plan and budget priorities. The areas identified for greatest improvement in the 2022

Budget Overview

survey were the roads, water and sewer services, and providing parks and recreation opportunities.

Highlights of the 2022 Resident Survey

- Focus Areas Identified by Residents
  - Quality of Infrastructure – Streets, Sidewalks, Streetlights, and Utilities
  - Parks and Recreation Opportunities
  - Health and Wellness Opportunities
  - Education, Culture, and the Arts Opportunities
  - Public Safety
  - Community Design
  - Economy

These resident surveys provide valuable feedback that helps shape the City's priorities and ensures that the budget reflects the community's needs and aspirations.

Budget Overview

Budget Calendar

02/06/24	Budget team sends Budget Calendar, Manual, and 5-Year Staffing Request form
02/06/24	Budget Kickoff - Directors update: - FY 2024 Estimates - FY 2025 Budget Year - FY 2026 Planning Year - FY 2027 Planning Year - FY 2028 Planning Year - FY 2029 Planning Year
04/08/24	**Budgets are Due -** current year estimate, FY 2025 Base & Decision Packages, and future planning years
06/03/24 - 06/06/24	**Budget Workshop -** Directors present departmental overview and proposed budget to City Management
6/10/2024 - 6/30/2024	**Internal Budget Meetings -** City Management and Finance build and balance budgets
07/25/24	Receive Certified Appraisal Rolls from Chief Appraiser §26.01(a) - Denton and Collin CADs
07/31/24	**City Council Special Meeting**
	·City Manager and Finance Team present preliminary budget to Council for feedback
08/13/24	**City Council Meeting**
	·Review proposed budget and tax rate based on Council feedback (Work Session)
	·Hold TIRZ 11 Board Meetings for budget adoption
	·Submit no new revenue and voter approval tax rates to City Council (Action)
09/10/24	**City Council Meeting**
	·Hold TIRZ 5 and 13 Board Meetings for budget adoption
	·Hold Budget Hearing
	·Hold Tax Rate Hearing
	·Adopt Tax Rate
	·Adopt Budget
10/01/24	Start of Fiscal Year 2025

Budget Drivers

Population Growth

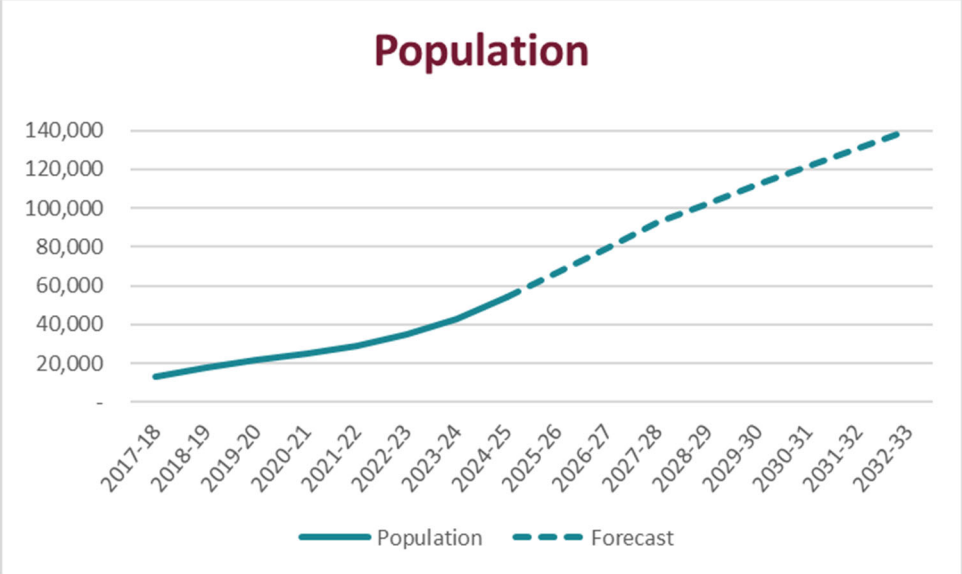
In 2023, the U.S. Census Bureau named Celina the fastest-growing city in America, among cities with a population of 20,000 or more. Celina has established a reputation for having high development standards and a great public school system with Celina and Prosper ISDs that have drawn businesses and families to the area. They noted that Celina “grew by 26.6%, more than 53

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Budget Overview

times that of the nation's growth rate of 0.5%". With the rapid growth comes a demand for new and increased City services at breakneck speeds.



Population History and Projection - City of Celina.

Increasing Demand for Services

Additional services for streets, water and sewer, engineering, and public safety were all identified as priorities by residents and City staff. The development community has also expressed a need for enhanced development services to meet increasing demand and building volume.

The growth in Celina is spread out in subdevelopments across the City with farmland in between. This makes providing services to residents more difficult while also planning for the ultimate City buildout thirty or more years from now. The response times for emergency services, distance to parks and recreation facilities, and future mobility needs of streets are all considered in this budget and the 5-year CIP.

Celina is actively engaged in designing, constructing, and planning numerous Capital Improvement projects. These projects encompass various areas, such as streets, parks, administrative buildings, water distribution systems, and wastewater treatment enhancements. This year the City opened the Ralph O'Dell Senior Center opened in FY 2024, Fire Station 3, and the new Police Headquarters. A new downtown parking garage, government center, and Fire Station 4 are under design and will break ground in FY 2025 and 2026. These investments in infrastructure and facilities aim to support the City's growth and will provide enhanced services to residents and businesses for years to come.

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Budget Overview

As the City's population is growing, the budget is increasing, as well. New residents generate new revenues and require additional services. The following budget overview provides details regarding the City's revenue sources and how those revenues are invested in high priority services for residents and businesses. Across all funds, the FY 2025 budget prioritizes public safety, development services, infrastructure maintenance and expansion, financial sustainability, and employee compensation.

Revenue Constraints

At present, the primary source of revenue for the General Fund is property taxes, followed closely by development fees, and then sales taxes. In Texas, property and sales taxes are the most stable revenue sources for cities. Established cities rely less on one-time revenues such as development fees than Celina. Rapid growth generates a lot of development fees, and Celina has not yet experienced the large scale retail development that generates sales tax.

The risk to the City is funding ongoing expenditures with one-time revenue sources and to address this risk Celina has used numerous strategies. The City maintains additional stabilization reserves for the General Fund and Water Wastewater Fund in case one-time revenues do not meet targets. Five-year forecasts were created for the General Fund, Water/Wastewater Fund, and Stormwater Fund. The forecasts included population growth and revenue assumptions, future CIP costs, new service additions, and inflationary increases for existing services. The forecasts help to plan and mitigate future year tax and rate changes as well as increases in services.

The EDC is hard at work attracting new businesses to Celina which will bolster the sales tax revenue. The City expects multiple big box retailers to begin construction in FY 2025.

The City contracted with WillDan Financial Services to complete a rate study for the Water/Wastewater Fund. The study identified the need for future year rate increases, however the City intends to mitigate these rate increases by using one time capital and impact fees to pay for capital infrastructure projects.

Financial Overview

Combined Budget Summary

The Combined Budget Summary is inclusive of the General Operating funds, Enterprise funds, Special Revenues funds, Governmental funds, Capital Improvements funds, and Component Units.

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Budget Overview

The Combined Budget Summary is in the section entitled City Fund Summary and shows a detailed look at revenues and expenditures by category. Each fund identified on this schedule shows beginning balances, revenues, and expenditures. Revenues are broken down by type and expenditures are broken down by category including General Government, Public Safety, Development Services and Engineering, Recreation and Culture, Public Services, Utilities, Debt Services, and Transfers Out.

The City of Celina utilizes a fiscally conservative strategy when projecting revenues and expenditures. Revenue and expenditure patterns are closely monitored so that adjustments can be made readily throughout the year with amendments going before the City Council for approval.

Total Combined Revenues

The City of Celina takes a stable approach when projecting revenues. Residential and commercial growth, along with economic expectations, are primary drivers in estimating revenues. In the past several years, the City of Celina has enjoyed a relatively stable upward revenue trend. This trend is caused by growth in population, property values, sales tax, and the development of residential communities. While monitoring changes in building permit fee revenues, the City still anticipates residential growth during the next several years.

The City of Celina is striving to diversify its revenues, expand the City tax base through economic expansion, maintain healthy financial reserves and hire and retain a top-quality workforce. The City strives to deliver services in a customer friendly, pro-business, and pro-development manner.

The major sources of revenue for the City of Celina are Property Taxes, Sales Taxes, Licenses and Permits, and Rates, Fees, and Charges.

All sources of funding with the exception for the Capital Improvement Project fund (CIP) planned for FY 2024-25 is $176.5 million an increase over the adopted FY 2023-24 revenue budget by $45.5 million or 34.70%.

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Budget Overview

Revenue Sources for all Funds by Category

Sources of Funds	2023-2024 Adopted	2024-2025 Proposed	Change Year Over Year	% Change	% of Total
Property Taxes	$ 33,778,486	$ 44,739,047	$ 10,960,561	32.45%	25.35%
Sales Taxes	7,410,000	9,553,800	2,143,800	28.93%	5.41%
Franchise & Other Taxes	1,304,300	1,588,700	284,400	21.80%	0.90%
Licenses & Permits	12,575,000	13,875,000	1,300,000	10.34%	7.86%
Rates, Fees and Charges	58,584,540	79,275,786	20,691,246	35.32%	44.93%
Misc/Intergovernmental	4,259,693	6,033,047	1,773,354	41.63%	3.42%
Interest Income	4,681,350	9,267,590	4,586,240	97.97%	5.25%
Transfers In	8,409,626	12,122,967	3,713,341	44.16%	6.87%
Total Sources	**$ 131,002,995**	**$ 176,455,937**	**$ 45,452,942**	**34.70%**	**100.00%**

Note: Chart does not include bond funds.

Property tax is a major revenue source for the City. It provides revenue for general government operations, debt payments, and tax increment reinvestment zones (TIRZ) funds. This year, $44,739,047 has been budgeted for all property tax collections including delinquents, penalties, and for payments to the TIRZ.

Sales tax revenue for all funds is expected to grow 28.93% over last year. A budget of $9.55 million has been forecast for the upcoming year across all funds. Celina has enjoyed continued sales tax growth year over year. The original adopted sales tax budget for FY 2022-23 was $7.03 million and FY 2023-24 was $7.41 million. Sales tax revenue is net of all sales tax rebates and contractual agreements.

Rates, fees, and charges for service is the largest source of revenue for the City and is proposed in FY 2025 at $79.28 million and represents about 44.93% of the City's revenue. The increase in rates, fees, and charges over FY 2024 is $20.69 million or about 35.32% and is largely attributed to growth in population resulting in increased use of services in the utilities.

Water and wastewater services represent $43.30 million or 54.62% of the $79.28 million proposed for rates, fees, and charges for service. Of the water and wastewater $43.30 million, $21.62 million or 27.27% comes from water sales, $13.23 million or 16.68% for wastewater sales, $6.80 million or 8.58% from water/wastewater connection fees, and $1.65 million or 2.08% from other services including meter and developer revenue.

The Solid Waste Fund contains all revenues and expenditures for contracted solid waste services. The Solid Waste Fund provides for the collection and disposal of solid waste, including recycling. Rates and fees for services are proposed at $4,316,276 for the upcoming year, other taxes and

Budget Overview

interest are $380,000, and the total revenue for the Solid Waste Fund is $4,696,276. Operational costs for solid waste services are budgeted at $4,470,000.

Another major source of revenue originates from Licenses and Permits. These revenues are generated for services rendered and user fees charged for permits, construction inspection fees, fire/EMS fees, police fees, and other related services. Revenue of $13,875,000 is proposed for FY 2024-25 which is an increase of $1.30 million or 10.34% over the adopted FY 2023-24 budget.

Interest income is budgeted to increase by $4.59 million or 97.97% to $9.27 million. This is primarily due to nationwide increases in interest rates.

Transfers in are a part of the total sources of funds and is proposed at $12,122,967. This number reflects one-time transfers for infrastructure improvements and reimbursement of in-kind services across the funds. The remaining revenue is attributable to other types of services such as intergovernmental agreements. The transfers also include the funding for the vehicle equipment replacement funds for both the General Fund and the Water/Wastewater Fund.

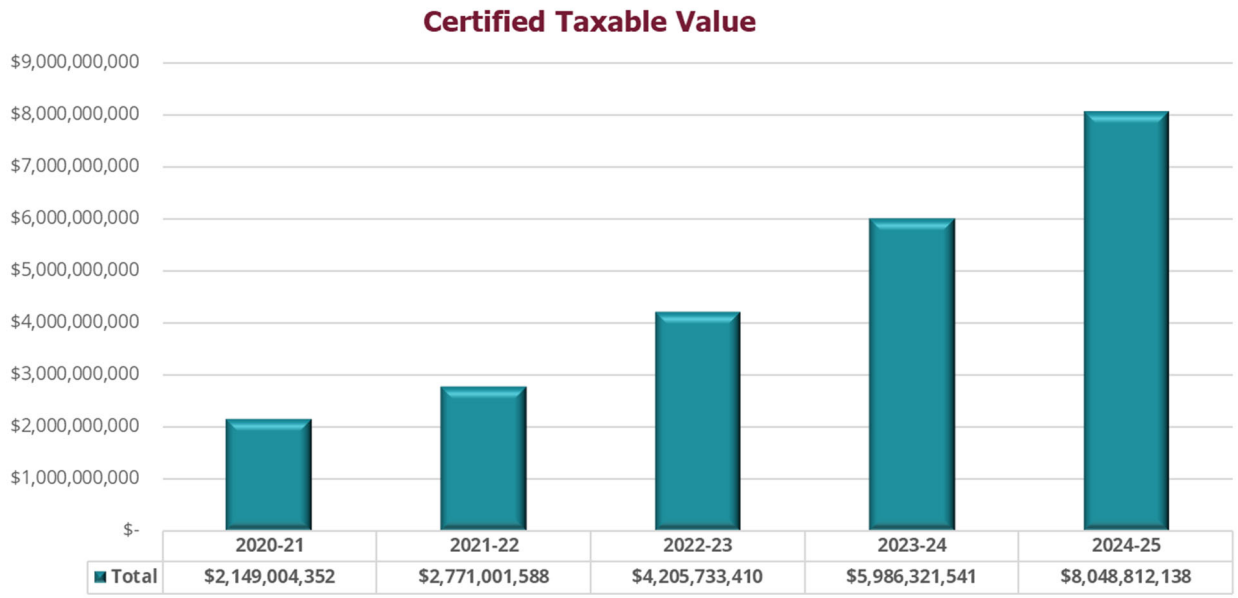
Property Taxes

Property taxes are a revenue source for the General Fund and Debt Service Fund. Property taxes are the second largest revenue source of the City, behind rates, fees, and charges for services. They are a stable and ongoing revenue source.

Property Values and Tax Levy

According to the Collin and Denton Central Appraisal Districts, the grand total freeze adjusted certified taxable value is $8,048,812,138. This value is 34.45% or $2.062 billion more in assessed valuation than tax year 2023 adjusted taxable value (as of 07/25/2024). Of this increase, $1.33 billion is attributable to new taxable values added to the tax roll which includes improvements and personal property.

Budget Overview



Historical taxable property values.

Property Tax Rate

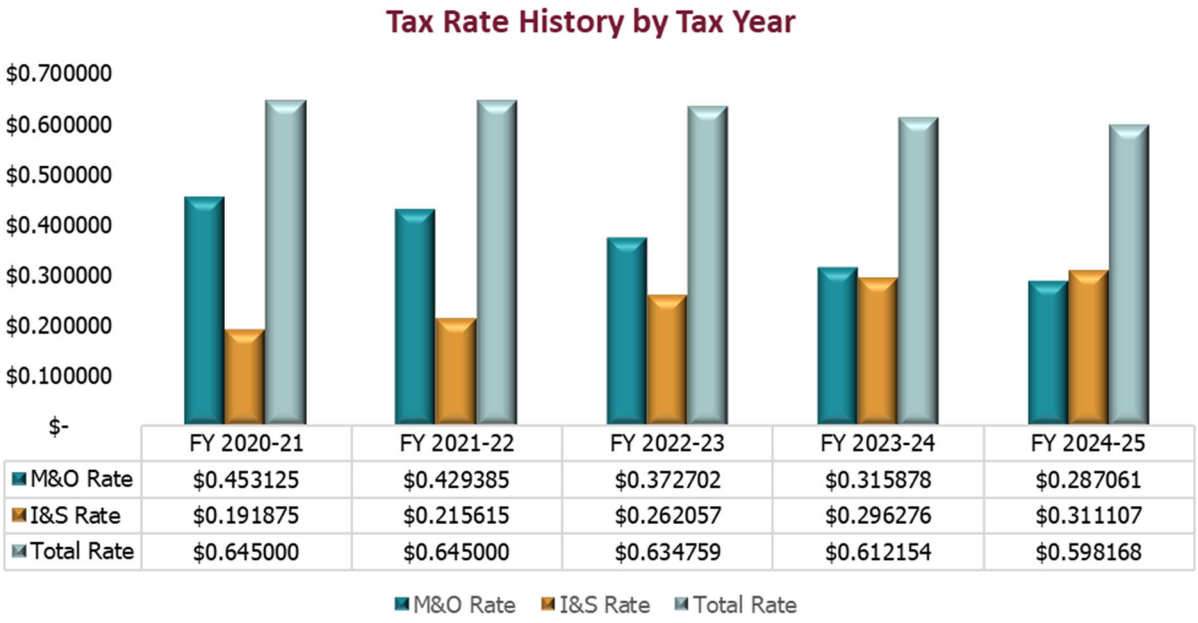
The City strives to maintain a tax rate that provides adequate revenue to fund the needs of a rapidly growing community now and into the future while also promoting a competitive rate compared to nearby cities. As the City grows so will the demands for service, the tax revenue will also need to increase due to the growing population and rooftops. This year, the City has proposed a tax rate of $0.598168 to meet these objectives. The proposed tax rate is the voter approval rate, which increases property tax revenue on existing properties by 3.5%.

The proposed tax rate of $0.598168, is a tax rate reduction from the FY 2023-24 tax rate of $.612154. Of the total tax rate of $0.598168, $0.287061 or 47.99% is dedicated to maintenance and operation expenses and $0.311107 or 52.01% is dedicated to general debt service.

The average taxable single-family home value is $567,574 as of July 2024. At a property tax rate of $0.598168, the City tax paid on the average single-family home will be approximately $3,395. For comparison purposes, homeowners pay approximately $598 per $100,000 in assessed value.

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Budget Overview



	FY 2020-21	FY 2021-22	FY 2022-23	FY 2023-24	FY 2024-25
M&O Rate	$0.453125	$0.429385	$0.372702	$0.315878	$0.287061
I&S Rate	$0.191875	$0.215615	$0.262057	$0.296276	$0.311107
Total Rate	$0.645000	$0.645000	$0.634759	$0.612154	$0.598168

Historical picture of the City's tax rate history for maintenance & operations and interest & sinking.

Sales Tax

Over the past five years, Celina has situated itself among the top cities in terms of smart growth. By focusing on high standards and master planning, Celina residents can rest assured that they live in a unique and beautiful community. Celina has established a presence in North Texas and has now gained the attention of commercial developers. Sales tax revenue will continue to increase as commercial development begins matching the pace of Celina's population growth.

The sales tax rate for the City is 2.0% of which, half is allocated to the General Fund (1%), a quarter allocated to the Community Development Corporation (CDC) (0.5%), and a quarter is allocated to the Economic Development Corporation (EDC) (0.5%).

The proposed budget includes a 12% increase in sales tax revenue compared to the FY 2024 estimated collection. This is based on trends over the last few years. In FY 2026 and FY 2027 sales tax is expected to grow at even grates rates, as big box retailers begin to open. The charts below depict city-wide sales tax revenue over the past 5 years.

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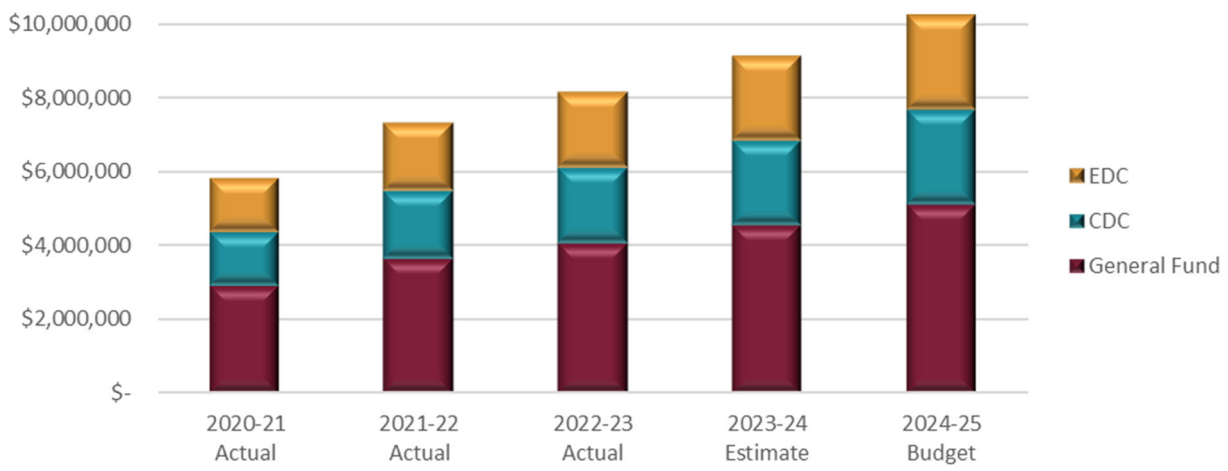
Budget Overview

Sales Tax 5-Year History

Fiscal Year	General Fund	CDC	EDC	Total
2024-25[1]	$ 5,126,900	$ 2,563,450	$ 2,563,450	$ 10,253,800
2023-24[2]	4,577,600	2,288,800	2,288,800	9,155,200
2022-23	4,087,162	2,043,581	2,043,581	8,174,324
2021-22	3,666,061	1,833,031	1,833,031	7,332,123
2020-21	2,930,968	1,465,484	1,465,484	5,861,937

1 – Proposed Budget
2 – Estimate

Sales Tax History



Licenses and Permits

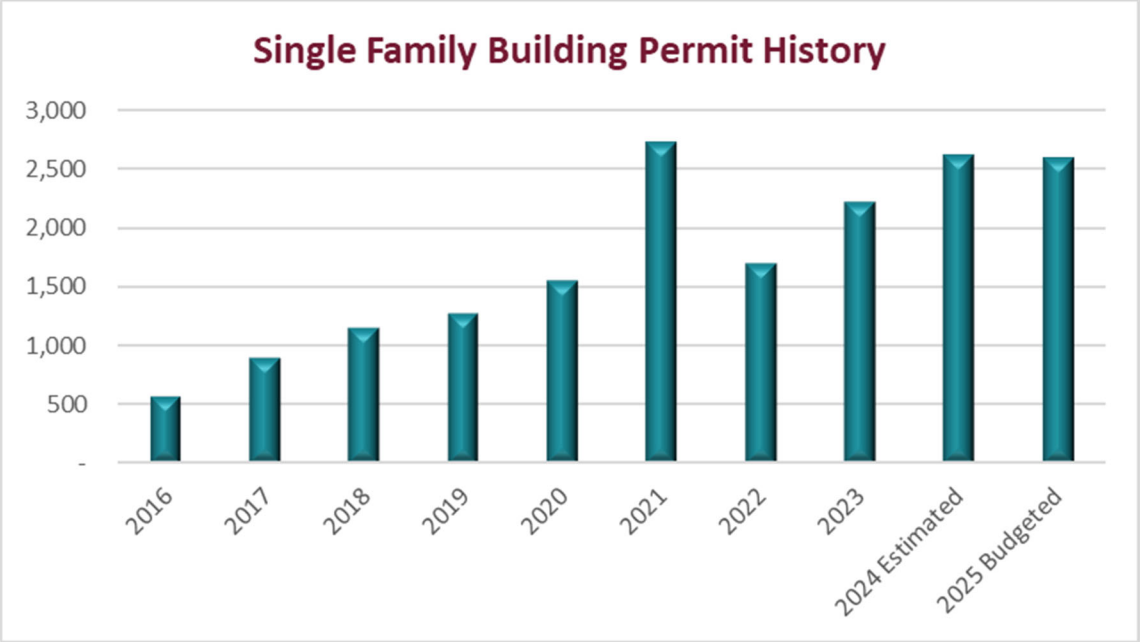
License and permits fees constitute one of the primary sources of revenue for the City, making it the second largest contributor to the General Fund. Celina's overall license and permits revenues have been steadily increasing, aligning with the growth in population and housing developments.

While Permit Revenue has increased, it is considered a volatile, one-time, revenue. It can be challenging to use permit revenue for significant recurring expenses, as it can change significantly if building slows. As commercial development continues to expand, recurring sales tax revenues are expected to rise, providing greater flexibility in budget allocations. This shift will gradually reduce the City's reliance on one-time permitting revenues.

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Budget Overview

Looking ahead, the revenue outlook for fiscal year 2025 appears promising, indicating positive prospects for the City's financial position and ability to meet its future needs.



Building Permits Issued for Single Family Residential (SFR) by Fiscal Year.

Total Combined Expenditures

Expenditure Sources for all Funds by Category

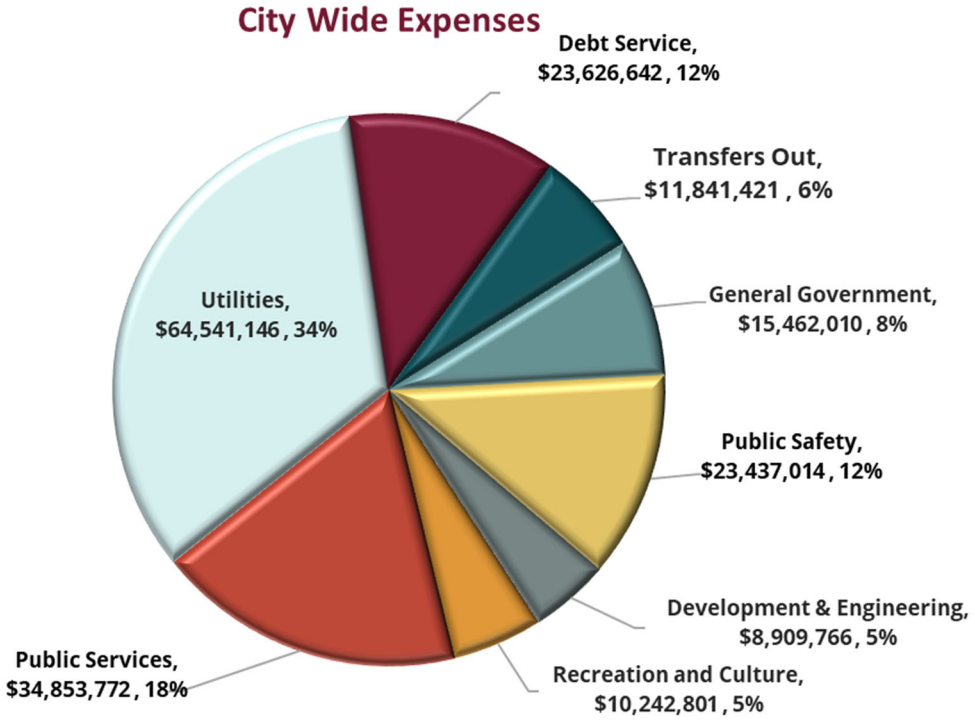
Use of Funds	2023-2024 Adopted	2024-2025 Proposed	Change Year Over Year	% Change	% of Total
General Government	$ 11,471,869	$ 15,462,010	$ 3,990,141	34.78%	8.01%
Public Safety	20,689,234	23,437,014	2,747,780	13.28%	12.15%
Development & Engineering	7,209,003	8,909,766	1,700,763	23.59%	4.62%
Recreation and Culture	11,178,913	10,242,801	(936,112)	-8.37%	5.31%
Public Services	8,969,197	34,853,772	25,884,575	288.59%	18.07%
Utilities	49,776,696	64,541,146	14,764,450	29.66%	33.46%
Debt Service	16,589,795	23,626,642	7,036,847	42.42%	12.25%
Transfers Out	8,409,626	11,841,421	3,431,795	40.81%	6.14%
Total Uses	**$ 134,294,333**	**$ 192,914,572**	**$ 58,620,239**	**43.65%**	**100.00%**

Note: Chart does not include bond funds.

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Note: Graph does not include bond funds.

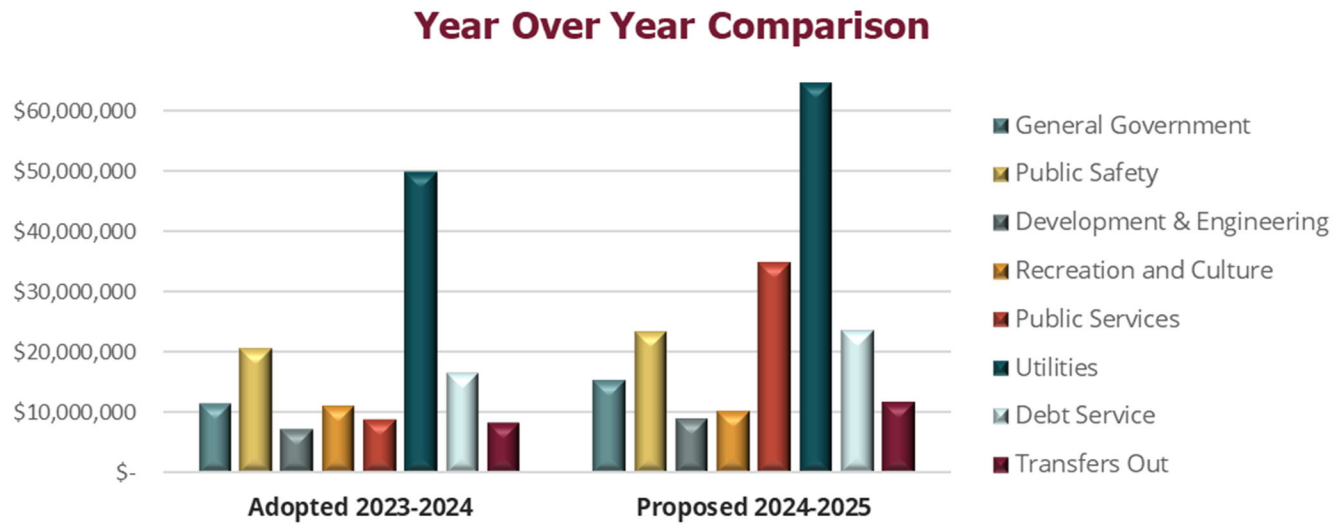
The operating budget is a combination of all costs to accomplish comprehensive citywide business including transfers and debt service payments except for the Capital Improvement Project (CIP) Fund. Use of Funds for total combined expenditures is broken down by General Government, Public Safety, Development and Engineering, Recreation and Culture, Public Services, Utilities, Debt Service, and Transfers. The total of the combined operating expenditure budget for FY 2025 is $192,914,572, compared with $134,294,333 budgeted in FY 2024. This is an increase of $58,626,239 or 43.65%.

The General Government budget increased $3,990,141 or 34.78% over FY 2024 to $15,462,010. This increase includes the EDC, Technology Fund one-time purchases, and general government operating. Public Safety increased $2,747,780 or 13.28% over the adopted FY 2024 budget to $23,437,014. This increase includes 10.0 positions, 3% step, and 3.5% market adjustment pay increases. Development and Engineering increased $1,700,763 or 23.59% to $8,909,766. The increase is primarily due to 9.0 additional positions. Recreation and Culture decreased $936,112 or (8.37%) to $10,242,801 due to one-time capital expenses that were budgeted in the Park Fee Fund in FY 2024. Public Services increased $25,884,575 or 288.59% to $34,853,772 due to planned one-time capital purchases in Street Construction, Roadway Impact Fee, and Road

Budget Overview

Capital Recovery Funds. Utilities increased $14,764,450 or 29.66%, to $64,541,146 due to debt payment increases, operating increases, one-time capital purchases in FY 2025. Debt Service and Transfers proposed budget total $35,468,063 in comparison to the adopted FY 2024 budget of $24,999,421.

The City Fund Summary section of this document provides more detail regarding the individual fund budgets and the total expenditures broken down per fund.



Year over year expenditure comparison of core operating functions.

Budget Additions by 2024-2026 Strategic Plan Goals

The proposed budget is based on accomplishing the 2024-26 Strategic Plan and addressing priorities from the resident survey.

The below list of additions and capital projects represent additions to the budget specifically to address goals identified by the Strategic Plan.

1. **Be the Life Connected. City:** Focus areas include policy decisions, governance, and partnerships that aim to keep residents, visitors, and businesses invested long-term.
    a. Addition of a Library Assistant and a Recreation Specialist.
    b. A multi-modal path consultant.
    c. An athletic programming study.
    d. Keep Celina Beautiful strategic plan consultant.
2. **Be the Unique City:** Through partnerships and community engagement, we are fostering creativity, connection, and making our city a beacon of cultural vitality.
    a. New downtown speaker system & radio subscription

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b. New downtown picnic tables.
c. Neighborhood integrity grant program.

3. **Be the City of the Future, Connected to the Past:** Focus areas include long-term and resiliency planning, vision development and risk management.
    a. Addition of a Long-Range Planning Manager.
4. **Be the City Built on Public Safety:** Public Safety and emergency services are a strength, we intend to fortify them.
    a. Addition of a Fire Marshal and a Fire Training Captain.
    b. Applied for 12 Firefighters through the SAFER Grant.
    c. Addition of Traffic Officers, School Resource Officers, Patrol Lieutenant, Support Services Lieutenant, and support staff.
    d. Public Safety training and programs including emotional intelligence testing, Brazilian Jiu Jitsu, junior police academy, Community Emergency Response Team (CERT), night shift differential pay in Police, and Telestaff scheduling software.
    e. Public Safety equipment that includes AED's, replacement radios, rapid deployment vehicle, special response team enhancements, stop sticks, crime scene vehicle, speed trailer, flock cameras, thermal optics, traffic unit training equipment, and a sand spreader in streets.
    f. Fire Station 1 remodel and workout equipment replacement, school zone flasher upgrade, and school traffic control plan.
5. **Be the City of Sustainable Economic Growth:** This Strategic Plan Goal seeks to find a balance between economic prosperity and community development.
    a. Addition of a Building Plan Examiner, Building Inspector, and Planning Technician.
    b. New software for building inspections and permits.
    c. 5-year budgeting process and capital improvement plan.
6. **Be the City Built on Infrastructure:** With limited resources and a high demand for new infrastructure, a pragmatic approach is required to adequately fund and develop infrastructure.
    a. Addition of Street Maintenance Workers, Engineers, an IT Administrator, a Valve and Hydrant crew, a Water Reclamation crew, and a Stormwater Worker.
    b. Streets additions include a pavement condition index, crack sealer, a bucket truck, pavement marking equipment trailer, arrow boards, an asphalt paver, a stripemaster, and other equipment.
    c. Utility additions include leak detection, CLX (chlorine) Analyzers, camera equipment for utility lines, and a trencher.
    d. CIP meeting is scheduled in the Fall to adopt future capital projects.

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7. **Be the City of Small Business:** Celina is known for our small, local businesses; they are the heart of the community. We recognize their importance to our quality-of-life and economic sustainability.
    a. Façade grant program.
    b. Continued partnership with EDC and Chamber of Commerce.
8. **Be the City that Shares Our Story:** We want to share our story through what we say, what we publish, the improvements we construct, and the things we do.
    a. Addition of a GIS Analyst and reclassifications of a Senior GIS Analyst to a GIS Manager and a Special Events Coordinator to a Senior in Marketing.
9. **Be the City of Servant Leaders:** This goal focuses on strengthening Celina's proud tradition of selfless service to our neighbors and the community.
    a. Addition of a Senior Customer Service Representative and a Stormwater Compliance Coordinator. In addition there is a reclassification of an FTE to a Billing Analyst in Customer Service.
    b. Performance & Management Organizational Review.
    c. Risk & Safety Consulting and Safety Program.
    d. Volunteer Background Check System.

Significant One Time Expenditures

The proposed FY 2024-25 total combined funds budget includes $3.4 million in significant one-time expenditures. Below is a sample listing of some of the expenditures anticipated:

- Capital Vehicles **$1,849,065**
- Capital Equipment **$923,611**
    - Asphalt Paver
    - Compact Street Sweeper
    - Crack Sealer
    - Jetter Trailer
    - Picnic Tables
    - Fire Department Workout Equipment
    - Police Patrol Radios
    - Taylor-Dunn Bigfoot Cart
    - Speed Trailer
    - Sand Spreader
    - AED's for Police Patrol
- Vehicle and Equipment Replacements **$654,895**

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Personnel/Full-Time Equivalents (FTEs)



This budget proposes an increase of 34.0 full-time equivalent (FTE) positions. This includes 25.0 in General Fund, 7.0 in the Water and Wastewater Fund, and 2.0 in the Stormwater Fund. Of these new positions, 1.0 are for General Government, 9.0 Development and Engineering, 2.0 are for Culture and Recreation, 12.0 are for Public Services, and 10.0 are for Public Safety. In FY 2025, GIS will be moving to the General Government category, to better align with the organizational chart. The new positions including compensation and benefits will total $3,638,800 and are listed below.

General Government - 1.0 FTEs

- IT Administrator – Information Technology (1.0)

Development and Engineering - 9.0 FTEs

- GIS Analyst – GIS (1.0)
- Long Range Planning Manager – Development Services (1.0)
- Building Plan Examiner – Development Services (1.0) *(approved early in mid-year FY 2024)*
- Building Inspector – Development Services (1.0) *(approved early in mid-year FY 2024)*
- Planning Technician – Development Services (1.0)
- Senior Civil Engineer – Engineering (1.0)

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- Civil Engineer – Engineering (1.0)
- Assistant Director of Engineering – Engineering (1.0)
- Construction Inspector – Engineering (1.0)

Culture and Recreation - 2.0 FTEs

- Full Time Library Assistant – Library (1.0)
- Recreation Specialist – Parks (1.0)

Public Services - 12.0 FTEs

- Streets Workers – Streets (2.0)
- Streets Crew Leader – Streets (1.0)
- Valve & Hydrant Crew Leader – Public Works (1.0)
- Valve & Hydrant ULM Worker – Public Works (1.0)
- Legacy Hills WRF Operator – Public Works (1.0)
- Legacy Hills WRF Crew Leader – Public Works (1.0)
- ULM Wastewater Camera Technician – Public Works (2.0)
- Senior Customer Service Representative – Customer Service (1.0)
- Stormwater Compliance Coordinator – Stormwater (1.0)
- Stormwater Worker – Stormwater (1.0)

Public Safety 10.0 FTEs

- Fire Marshal – Fire (1.0)
- Training Captain – Fire (1.0)
- Property Evidence Supervisor – Police (1.0)
- Support Services Division Lieutenant – Police (1.0)
- Patrol Lieutenant – Police (1.0)
- Traffic Officer – Police (2.0)
- Intern – Police (0.5)
- School Resource Officer – Police (2.0) *(approved early in mid-year FY 2024)*
- Records Coordinator (part time to full time) – Police (0.5)

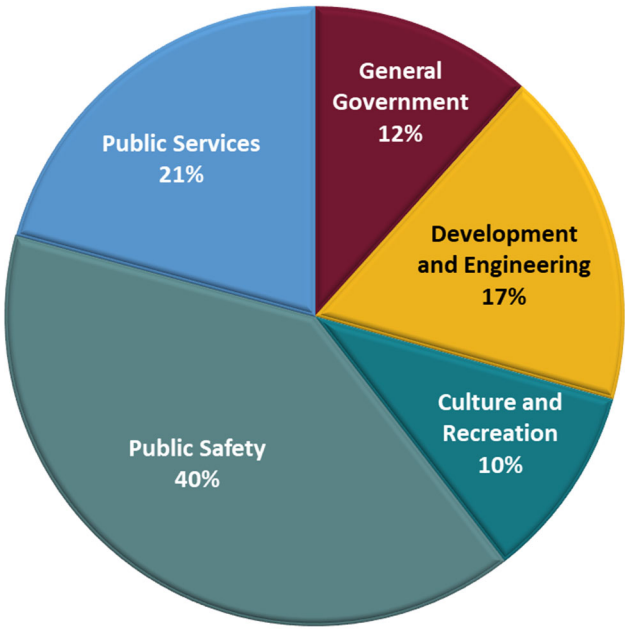
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Staffing changes occur throughout the year between departments, the total number of FTEs to close the 2024 budget year is 315.75. The FY 2024-25 proposed budget maintains the 2024 end of year totals and with the addition of the new positions requested, Celina will begin the 2025 budget year at 349.75 FTEs with a salary and benefits cost of $40,538,383.

Percent of FTEs by Service Area



Employee Compensation

The City offers competitive benefits to employees, including group medical, dental, and vision insurance with dependent coverage available. Life and long-term disability insurances are 100% City paid. Optional insurance offerings are provided for short-term disability and additional life insurance.

The City participates in Texas Municipal Retirement System (“TMRS”), a statewide administered pension plan. The City’s TMRS plan is a 2 to 1 matching ratio with a 5-year vesting period. Service eligibility for retirement is age 60 with 5 years of service or any age with 20 years of service. The City provides pension benefits for all its full-time employees through TMRS. The City continues

Budget Overview

to contribute 100% of its annual required contribution (ARC) at an actuarially determined rate. Both the employees and the City make contributions monthly.

The proposed FY 2025 budget includes a step increase of 3% and a COLA of 2% for general service and public works employees. The purpose of the COLA is to address the impact of inflation on salaries and to try to remain competitive in the DFW market. The DFW CPI increased by between 4.6% and 6.1% over the last year. The budget also includes a step increase of 3% and a market adjustment of 3.5% for Public Safety employees. The public safety market adjustment is based on compensation data for police and fire positions from other DFW cities. Our goal is to remain competitive to attract and retain top talent in public safety.







Fund Balance and Reserve

There are multiple areas of reserves built into the budget. By ordinance, the City is required to maintain a General Fund Balance equal to 25% of expenditures. For FY 2025, this amount is approximately $13.82 million.

The Water and Wastewater Fund projects a working capital reserve of $19.64 million which is approximately 43.49% of FY 2025 expenditures or 159 days of working capital. The Water and Wastewater Fund target balance is 40% working capital. While FY 2025 is greater than the target, this balance will help the fund meet targets in future fiscal years.

Fund Summaries

General Fund

General Fund Revenue

General Fund revenues and transfers in are budgeted at $53,725,714 for FY 2025. This is an increase of 23.60% or $10,258,476 over the FY 2024 budget. The main sources of revenue into

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the General Fund are property taxes and development fees, they are forecasted at 72% of the total General Fund revenue for FY 2025. The revenue growth is a result of continued commercial development, new residential construction, and population growth in Celina.

Revenue	2023 - 2024 Adopted	2023 - 2024 Estimated	2024 - 2025 Proposed
Property Tax	$ 16,672,043	$ 16,672,043	$ 20,946,451
Sales Tax	3,442,500	3,977,600	4,526,900
Other Taxes	1,075,050	1,142,700	1,308,200
Development Fees	14,400,000	18,375,000	17,800,000
Fines and Fees	3,106,440	3,060,585	3,266,110
Interest	1,000,000	1,000,000	1,500,000
Other	2,791,205	2,806,183	3,108,987
Transfers	980,000	980,000	1,269,066
Total	**$ 43,467,238**	**$ 48,014,111**	**$ 53,725,714**

Property Tax Revenue

Property tax values continue to increase in Celina as more new construction takes place. General Fund property taxes for FY 2025 are budgeted at $20,946,451, which is an increase of 25.64% over the FY 2024 budget. The increase is mainly due to new value from development added to the tax rolls. Certified property values for FY 2024 are $8,048,812,138 which is $2,062,490,597 or 34.75% more than FY 2024 adjusted values. Much of this increase is due to $1,328,450,491 of new value that was added to the tax rolls as of January 1, 2024. The O&M tax rate is $0.287061/$100 of value.

Sales Tax Revenue

Celina's commercial development has not yet caught up to the residential expansion in recent years and as a result sales tax is only 9% of budgeted revenue in FY 2025. The FY 2025 sales tax budget is $5,126,900 which is a 12% increase over FY 2024 estimate. Commercial development is picking up in Celina with big box retailers planning new stores and new businesses opening along Preston Road and downtown. City staff continues to monitor this revenue source closely.

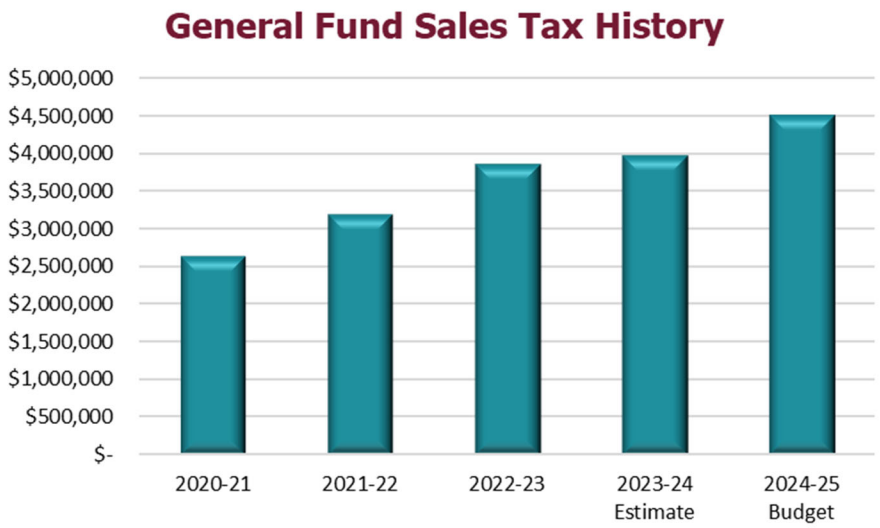
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Budget Overview

General Fund Sales Tax History			
Fiscal Year	Sales Tax	Incentive	Net
2024-25[1]	$ 5,126,900	$ 600,000	$ 4,526,900
2023-24[2]	4,577,600	600,000	3,977,600
2022-23	4,087,162	213,030	3,874,132
2021-22	3,666,061	468,500	3,197,562
2020-21	2,930,968	292,982	2,637,986

1- Budget
2- Estimate



Note: Figures are Net of Incentive Payments.

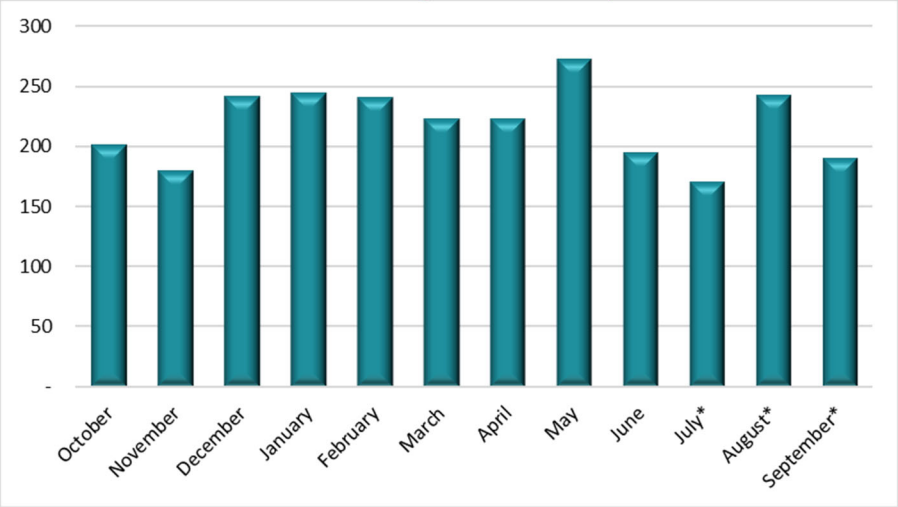
Development Fee Revenue

General Fund development fee revenue for FY 2025 is budgeted at $17,800,000 which is an increase of 23.6% over the FY 2024 budget. This is due to increased development resulting in higher fee revenue. There are estimated to be 2,600 building permits in FY 2024 and 2,600 in FY 2025. Building permit revenue is one time revenue. As the City builds out this revenue source will decrease and be replaced by an increase in sales and property tax revenue.

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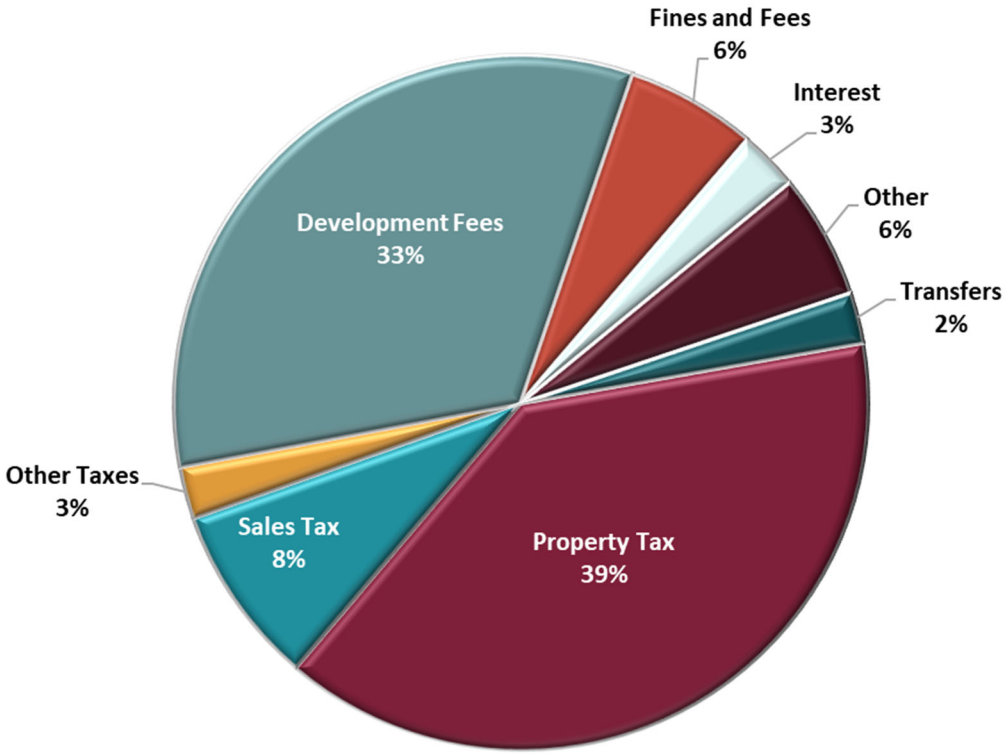
Budget Overview

FY 2024 Building Permits by Month



**Estimate.*

FY 2024 – 2025 General Fund Revenue



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Budget Overview

General Fund Expenditures

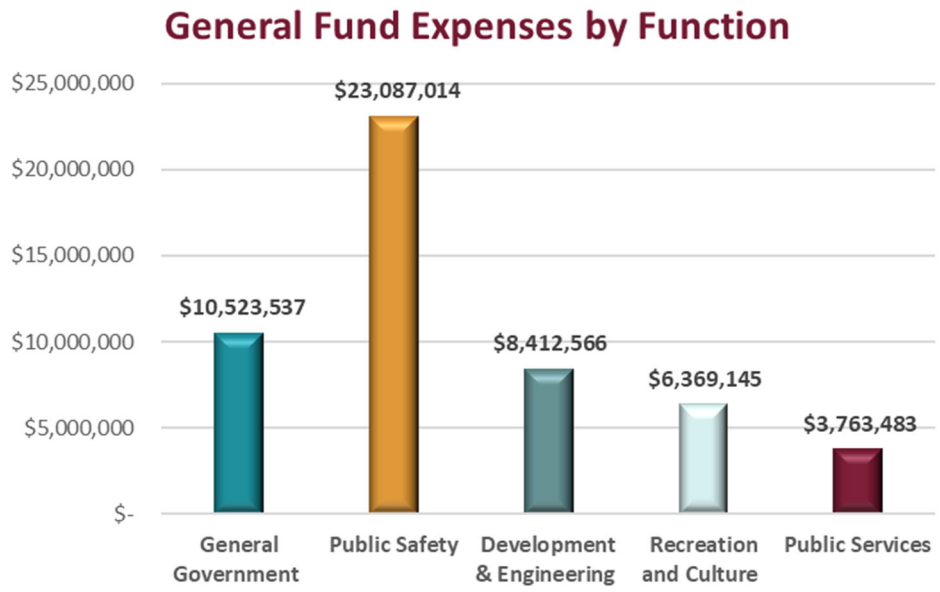
The General Fund encompasses the basic services of municipal government. These services include Police, Fire, Streets, Development Services, Parks, Public Works, Administration, and all other internal services.

General Fund operating expenditures total $52,155,745 before transfers out. With transfers, the total General Fund budget for FY 2025 is $54,317,128. This budget is a 22.58% increase or $10,006,692 more than the FY 2024 budget.

The General Fund transfer to the Vehicle and Equipment Replacement (VERF) Fund for FY 2024 is budgeted at $1,411,383. The VERF Fund is a separate fund that provides for the replacement of capital vehicles and equipment. This is an increase of $423,125 from the adopted FY 2024 VERF transfer of $988,258. This increase in transfers is a result of the increased number of capital vehicles, equipment, and overhead costs of the Fleet Department. The General Fund also includes a transfer to a Stabilization Fund of $750,000 for FY 2025.

General Fund by Department

The General Fund expenditure budget is broken down by department and grouped into categories by major function. The categories are General Government, Public Safety, Development and Engineering, Recreation and Culture, and Public Services.



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Budget Overview

General Government includes Administration, City Secretary, Finance, Human Resources, Information Technology, Municipal Court, and Facility Maintenance. These departments have a total of 39 positions which includes 1 new position for the FY 2025 Budget. The General Government budget for FY 2025 is $10.52 million which is $1.51 million or 16.7% above the FY 2024 budget.

Public Safety is comprised of the Police and Fire Departments. Overall, Public Safety makes up the largest cost center with a combined budget of $23.09 million or 44.27% of the total General Fund operating budget in FY 2025. Fire & EMS will have a total of 68 personnel with a proposed operating budget of $11.05 million, an increase over the adopted FY 2024 budget by $1.80 million. The Fire Department is 21.18% of the General Fund budget. Fire Station No. 3 was completed and became staffed in FY 2024. The Police Department will have a total of 71 personnel with a proposed budget for FY 2025 of $12.04 million. The Police Department is 23.09% of the General Fund budget. The FY 2025 budget contains 10.0 new public safety FTEs, with the addition of a Fire Marshal, Fire Training Captain, Property Evidence Supervisor, Support Services Division Lieutenant, Patrol Lieutenant, two Traffic Officers, two School Resource Officers, an Intern, and reclassifying the Records Coordinator position from part time to full time.

The Development and Engineering category includes Development Services, GIS, and Engineering. It has a proposed budget of $8.41 million, which is an increase of $1,277,139 or 17.90% The total personnel count is 62. There are 9 new positions added in FY 2025 for a GIS Analyst, Long Range Planning Manager, Building Plan Examiner, Building Inspector, Planning Technician, Senior Civil Engineer, Civil Engineer, Assistant Director of Engineering, and a Construction Inspector. A portion of the engineering positions is offset by revenue from bond funded projects. Development Services is on pace to process around 2,600 residential building permits for the 2023-24 fiscal year and Development and Engineering represents 16.13% of the overall general operating fund budget.

Recreation and Culture includes Library, Parks and Recreation, and Marketing/Special Events. These departments have a total of 35.75 FTEs which includes 2 new positions for a Library Assistant and a Recreation Specialist in the FY 2025 Budget. The Recreation and Culture budget for FY 2025 is $6.37 million which is $0.89 million or 16.23% above the FY 2024 budget.

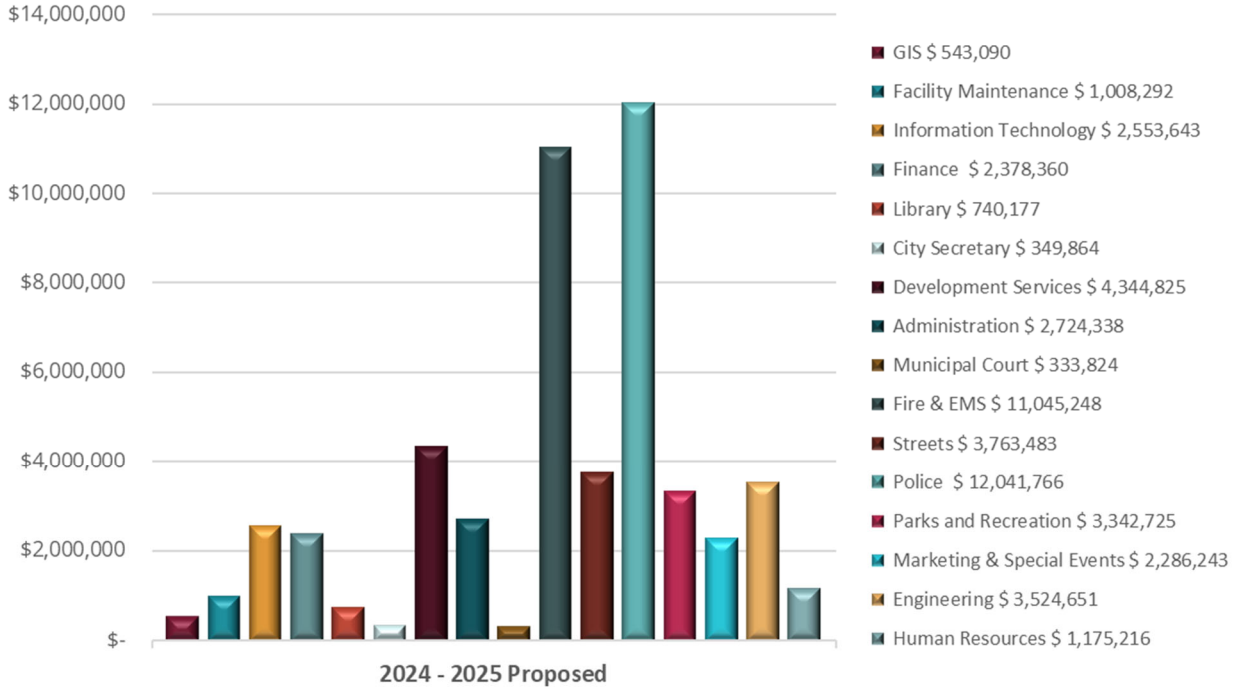
Public Services includes the Streets Department in the General Fund. Streets has a total of 15 FTEs which includes 3 new FTEs for two Streets Workers and a Streets Crew Leader in the FY 2025 Budget. The Streets budget for FY 2025 is $3.76 million which is $1.06 million or 39.39% above the FY 2024 budget.

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Budget Overview

FY 2024 – 2025 General Fund Expenditures by Department



Enterprise Funds

Water and Wastewater, Solid Waste, Utility Infrastructure, Impact Fees, Capital Recovery, Stormwater Drainage, and Utility Vehicle and Equipment Replacement Fund (VERF) account for the full-service operations of the water and wastewater system including water production, water distribution, wastewater collection, wastewater reclamation, solid waste collection and disposal, and capital improvements. The Enterprise funds are 100% self-supporting with revenues generated from rates, charges, and fees sufficient to cover operations, debt, scheduled capital outlay purchases, and capital infrastructure projects. They act as business enterprises, utilize full accrual accounting, and separate water and wastewater operations to make each operation self-supporting.

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Budget Overview

Water Ground Storage Tanks



Water & Wastewater Fund

The Water & Wastewater Fund ("the utility system") accounts for water and wastewater operations of the City of Celina. The operations of the utility system include administration, water distribution, wastewater collection, wastewater reclamation, system maintenance, and Utility Customer Service. Water and Wastewater services are provided to both residential and commercial customers. Currently, the City of Celina has 15,193 utility accounts. Separately, the City is contracted by Elm Ridge Water Control and Improvement District to perform and manage their water utility maintenance and billing.

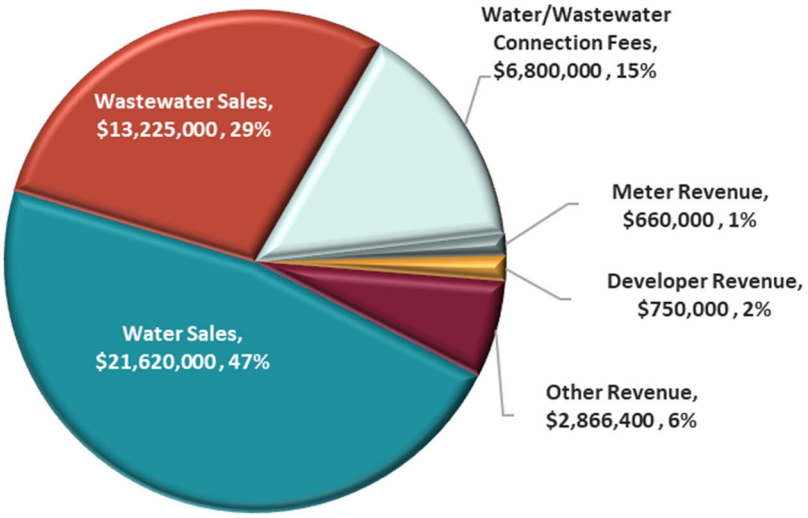
Water & Wastewater Fund Revenues

The total Water & Wastewater Fund revenue is forecasted at $45,921,400 for FY 2025. This includes water & wastewater sales, connections fees, meter and developer fees, and other fees and charges. Other fees and charges are related to services performed in the field for new connections as well as penalties on late payments and disconnects, and interest.

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Budget Overview

FY 2024 – 2025 Water & Wastewater Fund Revenue



Sources of revenue supporting the City's utility system.

Water & Wastewater Fund Expenditures

Water has a total of 25 positions which includes two new positions in the FY 2025 budget. The proposed operating budget is $16,802,626. It is an increase over the adopted FY 2024 budget by $3,540,508 and makes up 26.98% of the Water & Wastewater Fund for the upcoming year. The budget includes a pass-through increase for water purchased from the Upper Trinity Regional Water District (UTRWD). The rate for purchased water increased 4.7% per 1,000 gallons.

Wastewater has a total of 19 positions, which includes four new positions. The proposed operating budget is $5,906,525, an increase over the FY 2024 budget of $1,585,338, and is 8.11% of the fund.

Utility Billing has a total of 8 positions which includes 1 new position with a budget of $1,244,337.

All other operating expenditures, including both City and Upper Trinity Regional Water District debt, is $17,757,354.

Solid Waste Fund

Solid waste is contracted out in Celina. The City's role is to collect the revenue and pay the contractor for the services provided. The total budgeted revenues are $4.7 million, which is an increase of 28.14% and the total budgeted expenditures are $4.5 million, which is an increase of 43.73%.

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Budget Overview

Utility Infrastructure, Impact, & Capital Fees Funds

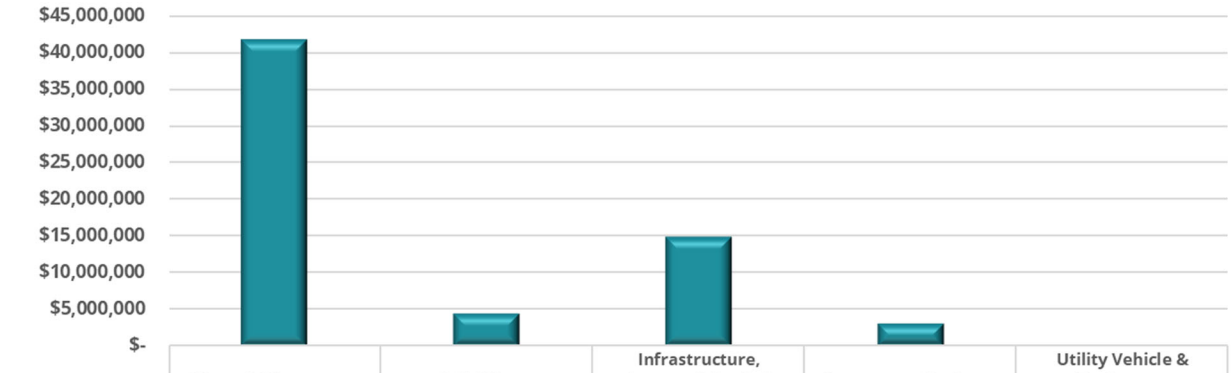
Fees for capital infrastructure are used for utility system capital purchases and projects, such as treatment plants, transmission lines, storage facilities, and facilities. The budgeted revenue is $12.8 million and budgeted expense is $14,884,857. In the Fall of 2024, the Capital Improvement Program will be brought before City Council for approval and capital expenditures identified.

Stormwater Drainage Fund

The Stormwater Drainage Fund receives revenue from stormwater fees determined by the amount of impermeable surface area on a property. The fees are designated for stormwater and drainage related activities. Budgeted revenues are $1.57 million and expenses are $3.18 million.

Expenditures by Enterprise

(less interfund transfers)



	Water & Wastewater	Solid Waste	Infrastructure, Impact, & Capital Recovery	Stormwater Drainage	Utility Vehicle & Equipment Replacement
Enterprise Funds	$41,710,842	$4,470,000	$14,884,857	$3,112,579	$362,868

Special Revenue Funds

Park Fee Fund

The Park Fee Fund receives revenue from developer fees for capital improvements to current and future parks, as well as land acquisitions for parks and other park-related capital purchases. Revenues for the Park Fee Fund are budgeted at $6,131,706, which includes developer paid fees and transfers. The expenditures are $2,566,975. In the Fall of 2024, the Capital Improvement Program will be brought before City Council for approval and capital expenditures identified.

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Integrity Fund

This fund plays a crucial role in enhancing the City's aesthetics and overall appeal. The revenues collected are dedicated to various beautification projects, such as sidewalk improvements, street landscaping, signage installations, lighting enhancements, and façade improvements.

The primary sources of revenue are water and cell tower lease fees, tree mitigation fees, and warning device fees. With these resources, the City has been able to embark on significant improvements, making Celina a more attractive and inviting place for residents and visitors alike.

The City also sets aside funds specifically for the construction of outdoor warning sirens, reinforcing community safety measures.

For FY 2024-25, the projected revenue is $920,000, with operational expenses totaling $787,500. Anticipated expenses in the coming fiscal year include supporting façade grants, the Neighborhood Integrity Program, Arbor Day tree planting, property abatement activities, and outdoor warning sirens. These investments will further elevate the City's charm and create an appealing and well-maintained environment for residents, visitors, and businesses to enjoy.

Governmental Funds

Street Construction Fund

The Street Construction Fund is used to support street maintenance and capital improvements operations. The revenue budget is $110,000 and the expenditure budget is $5,056,682. The Street Construction Fund has received transfers from the General Fund when one-time revenue sources provide fund balance in excess of 25%. In the Fall of 2024, the Capital Improvement Program will be brought before City Council for approval and capital expenditures identified.

Roadway Impact Fee Fund

The Roadway Impact Fee Fund receives revenue from developer paid roadway impact fees. The revenue budget is $2,600,000 and the expenditure budget is $13,796,001. In the Fall of 2024, the Capital Improvement Program will be brought before City Council for approval and capital expenditures identified.

Capital Acquisition Fund

The Capital Acquisition Fund is a fund that Celina uses to allocate a portion of surplus revenues for future capital expenditures. Fiscal Year 2024-25 scheduled expenditures include:

- School Zone Flashers $122,200
- Wayfinding $150,000
- Fire Workout Equipment $50,000
- Fire Station No. 1 Remodel $100,000

CELINA TEXAS EST. 1876

Life Connected.

Budget Overview

- Pavement Marking Trailer $22,384
- Sand Spreader 5 Yard $22,494
- 40DLA Trailer $45,000
- School Zone Upgrade $47,000
- Rapid Deployment Vehicle $150,000
- Bleachers $10,410
- Picnic Tables $55,000
- Traffic Signal Design $40,000
- School Traffic Control Plan $60,000

Roadway Capital Recovery Fund

The Roadway Capital Recovery Fund collects revenue from development fees for the expansion of our road network. Revenues are budgeted at $3,305,000 and expenditures are $11,510,294. In the Fall of 2024, the Capital Improvement Program will be brought before City Council for approval and capital expenditures identified.

Capital Improvement Funds

In FY 2024, the City of Celina funded capital project needs through a series of Certificates of Obligation for General and Water & Wastewater totaling $141.0 million. This follows up issuances in FY 2023 of $98.0 million and FY 2022 of $70.0 million. Projects are completed through a phased approach and are based on identified needs as the City continues to grow. Staff will present the five year CIP in October 2024.

The following is a list of some of the major projects that the City has scheduled for design or construction the coming fiscal year:

- Government Center Parking Garage
- Parks Administration Building
- Public Works Service Center Remodel
- Fire Station 4
- Downtown WIFI Expansion
- Ousely Park Trail & Stream Restoration
- Oklahoma Dr Improvements (Pecan to Malone)
- Coit Rd Resurfacing
- J Fred Smith (Preston to Coit)
- Hillside Dr (Maryland to cul-de-sac)
- Preston Rd Right Turn Lanes
- Wilson Creek Park Phase I
- Downtown Recreation Center
- Downtown Water Reclamation Plant Expansion
- Rasor Sewer Interceptor
- Frontier Parkway Water Line
- SE Pump Station & Transmission Line
- SE Ground Storage Tank
- Utility Relocates along FM 428
- Celina Rd Ground Storage Tank
- Elevated Storage Tank (Uptown)

CELINA TEXAS EST. 1876

Life Connected.

Budget Overview

Police Headquarters 2024



Tax Increment Reinvestment Zones (TIRZ)

A tax increment reinvestment zone (TIRZ) is created by ordinance with the City Council of the City of Celina. It designates a geographic area within the City as a reinvestment zone pursuant to Chapter 311 of the Texas Tax Code. The TIRZ is funded by an incremental allocation the City's increased property tax revenue. The majority of the City's TIRZs overlay Public Improvement Districts. TIRZ 11 is specific to the Downtown Corridor. TIRZ 11 is supported by collections from Property Tax and Sales Tax from the City, EDC, CDC, and Collin County.

The City of Celina participates in fourteen TIRZ:

- #2 Creeks of Legacy
- #4 Sutton Fields
- #5 Old Celina Limited
- #6 Glen Crossing
- #7 Ownsby Farms
- #8 Sutton Fields II
- #9 The Columns
- #10 Chalk Hill
- #11 Downtown
- #12 Edgewood Creek
- #13 Legacy Hills
- #14 Sutton Fields East
- #15 Serenade
- #16 La Una

CELINA TEXAS EST. 1876

Life Connected.

Life Connected.

Fiscal Year 2024 - 2025

All Fund Summaries

Life Connected.

Fund Matrix

Fund Name	Audited	Budget Basis	Accounting Basis	Major
General Fund	Yes	Modified Accural	Modified Accrual	Yes
Debt Service Fund	Yes	Modified Accural	Modified Accrual	Yes
Water & Wastewater Fund	Yes	Full Accrual	Full Accrual	Yes
Solid Waste Fund	Yes	Full Accrual	Full Accrual	
Infrastructure Fund	Yes	Full Accrual	Full Accrual	
Utility Impact Fee Fund	Yes	Full Accrual	Full Accrual	
Stormwater Drainage Fund	Yes	Full Accrual	Full Accrual	
Water Capital Recovery Fund	Yes	Full Accrual	Full Accrual	
Sewer Capital Recovery Fund	Yes	Full Accrual	Full Accrual	
Vehicle & Equipment Replacement Fund[1]	Yes	Full Accrual	Full Accrual	
Park Fee Fund	Yes	Modified Accural	Modified Accrual	
Hotel/Motel Fund	Yes	Modified Accural	Modified Accrual	
Downtown Fund	Yes	Modified Accural	Modified Accrual	
PEG Fund	Yes	Modified Accural	Modified Accrual	
Grants Fund	Yes	Modified Accural	Modified Accrual	
Seizures and Forfeitures Fund	Yes	Modified Accural	Modified Accrual	
Donations Fund	Yes	Modified Accural	Modified Accrual	
Court Security Fund	Yes	Modified Accural	Modified Accrual	
Court Technology Fund	Yes	Modified Accural	Modified Accrual	
Technology Fund	Yes	Modified Accural	Modified Accrual	
Integrity Fund	Yes	Modified Accural	Modified Accrual	
TIRZ 11 Downtown Fund	Yes	Modified Accural	Modified Accrual	
Developer Capital Fee Fund	Yes	Modified Accural	Modified Accrual	
Wilson Park Fee Fund	Yes	Modified Accural	Modified Accrual	
Street Construction Fund	Yes	Modified Accural	Modified Accrual	Yes
Roadway Impact Fee Fund	Yes	Modified Accural	Modified Accrual	
Vehicle & Equipment Replacement Fund[2]	Yes	Modified Accural	Modified Accrual	
Capital Acquisition Fund	Yes	Modified Accural	Modified Accrual	
Road Capital Recovery Fund	Yes	Modified Accural	Modified Accrual	
Stabilization Fund	Yes	Modified Accural	Modified Accrual	
Capital Improvement Funds	Yes	Modified Accural	Modified Accrual	Yes

1 - Utility Fund

2 - General Fund

Combined Budget Summary

FY 2024 - 2025

	General Operating		Enterprise					Special Revenue					
	General Fund (102)	Debt Service (103)	Water & Wastewater (202)	Solid Waste (203)	Utility Infrastructure, Impact, & Capital Fees (205, 206, 209, 210)	Stormwater Drainage (208)	Utility Vehicle & Equipment Replacement (213)	Park Fee (109)	Hotel (110)	Downtown (112)	PEG (114)	Grants & Donations (115, 117)	Seizures & Forfeitures (116)
Beginning Fund Balances	$ 14,413,444	$ 5,027,317	$ 18,892,284	$ 2,430,347	$ 53,387,404	$ 4,951,864	$ 2,799,130	$ 2,626,629	$ 49,846	$ 68,234	$ 91,640	$ 20,544	$ 58,213
Revenues:													
Ad Valorem Taxes	20,946,451	23,792,596	-	-	-	-	-	-	-	-	-	-	-
Sales Taxes	4,526,900	-	-	-	-	-	-	-	-	-	-	-	-
Franchise & Other Taxes	1,308,200	-	-	260,000	-	-	-	-	12,000	-	8,500	-	-
Licenses & Permits	13,875,000	-	-	-	-	-	-	-	-	-	-	-	-
Rates, Fees and Charges	7,191,110	-	43,296,400	4,316,276	10,650,000	1,415,000	-	4,000,000	-	-	-	-	-
Intergovernmental	1,300,000	-	400,000	-	-	-	-	-	-	-	-	-	-
Miscellaneous	1,808,987	-	25,000	-	-	-	-	-	-	94,500	-	7,000	10,000
Interest	1,500,000	-	2,200,000	120,000	2,190,000	150,000	130,000	480,000	1,800	5,000	3,000	1,050	5,400
Transfers In	1,269,066	-	-	-	5,000,000	1,500,000	540,812	1,651,706	-	-	-	-	-
Total Revenues:	$ 53,725,714	$ 23,792,596	$ 45,921,400	$ 4,696,276	$ 17,840,000	$ 3,065,000	$ 670,812	$ 6,131,706	$ 13,800	$ 99,500	$ 11,500	$ 8,050	$ 15,400
Expenditures:													
General Government	10,523,537	-	-	-	-	-	-	-	-		-	-	-
Public Safety	23,087,014	-	-	-	-	-	-	-	-	-	-	-	50,000
Development & Engineering	8,412,566	-	-	-	-	-	-	-	-	-	-	-	-
Recreation and Culture	6,369,145	-	-	-	-	-	-	2,566,975	-	95,753	-	-	-
Public Services	3,763,483	-	-	-	-	-	-	-	-	-	-	-	-
Utilities	-	-	41,710,842	4,470,000	14,884,857	3,112,579	362,868	-	-	-	-	-	-
Debt Service	-	23,626,642	-	-	-	-	-	-	-	-	-	-	-
Transfers Out	2,161,383	-	3,459,522	-	4,500,000	68,810	-	-	-	-	-	-	-
Total Expenditures	$ 54,317,128	$ 23,626,642	$ 45,170,364	$ 4,470,000	$ 19,384,857	$ 3,181,389	$ 362,868	$ 2,566,975	$ -	$ 95,753	$ -	$ -	$ 50,000
Ending Fund Balance	$ 13,822,030	$ 5,193,271	$ 19,643,320	$ 2,656,623	$ 51,842,547	$ 4,835,475	$ 3,107,074	$ 6,191,360	$ 63,646	$ 71,981	$ 103,140	$ 28,594	$ 23,613

Combined Budget Summary

FY 2024 - 2025

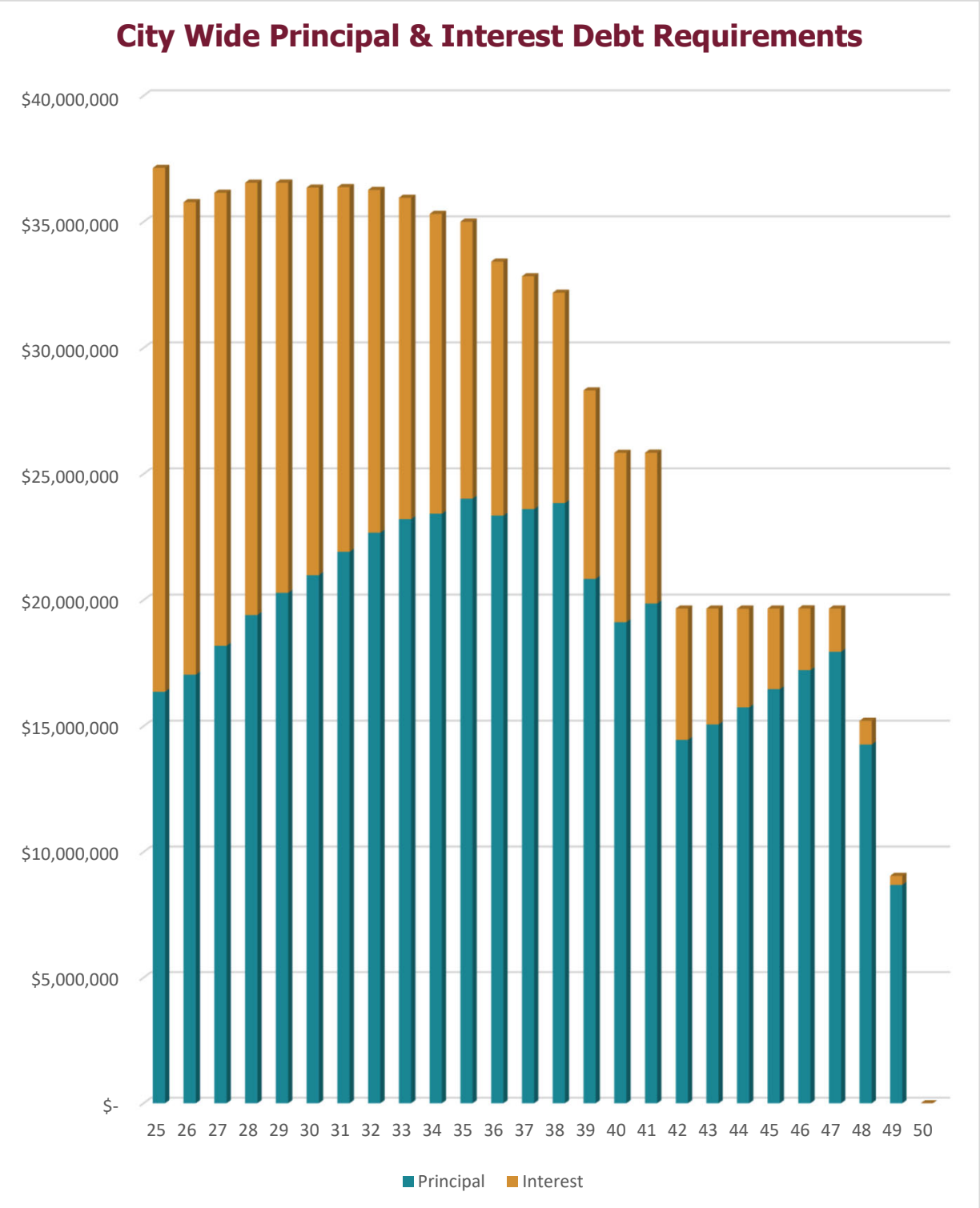
Special Revenue						Governmental					CIP	Component Units		
Court Security & Tech (118, 119)	Technology (122)	Integrity (123)	Stabilization (127)	TIRZ 11 (311)	Developer Park Fees (450, 451)	Street Construction (106)	Roadway Impact Fee (107)	Vehicle & Equipment Replacement (113)	Capital Acquisition (120)	Road Capital Recovery Fee (121)	Capital Improvement Program (621, 601A, 721, 622, 722, 623, 723, 624, 724)	EDC (401)	CDC (402)	Total Proposed City Budget
$ 132,713	$ 2,078,683	$ 2,990,815	$ 8,197,312	$ 971,398	$ 6,445,540	$ 5,356,157	$ 11,250,137	$ 4,716,014	$ 4,480,200	$ 10,285,405	$ 181,074,637	$ 3,533,145	$ 5,884,958	$ 352,214,008
-	-	-	-	-	-	-	-	-	-	-	-	-	-	44,739,047
-	-	-	-	-	-	-	-	-	-	-	-	2,563,450	2,463,450	9,553,800
-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,588,700
-	-	-	-	-	-	-	-	-	-	-	-	-	-	13,875,000
22,000	-	780,000	-	-	2,500,000	-	2,100,000	-	-	3,005,000	-	-	-	79,275,786
-	-	-	-	1,632,560	-	-	-	-	-	-	-	-	-	3,332,560
-	750,000	-	-	-	-	-	-	-	-	-	-	5,000	-	2,700,487
8,340	90,000	140,000	300,000	16,000	282,000	110,000	500,000	230,000	250,000	300,000	5,000,000	80,000	175,000	14,267,590
-	-	-	750,000	-	-	-	-	1,411,383	-	-	-	-	-	12,122,967
$ 30,340	$ 840,000	$ 920,000	$ 1,050,000	$ 1,648,560	$ 2,782,000	$ 110,000	$ 2,600,000	$ 1,641,383	$ 250,000	$ 3,305,000	$ 5,000,000	$ 2,648,450	$ 2,638,450	$ 181,455,937
40,000	1,195,000	787,500	-	-	-	-	-	340,623	-	-	-	2,575,350	-	15,462,010
-	-	-	-	-	-	-	-	-	300,000	-	-	-	-	23,437,014
-	-	-	-	-	-	-	-	78,000	419,200	-	-	-	-	8,909,766
-	-	-	-	-	1,028,491	-	-	117,027	65,410	-	-	-	-	10,242,801
-	-	-	-	585,434	-	5,056,682	13,796,001	52,000	89,878	11,510,294	134,570,000	-	-	169,423,772
-	-	-	-	-	-	-	-	-	-	-	38,574,968	-	-	103,116,114
-	-	-	-	-	-	-	-	-	-	-	-	-	-	23,626,642
-	-	-	-	-	-	-	-	-	-	-	281,546	-	1,651,706	12,122,967
$ 40,000	$ 1,195,000	$ 787,500	$ -	$ 585,434	$ 1,028,491	$ 5,056,682	$ 13,796,001	$ 587,650	$ 874,488	$ 11,510,294	$ 173,426,514	$ 2,575,350	$ 1,651,706	$ 366,341,086
$ 123,053	$ 1,723,683	$ 3,123,315	$ 9,247,312	$ 2,034,524	$ 8,199,049	$ 409,475	$ 54,136	$ 5,769,747	$ 3,855,712	$ 2,080,111	$ 12,648,123	$ 3,606,245	$ 6,871,702	$ 167,328,859

Full-Time Equivalents Summary

Department	FY 2021 Adopted	FY 2022 Adopted	FY 2023 Adopted	FY 2024 Adopted	FY 2024 EOY Total	FY 2025 Decision Package	FY 2025 Proposed
General Fund							
Administration	6.00	8.00	9.00	9.00	8.00	-	8.00
City Secretary	2.00	2.00	2.00	2.00	2.00	-	2.00
Finance	7.00	10.00	11.00	13.00	13.00	-	13.00
Human Resources	4.00	3.00	3.00	4.00	5.00	-	5.00
Information Technology	2.00	3.00	4.00	5.00	5.00	1.00	6.00
Municipal Court	2.00	2.00	2.00	3.00	3.00	-	3.00
Facility Maintenance	2.00	2.00	2.00	2.00	2.00	-	2.00
Total General Government	**25.00**	**30.00**	**33.00**	**38.00**	**38.00**	**1.00**	**39.00**
GIS	2.00	2.00	3.00	3.00	3.00	1.00	4.00
Development Services	21.00	28.00	30.00	32.00	32.00	4.00	36.00
Engineering	11.00	14.00	16.00	18.00	18.00	4.00	22.00
Total Development & Engineering	**34.00**	**44.00**	**49.00**	**53.00**	**53.00**	**9.00**	**62.00**
Library	3.50	5.00	5.50	7.50	7.50	1.00	8.50
Marketing and Special Events	3.00	5.00	5.50	7.00	7.00	-	7.00
Parks and Recreation	10.00	13.00	15.25	19.25	19.25	1.00	20.25
Total Culture & Recreation	**16.50**	**23.00**	**26.25**	**33.75**	**33.75**	**2.00**	**35.75**
Fire/EMS	41.00	43.00	47.00	60.00	66.00	2.00	68.00
Police	35.00	46.00	51.00	63.00	63.00	8.00	71.00
Total Public Safety	**76.00**	**89.00**	**98.00**	**123.00**	**129.00**	**10.00**	**139.00**
Streets	6.00	8.00	8.00	12.00	12.00	3.00	15.00
Total Public Services	**6.00**	**8.00**	**8.00**	**12.00**	**12.00**	**3.00**	**15.00**
Total General Fund	**157.50**	**194.00**	**214.25**	**259.75**	**265.75**	**25.00**	**290.75**
Utility Funds							
Water	16.00	23.00	23.00	23.00	23.00	2.00	25.00
Wastewater	8.00	10.00	13.00	15.00	15.00	4.00	19.00
Utility Billing	3.00	6.00	6.00	7.00	7.00	1.00	8.00
Fleet	1.00	1.00	1.00	-	-	-	-
Total Water & Wastewater Fund	**28.00**	**40.00**	**43.00**	**45.00**	**45.00**	**7.00**	**52.00**
Stormwater & Drainage Fund	**2.00**	**4.00**	**4.00**	**4.00**	**4.00**	**2.00**	**6.00**
Total Utilitiy Funds	**30.00**	**44.00**	**47.00**	**49.00**	**49.00**	**9.00**	**58.00**
Other Funds							
Fleet Fund (VERF)	-	-	-	**1.00**	**1.00**	-	**1.00**
Total Other Funds	-	-	-	**1.00**	**1.00**	-	**1.00**
Total FTE's	**187.50**	**238.00**	**261.25**	**309.75**	**315.75**	**34.00**	**349.75**

Debt Service
Principal and Interest Requirements
(City Wide)

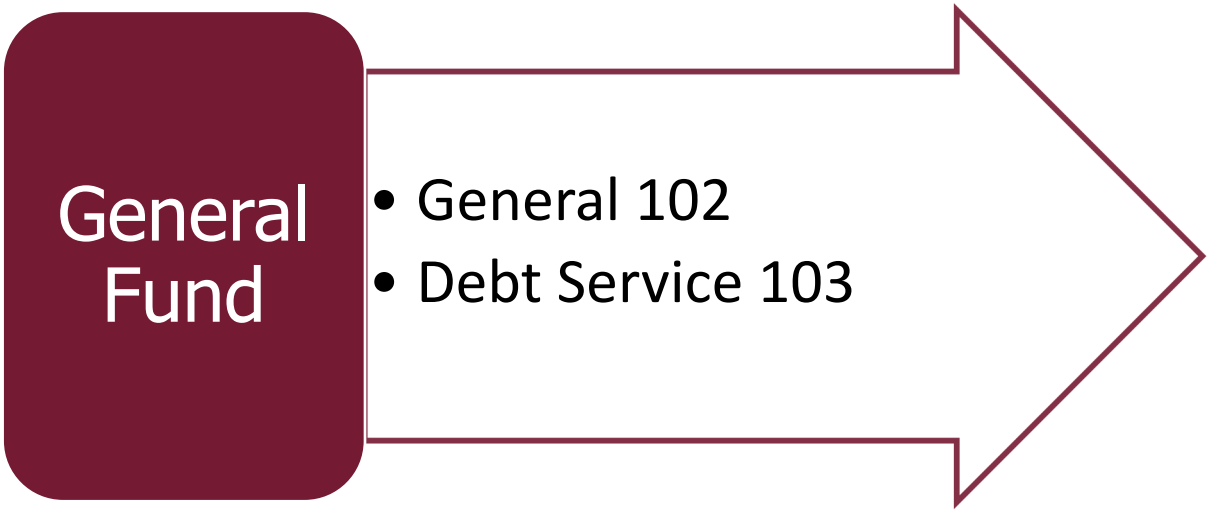
FY Ending	Principal	Interest	Total
9/30/2025	$ 16,365,000	$ 20,772,742	$ 37,137,742
9/30/2026	17,040,000	18,740,756	35,780,756
9/30/2027	18,185,000	17,968,806	36,153,806
9/30/2028	19,405,000	17,144,788	36,549,788
9/30/2029	20,285,000	16,268,419	36,553,419
9/30/2030	20,990,000	15,368,181	36,358,181
9/30/2031	21,915,000	14,459,688	36,374,688
9/30/2032	22,675,000	13,591,488	36,266,488
9/30/2033	23,210,000	12,746,575	35,956,575
9/30/2034	23,425,000	11,889,888	35,314,888
9/30/2035	24,025,000	10,983,288	35,008,288
9/30/2036	23,350,000	10,075,881	33,425,881
9/30/2037	23,605,000	9,234,469	32,839,469
9/30/2038	23,850,000	8,338,681	32,188,681
9/30/2039	20,840,000	7,476,031	28,316,031
9/30/2040	19,125,000	6,714,038	25,839,038
9/30/2041	19,865,000	5,978,038	25,843,038
9/30/2042	14,455,000	5,210,388	19,665,388
9/30/2043	15,065,000	4,598,988	19,663,988
9/30/2044	15,745,000	3,914,188	19,659,188
9/30/2045	16,465,000	3,198,138	19,663,138
9/30/2046	17,220,000	2,448,938	19,668,938
9/30/2047	17,950,000	1,710,113	19,660,113
9/30/2048	14,270,000	939,694	15,209,694
9/30/2049	8,690,000	358,463	9,048,463
9/30/2050	-	-	-
Total	**$ 478,015,000**	**$ 240,130,661**	**$ 718,145,661**


City Wide Principal & Interest Debt Requirements
$40,000,000
$35,000,000
$30,000,000
$25,000,000
$20,000,000
$15,000,000
$10,000,000
$5,000,000
$-
25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50
Principal
Interest

Fiscal Year 2024 - 2025

Fund Budgets

Life Connected.

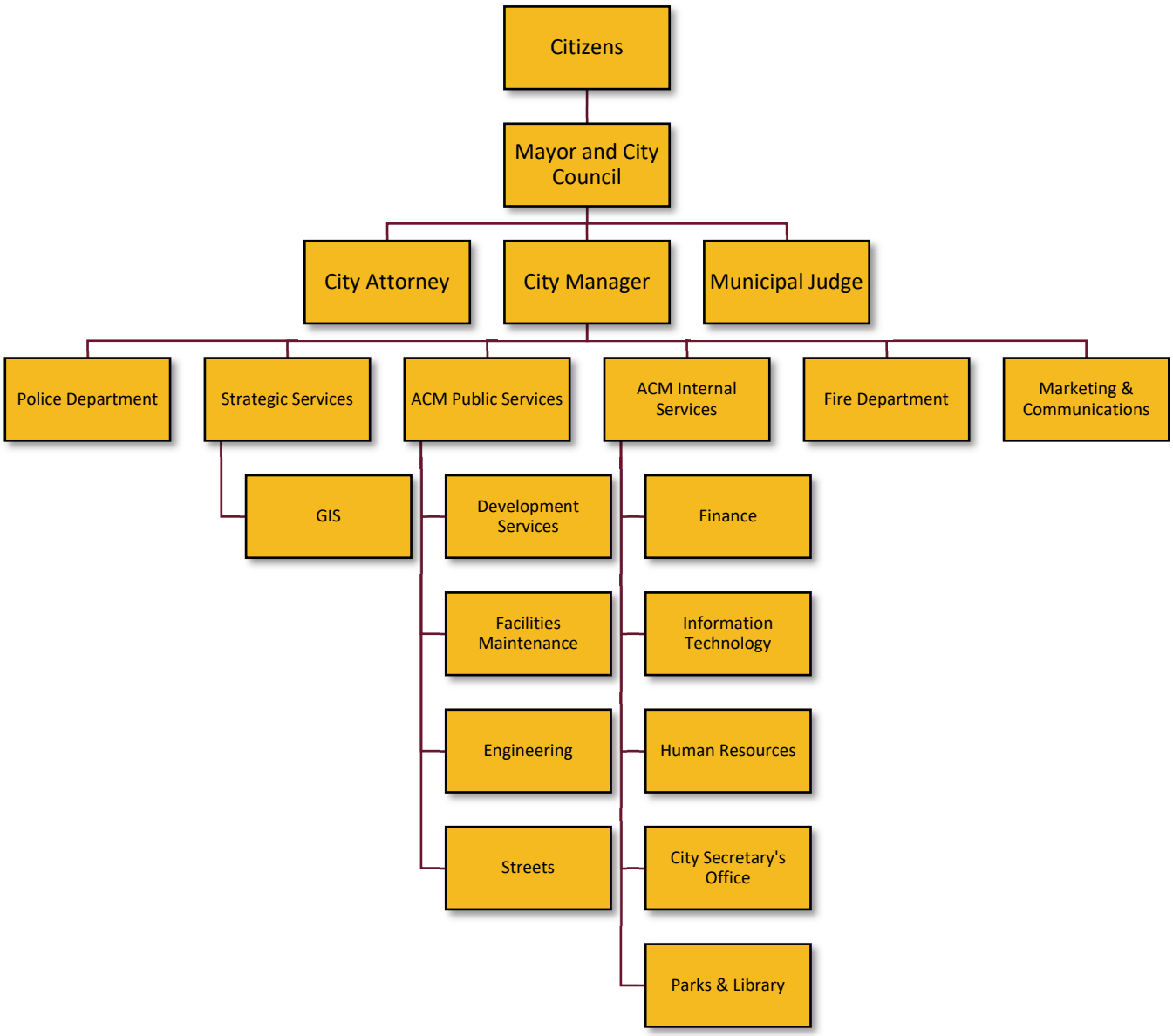


Life Connected.

General Fund

The Departments that comprise the General Fund on a budgetary presentation are GIS, Facilities Maintenance, Information Technology, Finance, Library, City Secretary, Development Services, Administration, Municipal Court, Fire & EMS, Streets, Police, Parks and Recreation, Marketing and Special Events, Engineering, and Human Resources.

Organizational Chart



Life Connected.

General Fund 5-Year Forecast Assumptions

	FY 2024-25 Proposed	FY 2025-26 Projected	FY 2026-27 Projected	FY 2027-28 Projected	FY 2028-29 Projected
Population	54,054	66,671	79,098	92,375	102,437
Existing Appraised Value Growth	3.50%	3.50%	3.50%	3.50%	3.50%
New Construction	$1.33B	$700M	$700M	$700M	$700M
Sales Tax Growth	31.5%	12.0%	25.3%	13.0%	14.3%
Tax Rate	$0.60	$0.59	$0.58	$0.57	$0.56
Future CO Bond Sales	$40M	$70M	$50M	$40M	$55M
Compensation	5.0%/6.5%	3.0%	3.0%	3.0%	3.0%
Operations	7.9%	7.5%	7.6%	7.6%	8.0%
Net New Decision Packages	$5,077,793	$2,374,561	$2,307,035	$3,277,130	$2,774,085
Fund Balance Target	25%	25%	25%	25%	25%

Life Connected.

City of Celina
General Fund 5 Year Forecast
2024-25 Budget Year

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	$ 23,462,308	$ 12,097,059	$ 25,102,006	$ 14,413,444	$ 13,822,030	$ 14,408,850	$ 15,135,174	$ 16,505,780
Revenues								
Property Tax	$ 12,108,227	$ 16,672,043	$ 16,672,043	$ 20,946,451	$ 23,144,428	$ 25,290,234	$ 28,961,497	$ 30,899,443
Sales Tax	3,874,132	3,442,500	3,977,600	4,526,900	5,142,128	6,592,683	7,524,425	8,684,276
Development Fees	21,738,227	14,400,000	18,375,000	17,800,000	18,400,000	18,725,000	19,175,000	19,475,000
Other Taxes	1,026,997	1,075,050	1,142,700	1,308,200	1,466,300	1,634,500	1,803,000	1,934,500
Charges for Service & Fines	3,355,784	3,106,440	3,060,585	3,266,110	3,388,125	3,590,516	3,763,302	3,940,502
Interest Income	1,503,060	1,000,000	1,000,000	1,500,000	1,750,000	2,000,000	2,250,000	2,500,000
Contributions & Other	2,615,635	2,791,205	2,806,183	3,108,987	2,501,440	2,104,624	2,249,817	2,412,019
Transfers In	930,999	980,000	980,000	1,269,066	1,317,146	1,372,660	1,429,090	1,486,462
Total Revenues	$ 47,153,063	$ 43,467,238	$ 48,014,111	$ 53,725,714	$ 57,109,567	$ 61,310,217	$ 67,156,131	$ 71,332,203
Expenditures								
Personnel	$ 23,371,504	$ 30,034,436	$ 30,633,070	$ 35,683,298	$ 36,728,047	$ 39,330,433	$ 41,974,632	$ 45,276,197
Personnel Development	666,543	772,036	776,832	867,073	852,296	917,426	982,040	1,064,631
Legal & Professional Services	2,742,915	3,242,724	3,402,705	4,262,612	4,647,154	5,058,272	5,440,604	5,921,389
Materials & Supplies	2,107,476	2,811,793	2,814,385	3,487,241	3,536,677	3,944,262	4,372,623	4,884,598
Maintenance & Repair	1,196,334	1,436,299	1,449,872	1,828,830	1,976,826	2,184,552	2,410,607	2,664,540
Utilties	846,046	951,798	1,218,067	1,439,288	1,595,328	1,775,613	1,981,659	2,218,070
Miscellaneous	1,080,587	1,364,774	1,334,196	1,323,310	1,372,803	1,512,041	1,674,066	1,871,124
Other	1,206,826	1,700,406	1,697,376	2,216,994	2,099,721	2,174,805	2,251,386	2,335,166
Other	3,133,458	4,016,978	4,249,639	4,979,592	5,067,852	5,462,458	5,907,110	6,424,360
Capital	694,596	1,007,912	1,037,912	1,047,099	40,110	41,253	42,431	43,644
Decision Packages	-	-	-	-	2,374,561	2,307,035	3,277,130	2,774,085
Total Expenditures	$ 33,912,826	$ 43,322,178	$ 44,364,415	$ 52,155,745	$ 55,223,522	$ 59,245,693	$ 64,407,178	$ 69,053,443
Net Income	$ 13,240,236	$ 145,060	$ 3,649,696	$ 1,569,969	$ 1,886,045	$ 2,064,524	$ 2,748,953	$ 2,278,760
Transfers VERF	$ 845,914	$ 988,258	$ 988,258	$ 1,115,760	$ 1,149,233	$ 1,183,710	$ 1,219,221	$ 1,255,798
Transfers Capital	10,500,000	-	13,350,000	750,000	-	-	-	-
Transfer Fleet	-	-	-	295,623	149,992	154,491	159,126	163,900
Total Transfers	$ 11,345,914	$ 988,258	$ 14,338,258	$ 2,161,383	$ 1,299,224	$ 1,338,201	$ 1,378,347	$ 1,419,698
Restricted Fund Balance	254,624	-	-	-	-	-	-	-
Ending Fund Balance	$ 25,102,006	$ 11,253,861	$ 14,413,444	$ 13,822,030	$ 14,408,850	$ 15,135,174	$ 16,505,780	$ 17,364,842
Fund Balance % of Expenditures	55%	25%	25%	25%	25%	25%	25%	25%

General Fund - 102

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 23,462,308**	**$ 12,097,059**	**$ 25,102,006**	**$ 25,102,006**	**$ 14,413,444**
Revenues					
Taxes	$ 17,009,357	$ 21,189,593	$ 21,189,593	$ 21,792,343	$ 26,781,551
Fines & Fees	25,094,011	17,506,440	17,506,440	21,435,585	21,066,110
Interest Income	1,503,060	1,000,000	1,000,000	1,000,000	1,500,000
Grants	784,166	1,300,000	1,300,000	1,300,000	1,300,000
Contributions & Donations	462,916	361,750	361,750	362,750	397,750
Other Revenue	1,368,553	1,129,455	1,172,414	1,143,433	1,411,237
Transfers In	930,999	980,000	980,000	980,000	1,269,066
Total Revenues	**$ 47,153,063**	**$ 43,467,238**	**$ 43,510,197**	**$ 48,014,111**	**$ 53,725,714**
Expenditures					
GIS	$ 312,525	$ 408,463	$ 408,486	$ 408,479	$ 543,090
Facility Maintenance	719,132	718,842	990,329	900,224	1,008,292
Information Technology	1,580,820	2,295,343	2,395,210	2,300,703	2,553,643
Finance	1,457,882	2,079,686	2,091,966	2,090,558	2,378,360
Library	373,972	642,097	638,930	638,167	740,177
City Secretary	282,532	325,407	350,430	345,801	349,864
Development Services	3,442,187	4,006,335	4,001,445	4,001,335	4,344,825
Administration	2,336,458	2,503,190	2,559,893	2,463,990	2,724,338
Municipal Court	209,347	271,260	266,293	266,260	333,824
Fire & EMS	7,666,013	9,240,382	9,978,926	9,886,439	11,045,248
Streets	1,955,522	2,699,938	3,060,439	2,857,641	3,763,483
Police	7,381,115	9,751,715	9,910,797	9,748,581	12,041,766
Parks and Recreation	1,832,924	2,808,167	2,905,483	2,801,617	3,342,725
Marketing & Special Events	1,543,265	2,029,577	2,036,130	2,035,251	2,286,243
Engineering	2,215,370	2,720,629	2,761,486	2,719,629	3,524,651
Human Resources	603,761	821,147	989,492	899,740	1,175,216
Total Expenditures	**$ 33,912,826**	**$ 43,322,178**	**$ 45,345,735**	**$ 44,364,415**	**$ 52,155,745**
Total available resources less expenditures	**$ 36,702,544**	**$ 12,242,119**	**$ 23,266,468**	**$ 28,751,702**	**$ 15,983,413**
Other Financing (Uses)					
Transfers Out - VERF	$ (845,914)	$ (988,258)	$ (988,258)	$ (988,258)	$ (1,411,383)
Transfers Out - Capital Funds	$ (10,500,000)	$ -	$ (13,350,000)	$ (13,350,000)	$ (750,000)
Total other financing sources (uses)	**$ (11,345,914)**	**$ (988,258)**	**$ (14,338,258)**	**$ (14,338,258)**	**$ (2,161,383)**
Fund Balance, End of Year	**$ 25,356,630**	**$ 11,253,861**	**$ 8,928,210**	**$ 14,413,444**	**$ 13,822,030**
Fund Balances:					
Restricted Fund Balance	$ 254,624	$ -	$ -	$ -	$ -
Unrestricted Fund Balance	25,102,006	11,253,861	8,928,210	14,413,444	13,822,030
Total Fund Balance	**$ 25,356,630**	**$ 11,253,861**	**$ 8,928,210**	**$ 14,413,444**	**$ 13,822,030**

General Fund - 102

Revenue Summary

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Revenues					
Property Tax	$ 16,398,557	$ 19,424,388	$ 19,424,388	$ 19,424,388	$ 23,876,848
Property Tax - Contra	(5,039,529)	(2,883,928)	(2,883,928)	(2,883,928)	(3,065,009)
Property Tax - Delinquent	749,200	131,583	131,583	131,583	134,612
Sales Tax	4,087,162	4,042,500	4,042,500	4,577,600	5,126,900
Sales Tax Rebate	(213,030)	(600,000)	(600,000)	(600,000)	(600,000)
Franchise Taxes - Electricity	617,419	625,000	625,000	675,000	775,000
Franchise Taxes - Gas	352,808	400,000	400,000	417,000	480,000
Franchise Taxes - Telephone	8,335	7,500	7,500	7,500	7,500
Franchise Taxes - Cable TV	25,405	22,000	22,000	22,000	22,000
Mixed Beverage Tax	23,030	20,550	20,550	21,200	23,700
Total Taxes	**$ 17,009,357**	**$ 21,189,593**	**$ 21,189,593**	**$ 21,792,343**	**$ 26,781,551**
Permits	$ 14,314,152	$ 12,500,000	$ 12,500,000	$ 14,000,000	$ 13,800,000
Development Fees	201,117	225,000	225,000	200,000	225,000
Construction Inspection Fees	7,147,103	1,500,000	1,500,000	4,000,000	3,600,000
ISD Permit Fees	(2,875)	-	-	-	-
Professional Study Fees	78,730	175,000	175,000	175,000	175,000
Court Fines	149,276	105,000	105,000	150,000	160,000
Court Fines Time Pay	88	100	100	100	100
Court Fines Defendant Disposition	80,211	60,000	60,000	100,000	120,000
Credit Card Fees	224,302	150,000	150,000	1,000	1,000
EMS Service Fees	720,575	500,000	500,000	735,000	750,000
Fire Inspection Fees	146,844	100,000	100,000	100,000	125,000
Alarm Permit Fees	50,934	75,000	75,000	75,000	75,000
MUD1 Fire/EMS and Police Fees	1,510,010	1,600,000	1,600,000	1,338,140	1,400,000
Health Inspection Fees	36,461	40,000	40,000	40,000	42,500
PID Administration Fees	195,000	250,000	250,000	220,000	230,000
Rental Registration Fees	29,040	-	-	-	-
Field/Pavillion Rental Fee	113,871	89,000	89,000	136,645	150,310
Fire/Police Fees Green Meadows	88,933	135,840	135,840	163,200	211,200
Lien Release Fee	5,689	500	500	500	500
Library Fee	4,550	1,000	1,000	1,000	500
Total Fines & Fees	**$ 25,094,011**	**$ 17,506,440**	**$ 17,506,440**	**$ 21,435,585**	**$ 21,066,110**
Interest Income	$ 1,503,060	$ 1,000,000	$ 1,000,000	$ 1,000,000	$ 1,500,000
Total Interest Income	**$ 1,503,060**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,000,000**	**$ 1,500,000**
Safer Grant	$ 782,057	$ 1,300,000	$ 1,300,000	$ 1,300,000	$ 1,300,000
Family and Child Violence Grant	2,109	-	-	-	-
Total Grants	**$ 784,166**	**$ 1,300,000**	**$ 1,300,000**	**$ 1,300,000**	**$ 1,300,000**

General Fund - 102

Revenue Summary

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Revenues					
County Library Funds	$ 21,462	$ 23,000	$ 23,000	$ 23,000	$ 23,000
Contributions	22,500	75,250	75,250	35,250	60,250
City Sponsored Events Donations	35,630	2,000	2,000	2,000	-
Touch a Truck	1,000	-	-	10,000	12,000
Special Events	1,425	-	-	-	-
Cajun Fest	197,724	123,500	123,500	140,000	144,000
Beware	43,206	38,000	38,000	50,000	52,000
Christmas on the Square	55,382	50,000	50,000	50,000	52,500
Splash 'n' Blast	84,588	50,000	50,000	52,500	54,000
Total Contributions & Donations	**$ 462,916**	**$ 361,750**	**$ 361,750**	**$ 362,750**	**$ 397,750**
Police Reports	$ 1,308	$ 800	$ 800	$ 3,000	$ 3,500
County Rebate of Child Safety	19,318	18,000	18,000	18,000	18,000
Collin Co. Fireman's Assoc.	53,338	52,000	52,000	52,000	52,000
Denton Co Fireman's Assoc.	-	10,000	10,000	10,000	10,000
Insurance Proceeds	28,916	-	42,959	-	-
Sale of Assets	23,279	-	-	-	-
Park Facilities Usage Revenue	346,127	442,455	442,455	454,233	458,345
Park Concession Stand Revenue	71,064	66,000	66,000	66,000	66,000
Recreation Program Revenue	100	-	-	-	-
Intergovernmental Revenue	151,540	155,000	155,000	155,000	157,000
SRO Revenue Fee	247,876	340,200	340,200	340,200	626,392
Reimbursement - Other	336,866	-	-	-	-
Miscellaneous Revenue	88,822	45,000	45,000	45,000	20,000
Total Other	**$ 1,368,553**	**$ 1,129,455**	**$ 1,172,414**	**$ 1,143,433**	**$ 1,411,237**
Transfers In	$ 930,999	$ 980,000	$ 980,000	$ 980,000	$ 1,269,066
Total Transfers	**$ 930,999**	**$ 980,000**	**$ 980,000**	**$ 980,000**	**$ 1,269,066**
Total Revenues	**$ 47,153,063**	**$ 43,467,238**	**$ 43,510,197**	**$ 48,014,111**	**$ 53,725,714**

Debt Service Fund

The Debt Service Fund accumulates and makes payments of principal and interest on long-term debt secured by the general taxing powers of the City of Celina. The Water and Wastewater Fund makes payments of principal and interest on long-term debt secured by utility revenues.

Debt Issuance

The City will not issue debt for current operations but rather for capital improvements and related expenses. Debt may be issued for purchasing land or rights-of-way, constructing capital improvements, or purchasing capital equipment. Bonds will be paid back within a period that does not exceed the useful life of the asset.

Bond Rating

	Standard & Poor's	Moody's
Ad Valorem backed Bonds	AA	Aa1

Note – Celina's bond rating increased from Aa2 to Aa1 in FY 2024.

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Debt Service Fund - 103

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,968,882**	**$ 2,707,241**	**$ 3,689,412**	**$ 3,689,412**	**$ 5,027,317**
Revenues					
Taxes	$ 11,869,393	$ 17,106,443	$ 17,106,443	$ 17,106,443	$ 23,792,596
Interest Income	333,768	200,000	200,000	-	-
Total Revenues	**$ 12,203,161**	**$ 17,306,443**	**$ 17,306,443**	**$ 17,106,443**	**$ 23,792,596**
Expenditures					
Principal	$ 5,330,000	$ 8,435,000	$ 8,435,000	$ 8,435,000	$ 9,860,000
Interest	5,149,131	8,152,795	8,152,795	8,152,795	13,763,142
Miscellaneous	3,500	2,000	2,000	2,000	3,500
Total Expenditures	**$ 10,482,631**	**$ 16,589,795**	**$ 16,589,795**	**$ 16,589,795**	**$ 23,626,642**
Total available resources less expenditures	**$ 3,689,412**	**$ 3,423,889**	**$ 4,406,060**	**$ 4,206,060**	**$ 5,193,271**
Other Financing Sources (Uses)					
Transfers In	$ -	$ 821,257	$ 821,257	$ 821,257	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ 821,257**	**$ 821,257**	**$ 821,257**	**$ -**
Fund Balance, End of Year	**$ 3,689,412**	**$ 4,245,146**	**$ 5,227,317**	**$ 5,027,317**	**$ 5,193,271**

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Enterprise Funds

- Water/Wastewater 202
- Solid Waste 203
- Infrastructure 205
- Utility Impact Fee 206
- Water Capital Recovery 209
- Sewer Capital Recovery 210
- Stormwater Drainage 208
- Vehicle & Equipment Replacement 213

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Enterprise Fund Descriptions

Water & Wastewater Fund

The Water & Wastewater Fund is part of the Public Works Department and provides potable water and treats wastewater from its customers. The major functions of the fund are administration, water distribution, wastewater collection, wastewater treatment, utility billing, and water metering.

Solid Waste Fund

The Solid Waste Fund was established in fiscal year 2022 to more accurately track the revenues and expenses of the solid waste collection service. Prior to fiscal year 2022 Solid Waste activities were included in the Water & Wastewater Fund.

Infrastructure Fund

The Infrastructure Fund is used for capital infrastructure purchases from other funding sources.

Utility Impact Fee Fund

The Utility Impact Fee Fund provides a mechanism of funding to Water and Wastewater projects impacted by new development. Impact fees paid by developers for new construction or upsizing existing structures. The revenue is used to pay for the increased demand put on the system by the new development. These fees fund capital projects identified in impact fee studies for upsizing distribution systems, collection systems, and increasing plant capacity.

Stormwater Drainage Fund

The Stormwater Drainage Fund collects revenue from Stormwater Fees determined by the square footage of impermeable surfaces on a property. This money is designated for Stormwater operating and capital improvement activities.

Water Capital Recovery Fund

The Water Capital Recovery Fund is used for capital infrastructure and capital equipment purchases.

Sewer Capital Recovery Fund

The Sewer Capital Recovery Fund is used for capital infrastructure and capital equipment purchases.

Vehicle & Equipment Replacement Fund

The Vehicle and Equipment Replacement Fund provides a funding source to replace vehicles and equipment for each of the utility funds. Each utility pays a portion of the replacement cost of their vehicles and equipment over the life of the assets until the full replacement cost is recovered.

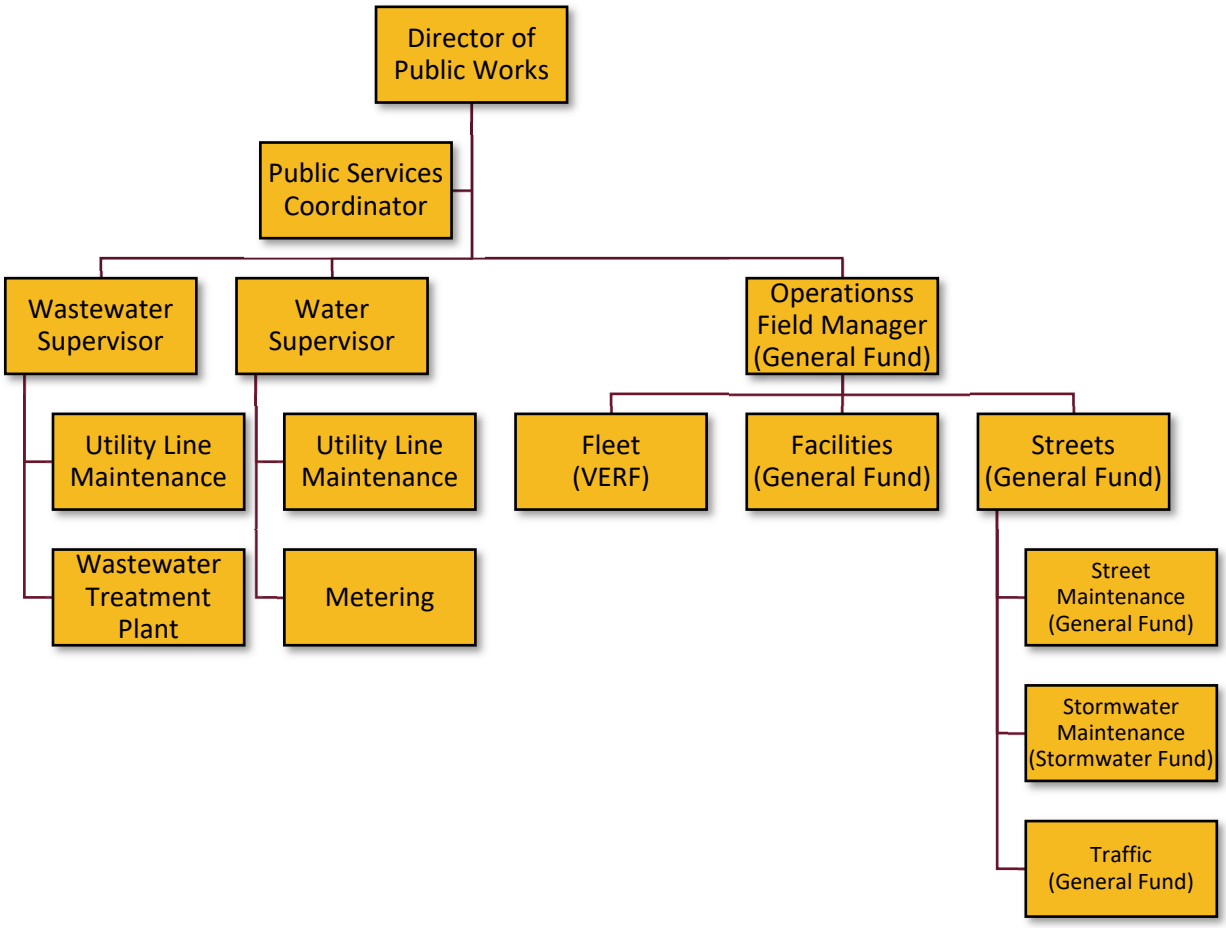
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Water & Wastewater Fund

The Water & Wastewater Fund is part of the Public Works Department and provides potable water and treats wastewater from its customers. The major functions of the fund are administration, water distribution, wastewater collection, wastewater treatment, utility billing and water metering.

Organizational Chart



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Water/Wastewater Fund 5-Year Forecast Assumptions

	FY 2024-25 Proposed	FY 2025-26 Projected	FY 2026-27 Projected	FY 2027-28 Projected	FY 2028-29 Projected
Water Sales	25%	14%	20%	20%	20%
Wastewater Sales	30%	14%	50%	30%	17%
Connection Fees	23%	0%	0%	0%	0%
Operations	29%	14%	17%	18%	16%
Debt (City)	12%	16%	17%	17%	13%
Debt (UTRWD)	79%	88%	31%	16%	0%
Future Bond Sales	$58.0M	$61.3M	$62.9M	$53.8M	$9.3M

City of Celina
Water/Wastewater Fund 5 Year Forecast
2024-25 Budget Year

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	$ 19,762,509	$ 18,885,751	$ 21,815,512	$ 18,892,284	$ 19,643,320	$ 20,495,723	$ 24,318,022	$ 28,356,819
Revenues								
Water Sales	$ 16,217,006	$ 17,268,000	$ 18,800,000	$ 21,620,000	$ 24,646,800	$ 29,509,995	$ 35,341,510	$ 42,253,923
Wastewater Sales	9,359,162	10,200,000	11,500,000	13,225,000	15,076,500	22,631,699	29,493,197	34,723,341
Connection Fees	6,682,788	5,512,500	7,450,000	6,800,000	6,800,000	6,800,000	6,800,000	6,800,000
Meter Revenue	928,896	700,000	700,000	660,000	660,000	660,000	660,000	660,000
Developer Revenue	650,000	750,000	750,000	750,000	775,000	775,000	-	-
Fines & Fees	212,567	144,400	227,400	241,400	261,400	271,400	281,400	291,400
Miscellaneous Revenue	133,721	60,000	60,000	25,000	25,000	25,000	25,000	25,000
Interest Income	1,615,778	1,300,000	2,240,000	2,200,000	2,200,000	2,200,000	2,220,000	2,220,000
Other Revenue	12,182,293	400,000	400,000	400,000	400,000	400,000	400,000	400,000
Total Revenues	$ 47,982,209	$ 36,334,900	$ 42,127,400	$ 45,921,400	$ 50,844,700	$ 63,273,094	$ 75,221,107	$ 87,373,664
Expenditures								
Water Department	$ 13,404,187	$ 13,262,118	$ 13,248,434	$ 16,802,626	$ 19,699,690	$ 23,183,998	$ 27,568,773	$ 32,029,559
Wastewater Department	15,761,088	4,321,187	4,628,800	5,906,525	6,220,718	7,079,439	8,294,601	9,589,308
Utility Customer Service	1,022,054	1,014,614	1,078,018	1,244,337	1,415,396	1,606,396	1,792,419	1,983,760
Fleet	109,253	-	-	-	-	-	-	-
Debt Service (City)	7,907,057	12,994,746	12,994,746	14,580,027	16,935,823	19,860,336	23,203,524	26,142,272
Debt Service (UTRWD)	1,702,085	1,779,835	1,779,835	3,177,327	5,984,322	7,851,844	9,115,669	8,932,076
Total Expenditures	$ 39,905,724	$ 33,372,500	$ 33,729,833	$ 41,710,842	$ 50,255,949	$ 59,582,013	$ 69,974,986	$ 78,676,975
Net Income	$ 8,076,486	$ 2,962,400	$ 8,397,567	$ 4,210,558	$ 588,751	$ 3,691,081	$ 5,246,121	$ 8,696,689
Transfers In	$ 46,500	$ -	$ -	$ -	$ 1,800,000	$ 1,750,000	$ 500,000	$ -
Transfers Out	6,069,982	5,820,795	11,320,795	3,459,522	1,536,348	1,618,782	1,707,324	1,802,520
Total Other Financing Sources (uses)	$ (6,023,482)	$ (5,820,795)	$ (11,320,795)	$ (3,459,522)	$ 263,652	$ 131,218	$ (1,207,324)	$ (1,802,520)
Ending Fund Balance	$ 21,815,512	$ 16,027,356	$ 18,892,284	$ 19,643,320	$ 20,495,723	$ 24,318,022	$ 28,356,819	$ 35,250,988
Fund Balance % of Expenditures	47%	41%	42%	43%	40%	40%	40%	44%

Water/Wastewater Fund - 202

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Working Capital, Beginning of Year	**$ 19,762,509**	**$ 18,885,751**	**$ 21,815,512**	**$ 21,815,512**	**$ 18,892,284**
Revenues					
Water Sales	$ 16,217,006	$ 17,268,000	$ 17,268,000	$ 18,800,000	$ 21,620,000
Wastewater Sales	9,359,162	10,200,000	10,200,000	11,500,000	13,225,000
Water/Wastewater Connection Fees	6,682,788	5,512,500	5,512,500	7,450,000	6,800,000
Meter Revenue	928,896	700,000	700,000	700,000	660,000
Developer Revenue	650,000	750,000	750,000	750,000	750,000
Fines & Fees	212,567	144,400	144,400	227,400	241,400
Miscellaneous Revenue	133,721	60,000	60,000	60,000	25,000
Interest Income	1,615,778	1,300,000	1,300,000	2,240,000	2,200,000
Other - Intergovernmental/Grant	12,182,293	400,000	400,000	400,000	400,000
Total Revenues	**$ 47,982,209**	**$ 36,334,900**	**$ 36,334,900**	**$ 42,127,400**	**$ 45,921,400**
Expenditures					
Water Department	$ 13,404,187	$ 13,262,118	$ 13,446,638	$ 13,248,434	$ 16,802,626
Wastewater Department	15,761,088	4,321,187	4,818,969	4,628,800	5,906,525
Utility Billing	1,022,054	1,014,614	1,343,224	1,078,018	1,244,337
Fleet	109,253	-	-	-	-
Debt Service - City Issued	7,907,057	12,994,746	12,994,746	12,994,746	14,580,027
Debt Service - UTRWD	1,702,085	1,779,835	1,779,835	1,779,835	3,177,327
Total Expenditures	**$ 39,905,724**	**$ 33,372,500**	**$ 34,383,412**	**$ 33,729,833**	**$ 41,710,842**
Total available resources less expenditures	**$ 27,838,994**	**$ 21,848,151**	**$ 23,767,000**	**$ 30,213,079**	**$ 23,102,842**
Other Financing Sources (Uses)					
Transfers In	$ 46,500	$ -	$ -	$ -	$ -
Transfers Out	(6,069,982)	(5,820,795)	(11,320,795)	(11,320,795)	(3,459,522)
Total other financing sources (uses)	**$ (6,023,482)**	**$ (5,820,795)**	**$ (11,320,795)**	**$ (11,320,795)**	**$ (3,459,522)**
Working Capital, End of Year	**$ 21,815,512**	**$ 16,027,356**	**$ 12,446,205**	**$ 18,892,284**	**$ 19,643,320**

Solid Waste Fund - 203

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,302,345**	**$ 1,934,011**	**$ 1,766,757**	**$ 1,766,757**	**$ 2,430,347**
Revenues					
Trash Franchise Fee	$ 207,862	$ 220,000	$ 220,000	$ 220,000	$ 260,000
Trash & Recycling Sales	2,935,534	3,385,000	3,885,000	3,885,000	4,316,276
Interest Income	49,605	60,000	60,000	110,000	120,000
Total Revenues	**$ 3,193,001**	**$ 3,665,000**	**$ 4,165,000**	**$ 4,215,000**	**$ 4,696,276**
Expenditures					
Solid Waste Operations	$ 2,728,589	$ 3,110,000	$ 3,610,000	$ 3,551,410	$ 4,470,000
Total Expenditures	**$ 2,728,589**	**$ 3,110,000**	**$ 3,610,000**	**$ 3,551,410**	**$ 4,470,000**
Total available resources less expenditures	**$ 1,766,757**	**$ 2,489,011**	**$ 2,321,757**	**$ 2,430,347**	**$ 2,656,623**
Other Financing Sources (Uses)					
Transfers In		$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 1,766,757**	**$ 2,489,011**	**$ 2,321,757**	**$ 2,430,347**	**$ 2,656,623**

Water/Wastewater
Infrastructure, Impact, & Capital Fee Fund - 205, 206, 209, 210
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 30,491,616**	**$ 25,031,125**	**$ 36,395,633**	**$ 36,395,633**	**$ 53,387,404**
Revenues					
Infrastructure Fees (205)	$ 2,057,257	$ -	$ -	$ -	$ -
Water/Wastewater Impact Fees (206)	3,804,193	2,000,000	2,000,000	5,580,000	4,350,000
Water Capital Recovery Fees (209)	2,650,900	3,000,000	3,000,000	3,560,000	3,000,000
Wastewater Capital Recovery Fees (210)	2,753,600	3,000,000	3,000,000	3,000,000	3,300,000
Interest Income (205, 206, 209, 210)	1,240,698	920,000	920,000	2,025,000	2,190,000
Total Revenues	**$ 12,506,648**	**$ 8,920,000**	**$ 8,920,000**	**$ 14,165,000**	**$ 12,840,000**
Expenditures					
Infrastructure (205)	$ 2,083,635	$ -	$ -	$ -	$ -
Water/Wastewater Impact (206)	7,026,282	2,000,000	5,030,000	1,236,425	11,345,027
Water Capital Recovery (209)	216,713	5,000,000	5,000,000	153,334	2,381,300
Wastewater Capital Recovery (210)	26,000	5,000,000	9,000,000	4,083,470	1,158,530
Total Expenditures	**$ 9,352,631**	**$ 12,000,000**	**$ 19,030,000**	**$ 5,473,229**	**$ 14,884,857**
Total available resources less expenditures	**$ 33,645,633**	**$ 21,951,125**	**$ 26,285,633**	**$ 45,087,404**	**$ 51,342,547**
Other Financing Sources (Uses)					
Transfers In	$ 4,250,000	$ 4,250,000	$ 9,750,000	$ 16,605,000	$ 5,000,000
Transfers Out	(1,500,000)	(750,000)	(750,000)	(8,305,000)	(4,500,000)
Total other financing sources (uses)	**$ 2,750,000**	**$ 3,500,000**	**$ 9,000,000**	**$ 8,300,000**	**$ 500,000**
Fund Balance, End of Year	**$ 36,395,633**	**$ 25,451,125**	**$ 35,285,633**	**$ 53,387,404**	**$ 51,842,547**

Stormwater & Drainage Fund

The Stormwater & Drainage Department provides flood protection, watershed protection (protecting streams from pollution), and maintains the drainage system, which includes culverts, channels, storm drains, debris removal, erosion protection, and infrastructure repairs.

Stormwater Fund 5-Year Forecast Assumptions

	FY 2024-25 Proposed	FY 2025-26 Projected	FY 2026-27 Projected	FY 2027-28 Projected	FY 2028-29 Projected
Stormwater Drainage Fees	14%	15%	15%	12%	10%
Operations – Recurring Costs	118%	22%	8%	34%	-8%
Capital – One-Time Costs	288%	27%	-73%	0%	0%

Notes:
1. Revenue Growth asssumes growth in residents and commercial development.
2. Operations growth assumes larger growth in personnel and equipment every other year.
3. Capital
   a) Based on CIP, which will be presented to Council in Fall 2024.
   b) Includes capital equipment purchases.

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City of Celina
Stormwater Fund 5 Year Forecast
2024-25 Budget Year

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 1,778,156**	**$ 2,434,248**	**$ 2,695,475**	**$ 4,951,864**	**$ 4,835,475**	**$ 2,623,363**	**$ 2,618,346**	**$ 2,423,149**
Revenues								
Stormwater Drainage Fees	$ 1,080,350	$ 1,240,000	$ 1,285,000	$ 1,415,000	$ 1,625,000	$ 1,868,750	$ 2,093,000	$ 2,302,300
Interest Income	74,829	80,000	145,000	150,000	150,000	150,000	150,000	150,000
Total Revenues	**$ 1,155,179**	**$ 1,320,000**	**$ 1,430,000**	**$ 1,565,000**	**$ 1,775,000**	**$ 2,018,750**	**$ 2,243,000**	**$ 2,452,300**
Expenditures								
Operations	$ 231,363	$ 414,196	$ 414,484	$ 902,848	$ 1,097,421	$ 1,190,507	$ 1,596,611	$ 1,462,788
Capital	363,520	570,000	5,899,811	2,209,731	2,814,000	750,000	750,000	750,000
Total Expenditures	**$ 594,883**	**$ 984,196**	**$ 6,314,295**	**$ 3,112,579**	**$ 3,911,421**	**$ 1,940,507**	**$ 2,346,611**	**$ 2,212,788**
Net Income	**$ 560,297**	**$ 335,804**	**$ (4,884,295)**	**$ (1,547,579)**	**$ (2,136,421)**	**$ 78,243**	**$ (103,611)**	**$ 239,512**
Transfers In	$ 400,000	$ 500,000	$ 7,170,000	$ 1,500,000	$ -	$ -	$ -	$ -
Transfers Out	42,978	29,316	29,316	68,810	75,691	83,260	91,586	100,745
Total Other Financing Sources (uses)	**$ 357,022**	**$ 470,684**	**$ 7,140,684**	**$ 1,431,190**	**$ (75,691)**	**$ (83,260)**	**$ (91,586)**	**$ (100,745)**
Ending Fund Balance	**$ 2,695,475**	**$ 3,240,736**	**$ 4,951,864**	**$ 4,835,475**	**$ 2,623,363**	**$ 2,618,346**	**$ 2,423,149**	**$ 2,561,916**
Fund Balance % of Expenditures	**423%**	**320%**	**78%**	**152%**	**66%**	**129%**	**99%**	**111%**

Stormwater Drainage Fund - 208

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,778,156**	**$ 2,434,248**	**$ 2,695,475**	**$ 2,695,475**	**$ 4,951,864**
Revenues					
Stormwater Fees	$ 1,080,350	$ 1,240,000	$ 1,240,000	$ 1,285,000	$ 1,415,000
Interest Income	74,829	80,000	80,000	145,000	150,000
Total Revenues	**$ 1,155,179**	**$ 1,320,000**	**$ 1,320,000**	**$ 1,430,000**	**$ 1,565,000**
Expenditures					
Stormwater Drainage Operations	$ 231,363	$ 414,196	$ 414,484	$ 414,484	$ 902,848
Stormwater Drainage Capital	363,520	570,000	7,462,775	5,899,811	2,209,731
Total Expenditures	**$ 594,883**	**$ 984,196**	**$ 7,877,259**	**$ 6,314,295**	**$ 3,112,579**
Total available resources less expenditures	**$ 2,338,453**	**$ 2,770,052**	**$ (3,861,784)**	**$ (2,188,820)**	**$ 3,404,285**
Other Financing Sources (Uses)					
Transfers In	$ 400,000	$ 500,000	$ 7,170,000	$ 7,170,000	$ 1,500,000
Transfers Out	(42,978)	(29,316)	(29,316)	(29,316)	(68,810)
Total other financing sources (uses)	**$ 357,022**	**$ 470,684**	**$ 7,140,684**	**$ 7,140,684**	**$ 1,431,190**
Fund Balance, End of Year	**$ 2,695,475**	**$ 3,240,736**	**$ 3,278,900**	**$ 4,951,864**	**$ 4,835,475**

Utility Vehicle & Equipment Replacement Fund - 213

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,202,081**	**$ 1,837,192**	**$ 2,362,494**	**$ 2,362,494**	**$ 2,799,130**
Revenues					
Interest Income	$ 44,122	$ 40,000	$ 40,000	$ 120,000	$ 130,000
Total Revenues	**$ 44,122**	**$ 40,000**	**$ 40,000**	**$ 120,000**	**$ 130,000**
Expenditures					
Capital Expenditures	$ 165,838	$ 310,000	$ 553,475	$ 553,475	$ 362,868
Total Expenditures	**$ 165,838**	**$ 310,000**	**$ 553,475**	**$ 553,475**	**$ 362,868**
Total available resources less expenditures	**$ 1,080,365**	**$ 1,567,192**	**$ 1,849,019**	**$ 1,929,019**	**$ 2,566,262**
Other Financing Sources (Uses)					
Transfers In	$ 1,282,129	$ 870,111	$ 870,111	$ 870,111	$ 540,812
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 1,282,129**	**$ 870,111**	**$ 870,111**	**$ 870,111**	**$ 540,812**
Fund Balance, End of Year	**$ 2,362,494**	**$ 2,437,303**	**$ 2,719,130**	**$ 2,799,130**	**$ 3,107,074**

Special Revenue Funds

- Park Fee 109
- Hotel/Motel Fund 110
- Downtown 112
- PEG 114
- Grants 115
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- Court Security 118
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- Integrity 123
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- TIRZ #11 Downtown 311
- Developer Capital Fee 450
- Wilson Park Fee 451

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Special Revenue Fund Descriptions

Park Fee Fund

The Park Fee Fund receives revenue from developer agreements and is used for parks specific capital projects.

Hotel/Motel Fund

The Hotel/Motel Fund receives revenues from local hotel occupancy taxes and uses those revenues to enhance and promote tourism.

Downtown Fund

The Downtown Fund receives revenues from special events and uses those revenues to provide future funding to downtown special events and activities.

PEG Fund

The PEG Fund is used to track revenues and expenditures for Public, Educational, and Government Access Channels (PEG) related activities. Revenues are derived from fees charged to cable subscribers.

Grants Fund

The Grants Fund is used to track the various grant awards the City of Celina receives. There are specific requirements for each grant therefore a fund was set up to track the revenues and expenses separately.

Seizures and Forfeitures Fund

The Seizures and Forfeitures Fund is used to track revenue from seizures and used on Police Department specific expenses.

Donations Fund

The Donations Fund is used to track revenue from donations to the City and the corresponding expenditures.

Court Security Fund

The Court Security Fund is set by Code of Criminal Procedure 102.017 and is used for security personnel, services, and items related to buildings that house the court. The revenue is set chapters 134 and 135 of the Local Government Code which includes court fees for filing civil cases and for criminal convictions.

Special Revenue Fund Descriptions

Court Technology Fund

The Court Technology Fund is set by Code of Criminal Procedure 102.0172 and is used for purchase of or to maintain technological enhancements for a municipal court or municipal court record. The funding is from Local Government Code section 134.103, non-jailable misdemeanor convictions.

Technology Fund

The Technology Fund pays for technology infrastructure improvements and computer hardware and software needs. The funding comes from developer fees assigned when obtaining building permits.

Integrity Fund

This fund helps with the beautification of the City of Celina. The revenues collected are allocated for improvements for sidewalks, street landscaping, signage, lighting, and façade improvements as well as Music on the Square and public art. The funding for this fund comes predominantly from Water Tower Rental fees, Tree Mitigation fees, and Warning Device fees.

Stabilization Fund

The Stabilization Fund provides a dedicated reserve to protect the City from cyclical downturns in the economy. The second largest source of revenue in the City of Celina is development fees, which are a one-time revenue source and are dependent on economic conditions. A best practice for reserves for one-time revenue sources is 40%. The City's target for the Stabilization Fund is 40% of development fee revenues.

TIRZ #11 Downtown Fund

The TIRZ #11 Downtown Fund receives property tax revenue from within the downtown TIRZ boundary. That revenue is reinvested within downtown Celina with capital improvement projects.

Developer Capital Fee Fund

The Developer Capital Fee Fund accounts for the fees paid to build capital projects per individual agreements with developers.

Wilson Park Fee Fund

The Wilson Park Fee Fund is used to track development revenue and expenses dedicated to Wilson Creek Park capital improvement projects.

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Park Fee Fund - 109

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 6,834,962**	**$ 3,659,094**	**$ 7,560,209**	**$ 7,560,209**	**$ 2,626,629**
Revenues					
Park Fees	$ 3,029,502	$ 2,000,000	$ 4,775,000	$ 4,775,000	$ 4,000,000
Interest Income	280,282	200,000	200,000	465,000	480,000
Total Revenues	**$ 3,309,784**	**$ 2,200,000**	**$ 4,975,000**	**$ 5,240,000**	**$ 4,480,000**
Expenditures					
Parks & Recreation	$ 2,769,970	$ 4,448,000	$ 11,448,000	$ 10,173,580	$ 2,566,975
Total Expenditures	**$ 2,769,970**	**$ 4,448,000**	**$ 11,448,000**	**$ 10,173,580**	**$ 2,566,975**
Total available resources less expenditures	**$ 7,374,775**	**$ 1,411,094**	**$ 1,087,209**	**$ 2,626,629**	**$ 4,539,654**
Other Financing Sources (Uses)					
Transfers In	$ 185,434	$ -	$ -	$ -	$ 1,651,706
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 185,434**	**$ -**	**$ -**	**$ -**	**$ 1,651,706**
Fund Balance, End of Year	**$ 7,560,209**	**$ 1,411,094**	**$ 1,087,209**	**$ 2,626,629**	**$ 6,191,360**

Hotel/Motel Fund - 110

Revenues, Expenditures and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 23,664**	**$ 36,046**	**$ 36,046**	**$ 36,046**	**$ 49,846**
Revenues					
Hotel Occupancy Tax	$ 11,343	$ -	$ -	$ 12,000	$ 12,000
Interest Income	1,038	-	-	1,800	1,800
Total Revenues	**$ 12,382**	**$ -**	**$ -**	**$ 13,800**	**$ 13,800**
Expenditures					
Operations	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total available resources less expenditures	**$ 36,046**	**$ 36,046**	**$ 36,046**	**$ 49,846**	**$ 63,646**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 36,046**	**$ 36,046**	**$ 36,046**	**$ 49,846**	**$ 63,646**

Downtown Fund - 112

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 63,231**	**$ 49,897**	**$ 100,872**	**$ 100,872**	**$ 68,234**
Revenues					
Contributions & Donations	$ 109,786	$ 110,000	$ 110,000	$ 77,909	$ 94,500
Interest Income	3,515	3,000	3,000	4,500	5,000
Total Revenues	**$ 113,301**	**$ 113,000**	**$ 113,000**	**$ 82,409**	**$ 99,500**
Expenditures					
Downtown	$ 75,660	$ 108,212	$ 127,112	$ 115,047	$ 95,753
Total Expenditures	**$ 75,660**	**$ 108,212**	**$ 127,112**	**$ 115,047**	**$ 95,753**
Total available resources less expenditures	**$ 100,872**	**$ 54,685**	**$ 86,760**	**$ 68,234**	**$ 71,981**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 100,872**	**$ 54,685**	**$ 86,760**	**$ 68,234**	**$ 71,981**

PEG Fund - 114

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 68,964**	**$ 79,464**	**$ 80,140**	**$ 80,140**	**$ 91,640**
Revenues					
PEG Fees	$ 8,495	$ 9,250	$ 9,250	$ 8,500	$ 8,500
Interest Income	2,681	1,000	1,000	3,000	3,000
Total Revenues	**$ 11,176**	**$ 10,250**	**$ 10,250**	**$ 11,500**	**$ 11,500**
Expenditures					
Operations	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total available resources less expenditures	**$ 80,140**	**$ 89,714**	**$ 90,390**	**$ 91,640**	**$ 103,140**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 80,140**	**$ 89,714**	**$ 90,390**	**$ 91,640**	**$ 103,140**

Grants Fund - 115

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 14,835**	**$ 2,135**	**$ 11,004**	**$ 11,004**	**$ 6,604**
Revenues					
Grants	$ 78,212	$ 2,000	$ 57,236	$ 57,236	$ 2,000
Interest Income	367	350	350	600	600
Total Revenues	**$ 78,580**	**$ 2,350**	**$ 57,586**	**$ 57,836**	**$ 2,600**
Expenditures					
Operations	$ 82,410	$ -	$ 62,236	$ 62,236	$ -
Total Expenditures	**$ 82,410**	**$ -**	**$ 62,236**	**$ 62,236**	**$ -**
Total available resources less expenditures	**$ 11,004**	**$ 4,485**	**$ 6,354**	**$ 6,604**	**$ 9,204**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 11,004**	**$ 4,485**	**$ 6,354**	**$ 6,604**	**$ 9,204**

Seizures and Forfeitures Fund - 116
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 120,030**	**$ 59,530**	**$ 92,813**	**$ 92,813**	**$ 58,213**
Revenues					
Police Seizures	$ 13,500	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Interest Income	3,638	2,750	2,750	5,400	5,400
Total Revenues	**$ 17,138**	**$ 12,750**	**$ 12,750**	**$ 15,400**	**$ 15,400**
Expenditures					
Operations	$ 44,355	$ 50,000	$ 50,000	$ 50,000	$ 50,000
Total Expenditures	**$ 44,355**	**$ 50,000**	**$ 50,000**	**$ 50,000**	**$ 50,000**
Total available resources less expenditures	**$ 92,813**	**$ 22,280**	**$ 55,563**	**$ 58,213**	**$ 23,613**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 92,813**	**$ 22,280**	**$ 55,563**	**$ 58,213**	**$ 23,613**

Donations Fund - 117

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 8,312**	**$ 2,012**	**$ 8,520**	**$ 8,520**	**$ 13,940**
Revenues					
Police Donations	$ 2,333	$ 2,500	$ 2,500	$ 2,500	$ 2,500
Fire & EMS Donations	1,000	2,500	2,500	2,500	2,500
Parks Donations	1,750	-	-	-	-
Interest Income	297	250	250	420	450
Total Revenues	**$ 5,379**	**$ 5,250**	**$ 5,250**	**$ 5,420**	**$ 5,450**
Expenditures					
Operations	$ 5,172	$ -	$ -	$ -	$ -
Total Expenditures	**$ 5,172**	**$ -**	**$ -**	**$ -**	**$ -**
Excess (deficiency) of revenues over (under) expenditures	**$ 8,520**	**$ 7,262**	**$ 13,770**	**$ 13,940**	**$ 19,390**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 8,520**	**$ 7,262**	**$ 13,770**	**$ 13,940**	**$ 19,390**

Court Security/Technology Fund - 118, 119
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 137,576**	**$ 108,351**	**$ 145,913**	**$ 145,913**	**$ 132,713**
Revenues					
Court Security/Technology Revenue	$ 12,663	$ 8,200	$ 8,200	$ 19,000	$ 22,000
Interest Income	5,041	4,000	4,000	7,800	8,340
Total Revenues	**$ 17,704**	**$ 12,200**	**$ 12,200**	**$ 26,800**	**$ 30,340**
Expenditures					
Municipal Court Administration	$ 9,367	$ 40,000	$ 40,000	$ 40,000	$ 40,000
Total Expenditures	**$ 9,367**	**$ 40,000**	**$ 40,000**	**$ 40,000**	**$ 40,000**
Total available resources less expenditures	**$ 145,913**	**$ 80,551**	**$ 118,113**	**$ 132,713**	**$ 123,053**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 145,913**	**$ 80,551**	**$ 118,113**	**$ 132,713**	**$ 123,053**

Technology Fund - 122

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 698,372**	**$ 1,088,373**	**$ 1,378,683**	**$ 1,378,683**	**$ 2,078,683**
Revenues					
Technology Fees	$ 423,150	$ 325,000	$ 325,000	$ 825,000	$ 750,000
Interest Income	33,108	25,000	25,000	85,000	90,000
Total Revenues	**$ 456,258**	**$ 350,000**	**$ 350,000**	**$ 910,000**	**$ 840,000**
Expenditures					
Operations	$ 75,947	$ 210,000	$ 210,000	$ 210,000	$ 1,195,000
Total Expenditures	**$ 75,947**	**$ 210,000**	**$ 210,000**	**$ 210,000**	**$ 1,195,000**
Total available resources less expenditures	**$ 1,078,683**	**$ 1,228,373**	**$ 1,518,683**	**$ 2,078,683**	**$ 1,723,683**
Other Financing Sources (Uses)					
Transfers In	$ 300,000	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 300,000**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 1,378,683**	**$ 1,228,373**	**$ 1,518,683**	**$ 2,078,683**	**$ 1,723,683**

Integrity Fund - 123

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,855,435**	**$ 1,885,190**	**$ 2,405,815**	**$ 2,405,815**	**$ 2,990,815**
Revenues					
Warning Device Fees	$ 131,660	$ 75,000	$ 75,000	$ 165,000	$ 125,000
Water Tower Rental Fees	203,073	150,000	150,000	205,000	205,000
Tree Mitigation Fees	411,064	125,000	125,000	750,000	450,000
Interest Income	77,818	65,000	65,000	130,000	140,000
Total Revenues	**$ 823,616**	**$ 415,000**	**$ 415,000**	**$ 1,250,000**	**$ 920,000**
Expenditures					
Operations	$ 273,235	$ 365,000	$ 665,000	$ 665,000	$ 787,500
Total Expenditures	**$ 273,235**	**$ 365,000**	**$ 665,000**	**$ 665,000**	**$ 787,500**
Total available resources less expenditures	**$ 2,405,815**	**$ 1,935,190**	**$ 2,155,815**	**$ 2,990,815**	**$ 3,123,315**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 2,405,815**	**$ 1,935,190**	**$ 2,155,815**	**$ 2,990,815**	**$ 3,123,315**
Fund Balances:					
Restricted for:					
Warning Device Program	$ 301,185	$ 224,453	$ 224,453	$ 214,453	$ 339,453
Unassigned:					
Integrity Fund Programs	$ 2,104,630	$ 1,710,737	$ 1,931,362	$ 2,776,362	$ 2,783,862
Total Fund Balances	**$ 2,405,815**	**$ 1,935,190**	**$ 2,155,815**	**$ 2,990,815**	**$ 3,123,315**

Stabilization Fund - 127

Revenues, Expenditures and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,513,254**	**$ 6,592,312**	**$ 6,592,312**	**$ 6,592,312**	**$ 8,197,312**
Revenues					
Interest Income	$ 79,058	$ -	$ -	$ 275,000	$ 300,000
Total Revenues	**$ 79,058**	**$ -**	**$ -**	**$ 275,000**	**$ 300,000**
Expenditures					
Operations	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total available resources less expenditures	**$ 1,592,312**	**$ 6,592,312**	**$ 6,592,312**	**$ 6,867,312**	**$ 8,497,312**
Other Financing Sources (Uses)					
Transfers In	$ 5,000,000	$ -	$ -	$ 1,800,000	$ 750,000
Transfers Out	-	-	(470,000)	(470,000)	-
Total other financing sources (uses)	**$ 5,000,000**	**$ -**	**$ (470,000)**	**$ 1,330,000**	**$ 750,000**
Fund Balance, End of Year	**$ 6,592,312**	**$ 6,592,312**	**$ 6,122,312**	**$ 8,197,312**	**$ 9,247,312**

TIRZ #11 Downtown - 311

Revenue, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 376,854**	**$ 327,380**	**$ 308,506**	**$ 308,506**	**$ 971,398**
Revenues					
Intergovernmental Revenue	$ 526,154	$ 551,488	$ 551,488	$ 1,232,326	$ 1,632,560
Interest Income	13,932	10,000	10,000	16,000	16,000
Total Revenues	**$ 540,086**	**$ 561,488**	**$ 561,488**	**$ 1,248,326**	**$ 1,648,560**
Expenditures					
Downtown Celina	$ 423,000	$ 585,434	$ 585,434	$ 585,434	$ 585,434
Total Expenditures	**$ 423,000**	**$ 585,434**	**$ 585,434**	**$ 585,434**	**$ 585,434**
Total available resources less expenditures	**$ 493,940**	**$ 303,434**	**$ 284,560**	**$ 971,398**	**$ 2,034,524**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	(185,434)	-	-	-	-
Total other financing sources (uses)	**$ (185,434)**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 308,506**	**$ 303,434**	**$ 284,560**	**$ 971,398**	**$ 2,034,524**

Developer Capital Fees - 450

Revenues, Expenditures, and Change in Fund Balance

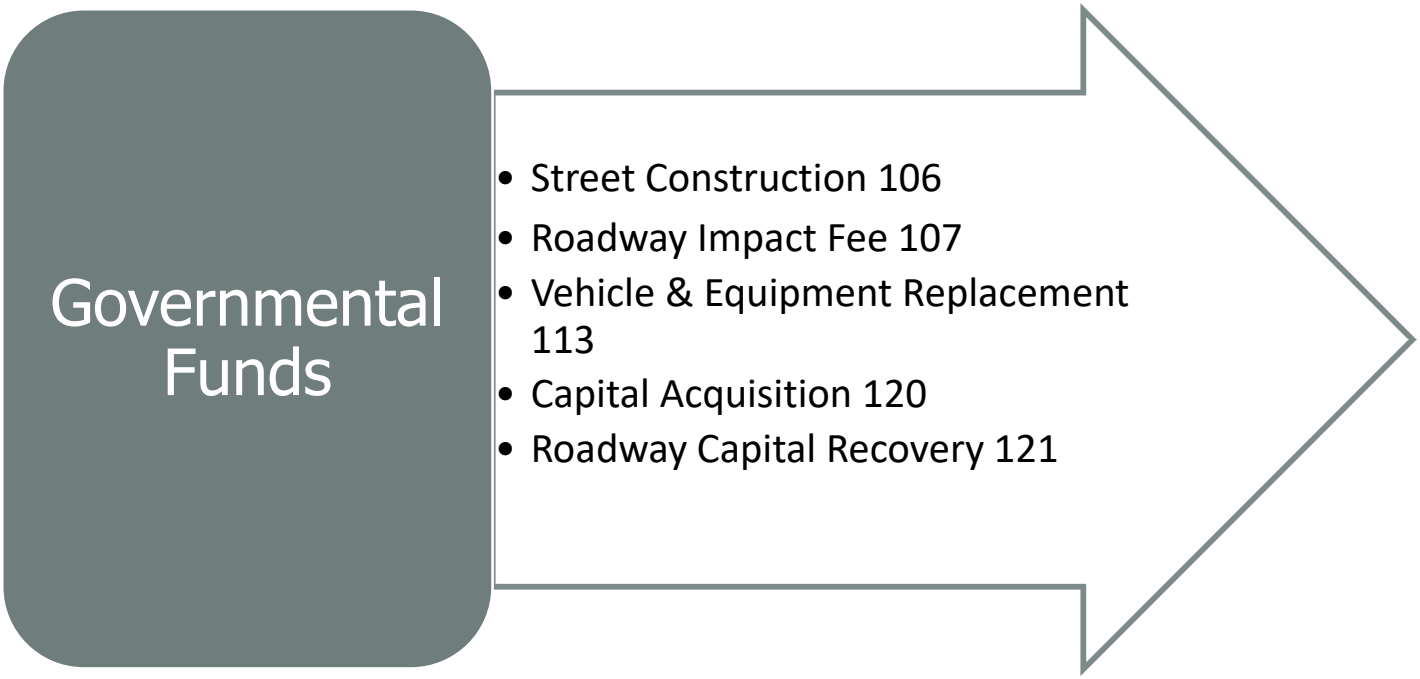
	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 355,456**	**$ 801,965**	**$ 636,120**	**$ 636,120**	**$ 771,629**
Revenues					
Capital Recovery Fees	$ 1,032,000	$ 700,000	$ 700,000	$ 1,100,000	$ 1,000,000
Interest Income	41,155	30,000	30,000	64,000	72,000
Total Revenues	**$ 1,073,155**	**$ 730,000**	**$ 730,000**	**$ 1,164,000**	**$ 1,072,000**
Expenditures					
Developers Incentive Payment	$ 1,542,491	$ 1,028,491	$ 1,028,491	$ 1,028,491	$ 1,028,491
Total Expenditures	**$ 1,542,491**	**$ 1,028,491**	**$ 1,028,491**	**$ 1,028,491**	**$ 1,028,491**
Total available resources less expenditures	**$ (113,880)**	**$ 503,474**	**$ 337,629**	**$ 771,629**	**$ 815,138**
Other Financing Sources (Uses)					
Transfers In	$ 750,000	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 750,000**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 636,120**	**$ 503,474**	**$ 337,629**	**$ 771,629**	**$ 815,138**

Wilson Park Fees - 451

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,486,485**	**$ 2,521,485**	**$ 3,073,911**	**$ 3,073,911**	**$ 5,673,911**
Revenues					
Park Fees	$ 1,511,500	$ 250,000	$ 250,000	$ 2,400,000	$ 1,500,000
Interest Income	75,926	40,000	40,000	200,000	210,000
Total Revenues	**$ 1,587,426**	**$ 290,000**	**$ 290,000**	**$ 2,600,000**	**$ 1,710,000**
Expenditures					
Construction	$ -	$ -	$ -	$ -	$ -
Total Expenditures	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Total available resources less expenditures	**$ 3,073,911**	**$ 2,811,485**	**$ 3,363,911**	**$ 5,673,911**	**$ 7,383,911**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 3,073,911**	**$ 2,811,485**	**$ 3,363,911**	**$ 5,673,911**	**$ 7,383,911**

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Governmental Fund Descriptions

Street Construction Fund

The Street Construction Fund is used to support streets projects with general government revenue funding. Surplus revenues from General Fund are transferred to the street construction fund at year end.

The Roadway Impact Fee Fund

Roadway impact fees are fees assessed to new development in the city and are used specifically for roadway improvements within the city. These funds can be used along with a bond issuance to pay for streets and help to keep the amount of debt that needs to be issued lower.

Vehicle & Equipment Replacement Fund

The Vehicle and Equipment Replacement Fund is used to provide a funding source to replace vehicles and equipment for each of the General Fund departments. A portion of the replacement cost for each vehicle and piece of equipment is transferred to this fund over the life of the asset until the full replacement cost is recovered. The Fleet Department is included in this fund as of FY 2024.

Capital Acquisition Fund

The Capital Acquisition Fund is a fund that the City uses to allocate a portion of surplus revenues for future capital expenditures.

Roadway Capital Recovery Fund

The Roadway Capital Recovery Fund is used for roadway infrastructure and is paid by developers through development fees to the City. These funds can be used along with a bond issuance to pay for streets and help to keep the amount of debt that needs to be issued lower.

Street Construction Fund - 106
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 1,231,747**	**$ 2,906,747**	**$ 2,672,268**	**$ 2,672,268**	**$ 5,356,157**
Revenues					
Intergovernmental Revenue	$ -	$ -	$ -	$ -	$ -
Interest Income	49,078	25,000	25,000	133,889	110,000
Total Revenues	**$ 49,078**	**$ 25,000**	**$ 25,000**	**$ 133,889**	**$ 110,000**
Expenditures					
Street Construction Operations	$ 1,108,557	$ 1,250,000	$ 7,550,000	$ 2,500,000	$ 5,056,682
Total Expenditures	**$ 1,108,557**	**$ 1,250,000**	**$ 7,550,000**	**$ 2,500,000**	**$ 5,056,682**
Total available resources less expenditures	**$ 172,268**	**$ 1,681,747**	**$ (4,852,732)**	**$ 306,157**	**$ 409,475**
Other Financing Sources (Uses)					
Transfers In	$ 2,500,000	$ -	$ 5,050,000	$ 5,050,000	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 2,500,000**	**$ -**	**$ 5,050,000**	**$ 5,050,000**	**$ -**
Fund Balance, End of Year	**$ 2,672,268**	**$ 1,681,747**	**$ 197,268**	**$ 5,356,157**	**$ 409,475**

Roadway Impact Fees Fund - 107
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 5,747,847**	**$ 7,422,847**	**$ 8,446,141**	**$ 8,446,141**	**$ 11,250,137**
Revenues					
Road Impact Fees	$ 2,588,632	$ 1,500,000	$ 1,500,000	$ 2,500,000	$ 2,100,000
Interest Income	288,083	200,000	200,000	460,000	500,000
Total Revenues	**$ 2,876,715**	**$ 1,700,000**	**$ 1,700,000**	**$ 2,960,000**	**$ 2,600,000**
Expenditures					
Road Impact Operations	$ 178,421	$ 1,000,000	$ 1,500,000	$ 156,004	$ 13,796,001
Total Expenditures	**$ 178,421**	**$ 1,000,000**	**$ 1,500,000**	**$ 156,004**	**$ 13,796,001**
Total available resources less expenditures	**$ 8,446,141**	**$ 8,122,847**	**$ 8,646,141**	**$ 11,250,137**	**$ 54,136**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 8,446,141**	**$ 8,122,847**	**$ 8,646,141**	**$ 11,250,137**	**$ 54,136**

Vehicle & Equipment Replacement Fund - 113
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 4,586,872**	**$ 4,888,267**	**$ 4,858,919**	**$ 4,858,919**	**$ 4,716,014**
Revenues					
Interest Income	$ 166,173	$ 100,000	$ 100,000	$ 220,000	$ 230,000
Total Revenues	**$ 166,173**	**$ 100,000**	**$ 100,000**	**$ 220,000**	**$ 230,000**
Expenditures					
Capital Expenditures	$ 740,041	$ 884,934	$ 1,227,954	$ 1,227,954	$ 292,027
Fleet	-	131,983	131,983	123,209	295,623
Total Expenditures	**$ 740,041**	**$ 1,016,917**	**$ 1,359,937**	**$ 1,351,163**	**$ 587,650**
Total available resources less expenditures	**$ 4,013,005**	**$ 3,971,350**	**$ 3,598,982**	**$ 3,727,756**	**$ 4,358,364**
Other Financing Sources (Uses)					
Transfers In	$ 845,914	$ 988,258	$ 988,258	$ 988,258	$ 1,411,383
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 845,914**	**$ 988,258**	**$ 988,258**	**$ 988,258**	**$ 1,411,383**
Fund Balance, End of Year	**$ 4,858,919**	**$ 4,959,608**	**$ 4,587,240**	**$ 4,716,014**	**$ 5,769,747**

Capital Acquisition Fund - 120
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 3,104,991**	**$ 4,750,502**	**$ 5,559,173**	**$ 5,559,173**	**$ 4,480,200**
Revenues					
Interest Income	$ 122,035	$ 75,000	$ 75,000	$ 275,000	$ 250,000
Total Revenues	**$ 122,035**	**$ 75,000**	**$ 75,000**	**$ 275,000**	**$ 250,000**
Expenditures					
Capital Acquisitions	$ 367,853	$ 1,653,973	$ 1,653,973	$ 1,653,973	$ 874,488
Total Expenditures	**$ 367,853**	**$ 1,653,973**	**$ 1,653,973**	**$ 1,653,973**	**$ 874,488**
Total available resources less expenditures	**$ 2,859,173**	**$ 3,171,529**	**$ 3,980,200**	**$ 4,180,200**	**$ 3,855,712**
Other Financing Sources (Uses)					
Transfers In	$ 2,700,000	$ -	$ 300,000	$ 300,000	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ 2,700,000**	**$ -**	**$ 300,000**	**$ 300,000**	**$ -**
Fund Balance, End of Year	**$ 5,559,173**	**$ 3,171,529**	**$ 4,280,200**	**$ 4,480,200**	**$ 3,855,712**

Roadway Capital Recovery Fund - 121

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 6,741,637**	**$ 6,542,637**	**$ 7,717,642**	**$ 7,717,642**	**$ 10,285,405**
Revenues					
Road Capital Recovery Fee	$ 2,236,803	$ 1,500,000	$ 1,500,000	$ 3,490,000	$ 3,000,000
Fire Recovery Fee	-	145,000	145,000	6,000	5,000
Reimbursement - Other	79,855	-	-	-	
Escrow Revenue Lights	-	-	-	-	
Interest Income	284,236	175,000	175,000	475,000	300,000
Total Revenues	**$ 2,600,894**	**$ 1,820,000**	**$ 1,820,000**	**$ 3,971,000**	**$ 3,305,000**
Expenditures					
Road Capital Recovery Operations	$ 1,624,890	$ 2,730,000	$ 4,730,000	$ 1,403,237	$ 11,510,294
Total Expenditures	**$ 1,624,890**	**$ 2,730,000**	**$ 4,730,000**	**$ 1,403,237**	**$ 11,510,294**
Total available resources less expenditures	**$ 7,717,642**	**$ 5,632,637**	**$ 4,807,642**	**$ 10,285,405**	**$ 2,080,111**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	-	-	-	-
Total other financing sources (uses)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Fund Balance, End of Year	**$ 7,717,642**	**$ 5,632,637**	**$ 4,807,642**	**$ 10,285,405**	**$ 2,080,111**

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Capital Improvement Project Bond Funds

- 621General Government
- 601 A Public Safety
- 721 Water & Wastewater
- 622 General Government
- 722 Water & Wastewater
- 623 General Government
- 723 Water & Wastewater
- 624 General Government
- 724 Water & Wastewater

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CIP Bond Fund Descriptions

Fund 621 General

Fund 621 is for the tracking of Certificates of Obligation Series 2021 issued for General Government public improvements.

Fund 601 A Public Safety

Fund 601 A is for the tracking of Certificates of Obligation Series 2021A issued for General Government public safety improvements.

Fund 721 Water & Wastewater

Fund 721 is for the tracking of Certificates of Obligation Series 2021 issued for Water and Wastewater public improvements.

Fund 622 General

Fund 622 is for the tracking of Certificates of Obligation Series 2022 issued for General Government public improvements.

Fund 722 Water & Wastewater

Fund 722 is for the tracking of Certificates of Obligation Series 2022 issued for Water and Wastewater public improvements.

Fund 623 General

Fund 623 is for the tracking of Certificates of Obligation Series 2023 issued for General Government public improvements.

Fund 723 Water & Wastewater

Fund 723 is for the tracking of Certificates of Obligation Series 2023 issued for Water and Wastewater public improvements.

Fund 624 General

Fund 624 is for the tracking of Certificates of Obligation Series 2024 issued for General Government public improvements.

Fund 724 Water & Wastewater

Fund 724 is for the tracking of Certificates of Obligation Series 2024 issued for Water and Wastewater public improvements.

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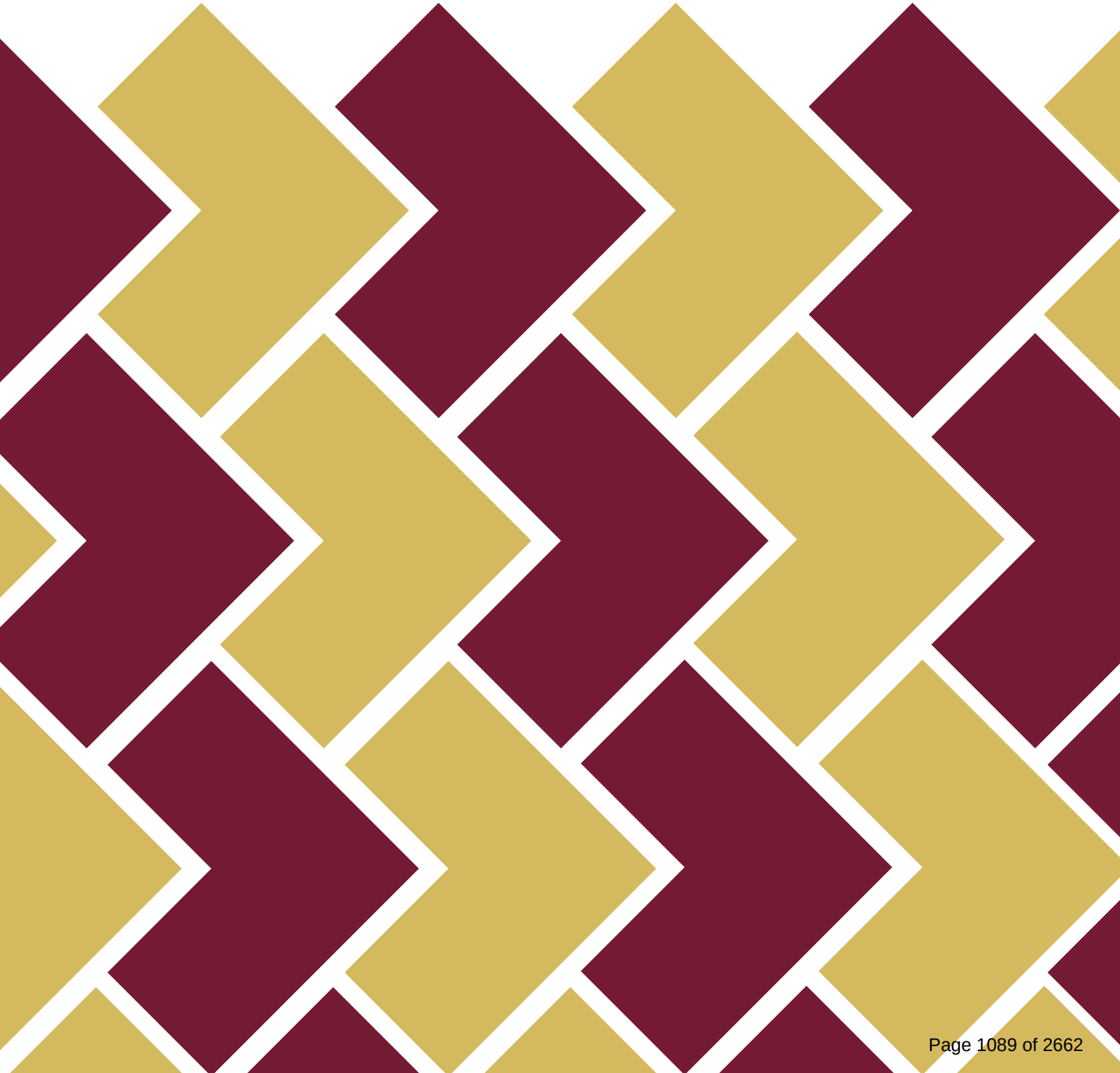
Capital Improvement Project Bond Funds
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 103,163,067**	**$ 115,842,528**	**$ 115,305,138**	**$ 115,305,138**	**$ 181,074,637**
Revenues					
Interest Income	$ 4,409,217	$ 4,000,000	$ 4,000,000	$ 4,000,000	$ 5,000,000
Total Revenues	**$ 4,409,217**	**$ 4,000,000**	**$ 4,000,000**	**$ 4,000,000**	**$ 5,000,000**
Expenditures					
621 2021 Government Bond Fund	$ 4,341,958	$ 6,287,308	$ 6,287,308	$ 6,287,308	$ 1,800,000
601 2021a Government Bond Fund	29,334,146	15,237,891	15,237,891	15,237,891	550,000
721 2021 Utility Bond Fund	6,439,764	3,705,302	3,705,302	3,705,302	2,085,000
622 2022 Government Bond Fund	8,270,797	8,000,000	8,000,000	8,000,000	5,720,000
722 2022 Utility Bond Fund	12,954,449	8,000,000	8,000,000	8,000,000	1,850,000
623 2023 Government Bond Fund	24,363,314	10,000,000	10,000,000	10,000,000	16,500,000
723 2023 Utility Bond Fund	5,066,733	10,000,000	10,000,000	10,000,000	21,639,968
624 2024 Government Bond Fund	-	-	125,000,000	15,000,000	110,000,000
724 2024 Utility Bond Fund	-	-	16,000,000	3,000,000	13,000,000
Total Expenditures	**$ 90,771,161**	**$ 61,230,501**	**$ 202,230,501**	**$ 79,230,501**	**$ 173,144,968**
Total available resources less expenditures	**$ 16,801,124**	**$ 58,612,027**	**$ (82,925,363)**	**$ 40,074,637**	**$ 12,929,669**
Other Financing Sources (Uses)					
Bonds Issued	$ 98,504,015	$ -	$ 141,000,000	$ 141,000,000	$ -
Transfers In	-	-	-	-	-
Transfers Out	-	-	-	-	(281,546)
Total other financing sources (Uses)	**$ 98,504,015**	**$ -**	**$ 141,000,000**	**$ 141,000,000**	**$ (281,546)**
Fund Balance, End of Year	**$ 115,305,138**	**$ 58,612,027**	**$ 58,074,637**	**$ 181,074,637**	**$ 12,648,123**

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Fiscal Year 2024 - 2025

Component Unit Budgets



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Component Unit Descriptions

Economic Development Corporation (EDC)

The Celina Economic Development Corporation (EDC) is a Non-Profit Corporation funded by 0.5% sales tax for economic development. The EDC is governed by a 5-member Board of Directors and uses revenues to fund programs related to industrial development, business infrastructure, and the promotion of new and expanded business enterprises that create or retain primary jobs.

Community Development Corporation (CDC)

The Celina Community Development Corporation (CDC) is a Non-Profit Corporation funded by 0.5% sales tax for community development. The CDC is governed by a Board of Directors and uses revenues to fund programs related economic development and quality of life projects.

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Economic Development Corporation - 401

Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Working Capital, Beginning of Year	**$ 2,190,553**	**$ 3,147,172**	**$ 2,921,679**	**$ 2,921,679**	**$ 3,533,145**
Revenues					
Taxes	$ 2,043,581	$ 2,021,250	$ 2,021,250	$ 2,288,800	$ 2,563,450
Other Revenues	15,582	5,000	5,000	5,000	5,000
Interest Income	54,740	50,000	50,000	80,000	80,000
Total Revenues	**$ 2,113,903**	**$ 2,076,250**	**$ 2,076,250**	**$ 2,373,800**	**$ 2,648,450**
Expenditures					
Personnel Costs	$ 456,868	$ 644,787	$ 817,586	$ 806,330	$ 826,679
Legal & Professional	36,910	42,000	91,500	100,420	48,000
Utilities	32,573	112,680	112,680	1,500	81,903
General & Administrative	470,054	794,800	794,800	626,100	879,631
Debt Service	300,360	-	-	-	594,137
Capital Acquisitions	-	-	-	100,000	-
TIRZ Agreements	71,013	70,744	70,744	82,985	100,000
Total Expenditures	**$ 1,367,777**	**$ 1,665,011**	**$ 1,887,310**	**$ 1,717,335**	**$ 2,530,350**
Total available resources less expenditures	**$ 2,936,679**	**$ 3,558,411**	**$ 3,110,619**	**$ 3,578,145**	**$ 3,651,245**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	(15,000)	(45,000)	(45,000)	(45,000)	(45,000)
Total other financing sources (uses)	**$ (15,000)**	**$ (45,000)**	**$ (45,000)**	**$ (45,000)**	**$ (45,000)**
Working Capital, End of Year	**$ 2,921,679**	**$ 3,513,411**	**$ 3,065,619**	**$ 3,533,145**	**$ 3,606,245**

Community Development Corporation - 402
Revenues, Expenditures, and Change in Fund Balance

	2022 - 2023 Actual	2023 - 2024 Adopted	2023 - 2024 Amended	2023 - 2024 Estimated	2024 - 2025 Proposed
Fund Balance, Beginning of Year	**$ 2,332,838**	**$ 4,181,408**	**$ 4,350,400**	**$ 4,350,400**	**$ 5,884,958**
Revenues					
Taxes	$ 2,043,581	$ 2,021,250	$ 2,021,250	$ 2,288,800	$ 2,563,450
TIRZ Agreements	(71,013)	(75,000)	(75,000)	(82,985)	(100,000)
Interest Income	114,755	75,000	75,000	150,000	175,000
Total Revenues	**$ 2,087,323**	**$ 2,021,250**	**$ 2,021,250**	**$ 2,355,815**	**$ 2,638,450**
Expenditures					
Miscellaneous Expense	$ 69,761	$ -	$ -	$ -	$ -
Total Expenditures	**$ 69,761**	**$ -**	**$ -**	**$ -**	**$ -**
Total available resources less expenditures	**$ 4,350,400**	**$ 6,202,658**	**$ 6,371,650**	**$ 6,706,215**	**$ 8,523,408**
Other Financing Sources (Uses)					
Transfers In	$ -	$ -	$ -	$ -	$ -
Transfers Out	-	(821,257)	(821,257)	(821,257)	(1,651,706)
Total other financing sources (uses)	**$ -**	**$ (821,257)**	**$ (821,257)**	**$ (821,257)**	**$ (1,651,706)**
Fund Balance, End of Year	**$ 4,350,400**	**$ 5,381,401**	**$ 5,550,393**	**$ 5,884,958**	**$ 6,871,702**

Life Connected.

Notice of Public Hearing on Proposed Budget

The City of Celina has scheduled a public hearing on the Fiscal Year 2024-2025 Proposed Budget on September 10, 2024. The public hearing will be at 5:00 p.m. at Celina City Council Chambers, 112 N. Colorado St., Celina, TX 75009.

This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

Members of the public are encouraged to attend and express their views. The Proposed Budget can be found on the City of Celina's website: www.celina-tx.gov.

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY OF CELINA, TEXAS MAKING APPROPRIATIONS FOR THE SUPPORT OF THE CITY AND APPROPRIATING MONEY TO A SINKING FUND TO PAY INTEREST AND PRINCIPAL ON THE CITY'S INDEBTEDNESS; ADOPTING AND APPROVING THE BUDGET FOR THE FISCAL YEAR 2024-2025, BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025 (FY 2024-2025"); PROVIDING FOR EMERGENCY EXPENDITURES AND EXPENDITURES AS OTHERWISE ALLOWED BY LAW; IN ACCORDANCE WITH EXISTING STATUTORY REQUIREMENTS; REPEALING ALL CONFLICTING ORDINANCES; CONTAINING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR THE FILING OF THE BUDGET IN THE OFFICE OF THE CITY SECRETARY; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE

WHEREAS, pursuant to the laws of the State of Texas and the Home Rule Charter of the City of Celina, Texas ("City"), the City Manager has submitted to the Mayor and Council a proposed budget of the revenues and expenditures for conducting the affairs of said city and providing a complete financial plan for Fiscal Year beginning October 1, 2024, and ending September 30, 2025 ("FY 2024-2025"); and

WHEREAS, the proposed FY 2024-2025 Budget was filed with the City Secretary on August 7, 2024; and

WHEREAS, the proposed FY 2024-2025 Budget was presented to City Council on July 31, 2024 and August 13, 2024 and made available for public inspection by the taxpayers; and

WHEREAS, the City of Celina duly published a notice of public hearing in the *Celina Record* newspaper on August 19, 2024 and on the City's website to receive input from members of the public regarding the FY 2024-2025 Budget at the September 10, 2024 Regular City Council Meeting; and

WHEREAS, the City Council conducted a public hearing on September 10, 2024 to receive input from any person in attendance concerning the FY 2024-2025 Budget, and such public hearing was held in a publicly accessible building in the City limits; and

WHEREAS, the City has acknowledged that this budget will raise more total property taxes than last year's budget by $10,036,106, or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year; and

WHEREAS, the City Council, having considered the proposed budget at length and having provided input in its preparation, has determined that the proposed budget and the revenues and expenditures contained therein are in the best interest of the City and, therefore, the Council desires to approve and adopt the budget by formal action.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1. The above and foregoing findings are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. The budget for the fiscal year beginning October 1, 2024, and ending September 30, 2025, as submitted to the City Council by the City Manager, which budget is attached hereto as Exhibit "A" and incorporated for all purposes as if fully set forth herein, is hereby approved and adopted as the City's budget of all revenue and expenditures of the City of Celina, Texas for FY 2024-2025; and

SECTION 3. The sum of three hundred sixty-six million, three hundred forty-one thousand, eighty-six US Dollars ($366,341,086) is hereby appropriated for the City's FY 2024-2025 Budget. Further, these funds are for payment of operating, capital, and debt service expenses associated with the operation and administration of the City, according to the various purposes and intents described in the FY 2024-2025 budget document.

SECTION 4. Expenditures during the FY 2024-2025 shall be made in accordance with this budget and this Ordinance, unless otherwise authorized by an ordinance duly enacted in accordance with law. Pursuant to state law, no expenditure of the funds of the City shall hereafter be made except in compliance with the budget and applicable state law; provided, however, that in case of grave public necessity emergency expenditures to meet unusual and unforeseen conditions, which could not by reasonable, diligent thought and attention have been included in the original budget, may from time to time be authorized by the City Council as amendments to the original budget. Pursuant to state law, the Council may make emergency appropriations to address a public emergency affecting life, health, property or the public peace and other appropriations as authorized thereby

SECTION 5. Should any paragraph, sentence, subdivision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance, as a whole or any part or provision thereof, other than the part or parts adjudged to be invalid, illegal, or unconstitutional.

SECTION 6. This Ordinance shall be in full force and effect from and after its adoption by the City Council, pursuant to applicable State and Local laws and the City of Celina Home Rule Charter.

SECTION 7. All other ordinances and Code provisions that are in conflict herewith are hereby repealed, but only to the extent of any such conflict or inconsistency and all other provisions of the City of Celina Code not in conflict herewith shall remain in full force and effect.

SECTION 8. The repeal of any ordinance or parts thereof by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; not shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as affecting any rights of the city under any section or provision of any ordinances at the time of passage of this Ordinance.

SECTION 9. The City Council of the City of Celina, Texas met in a public meeting on September 10, 2024, and adopted this ordinance with a majority vote by record vote as follows:

Mayor Ryan Tubbs	YEA ___ NAY ___ ABSTAIN ___ ABSENT ___
Mayor Pro Tem Andy Hopkins	YEA ___ NAY ___ ABSTAIN ___ ABSENT ___
Deputy Mayor Pro Tem Mindy Koehne	YEA ___ NAY ___ ABSTAIN ___ ABSENT ___
Council Member Philip Ferguson	YEA ___ NAY ___ ABSTAIN ___ ABSENT ___
Council Member Eddie Cawlfield	YEA ___ NAY ___ ABSTAIN ___ ABSENT ___
Council Member Wendie Wigginton	YEA ___ NAY ___ ABSTAIN ___ ABSENT ___
Council Member Brandon Grumbles	YEA ___ NAY ___ ABSTAIN ___ ABSENT ___

PASSED and APPROVED by the City Council of the City of Celina, Texas on the 10th day of September 2024.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Brad Kearney
Date:	September 10, 2024
Re:	2024 Ad Valorem (Property) Tax Rate

Action Requested:
Conduct a public hearing to consider testimony regarding the proposed 2024 Ad Valorem Tax Rate and act upon an Ordinance of the City of Celina, Texas, establishing and levying municipal Ad Valorem Taxes for the fiscal year beginning October 1, 2024, and ending September 30, 2025, at a rate of $0.598168 per one hundred dollars ($100.00) assessed valuation, which includes a maintenance and operations component and a debt service component, on all taxable property within the corporate limits of the City; and providing for collection of the municipal Ad Valorem Taxes, including interest and penalties on delinquent payments. (Bromiley)

Background Information:
There are three items on the September 10, 2024 City Council Meeting Agenda related to the adoption of the FY 2024-2025 Budget and the associated property tax rate. The Texas Tax Code, Texas Local Government Code, and the City's Home Rule Charter provide specific steps that must be taken to adopt the annual budget and property tax rate.

The Proposed FY 2024-2025 Budget is balanced across all City funds. The total authorized expenditure for all funds (including CIP funds) is $366,341,086. The Proposed Budget was created through an extensive process with all City departments based on the guiding principles established in the City's Strategic Plan, Comprehensive Plan, and Core Values. The top priorities for this year's budget are public safety, development-related activities, infrastructure maintenance, fiscal responsibility, and employee compensation and benefits. The City Manager presented the Proposed Budget to City Council on July 31, 2024 and August 13, 2024 for input, feedback, and direction. The Proposed Budget was filed with the City Secretary and posted to the City's website for review by the public.

The total General Fund expenditure authorization, which funds most City services to residents and businesses, is $54,317,128. The total Debt Service Fund expenditure authorization to pay principal and interest on the City's debt is $23,626,642. The Proposed Tax Rate to support the General Fund and Debt Service Fund is $0.598168 per $100 in value. The Proposed Tax Rate is greater than the No-New-Revenue Rate ($0.566421) and equal to the Voter-Approval Tax Rate ($0.598168). This means that proposed property tax rate of $0.598168 per $100 in value is effectively a 5.60 percent increase in the property tax rate. This increase in revenues is being used to enhance public safety services, improve infrastructure maintenance, and invest in capital improvement projects (roads, stormwater drainage, parks, recreation facilities, etc.).

The following is a description of each of the items on the September 10, 2024 City Council agenda related to the budget and tax rate.

Public Hearing and Consideration of the FY 2024-2025 Budget

The public hearing on the Proposed FY 2024-2025 Budget gives the public an opportunity to provide feedback and input to City Council on the budget. The City is required by Local Government Code Section 102.006(a) to hold a public hearing on the budget prior to adoption. The City published a notice of the public hearing in the Celina Record on August 19, 2024, as well as posted the notice on the City's website.

City Council may consider approving the Proposed FY 2024-2025 Budget. The budget was presented to City Council on July 31, 2024 and August 13, 2024. The total authorized expenditure for all funds (including CIP funds) is $366,341,086. This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

Public Hearing and Consideration of the 2024 Property Tax Rate and Levy

The public hearing on the Proposed 2024 Property Tax Rate provides the public with an opportunity to voice their support or opposition to City Council regarding the tax rate. The City is required by Tax Code Section 26.05(d) to hold a public hearing on the proposed tax rate prior to adoption. The City published a notice of the public hearing in the Celina Record on August 19, 2024, as well as posted the notice on the City's website.

City Council may consider approving the 2024 Property Tax Rate and levying the associated taxes on properties in the City. The Proposed 2024 Tax Rate is $0.598168 per $100 in value, which is higher than the No-New-Revenue Rate and equal to the Voter-Approval Rate. Because the Proposed Rate is greater than the No-New-Revenue Rate, the City is increasing property taxes for the 2024 tax year. The Proposed Rate is effectively a 5.60 percent increase in the property tax rate. The increase in property tax revenues is being used to enhance public safety services, improve infrastructure maintenance, and invest in capital improvement projects (roads, stormwater drainage, parks, recreation facilities, etc.). Because the Proposed Rate does not exceed the Voter-Approval Rate, the City is not required to hold an election at which voters may accept or reject the Proposed Rate.

Section 26.05(b) of the Tax Code requires a motion to approve the tax rate to be made in the following form, "I move that the property tax rate be increased by the adoption of a tax rate of $0.598168, which is effectively a 5.60 percent increase in the tax rate."

Ratifying the Property Tax Revenue Increase in the FY 2024-2025 Budget

The Proposed FY 2024-2025 Budget and the associated Proposed 2024 Property Tax Rate will result in more property tax revenue being collected in FY 2024-2025 than in the prior year. Local Government Code Section 102.007(c) requires cities that adopt a budget that raises more revenue from property taxes than in the previous year to ratify the property tax increase reflected in the budget by a separate vote. This item ratifies the property tax revenue increase associated with the budget as proposed.

In total, the FY 2024-2025 Budget raises $10,036,106 more in total property tax revenue than the previous fiscal year. Of that increase, $8,293,633 is revenue raised from new properties added to the tax roll for FY 2024-2025 (representing 82.6% of the increased property tax revenue). The remaining $1,742,473 (17.4%) is increased revenue raised from existing properties.

The following statements regarding the budget and tax rate have been included in the appropriate documents in the specified font sizes as required by state law. They are repeated here for transparency.

This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

The property tax rate will be increased by the adoption of a tax rate of $0.598168, which is effectively a 5.60 percent increase in the tax rate.

This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 3.50 percent and will raise taxes for maintenance and operations on a $100,000 home by approximately $-28.82.

Legal Review:

Legal has reviewed and approved.

Supporting Documents:

1. FY 2024-2025 Budget and Tax Rate Presentation
2. Tax Rate Motion for Approval
3. Notice of Public Hearing on Tax Increase
4. Notice About 2024 Tax Rates
5. Ordinance Adopting the FY 2024-2025 Ad Valorem Tax Rate

Financial Consideration:

The property tax rate is effectively a 5.60 percent increase. This will support critical services in police, fire, street maintenance, and new infrastructure.

Staff Recommendation:

Staff recommends approval.

FY 2024-2025 PROPOSED BUDGET AND TAX RATE

City Council Meeting
September 10, 2024



BUDGET DRIVERS

Fastest Growing City in America

- The City's population is projected to increase by **11,015** from 43,039 to **54,054** in FY 2025
- On pace to issue more than 2,600 single family home permits for FY 2024, up from 2,220
- Increasing demand for services for development-related operations, public safety and infrastructure

Meeting Today's Needs while Planning for the Future

- Budget prepared based on the guiding principles established in City's Strategic Plan, Comprehensive Plan, and Core Values

Fiscal Responsibility

- Five-Year Budget Forecast provided for all major funds – provide an understanding of the budget impact of this year's decisions on future budgets
- Healthy fund balances for all major funds and economic stabilization fund

BUDGET FOCUS AREAS – ALL FUNDS

Development-Related Activities

Public Safety

Infrastructure Maintenance

Fiscal Responsibility

Employee Compensation & Benefits

TOTAL EXPENSES BY FUND (IN MILLIONS)

Total Budget $366.34

Governmental Funds	General Fund	$54.32
	General Debt Fund	$23.63
	Street Construction Fund	$5.06
	Roadway Impact Fee Fund	$13.80
	Governmental VERF	$0.59
	Capital Acquisition	$0.87
	Roadway Capital Recovery	$11.51
	Capital Funds	$173.43

TOTAL EXPENSES BY FUND (IN MILLIONS)

Total Budget $366.34

Enterprise Funds	Water/Wastewater Fund	$45.17
	Solid Waste Fund	$4.47
	Water/WW Capital Funds	$19.38
	Stormwater Drainage Fund	$3.18
	Utility VERF	$0.36
Component Units	EDC	$2.58
	CDC	$1.65

TOTAL EXPENSES BY FUND (IN MILLIONS)

Total Budget $366.34

Special Revenue Funds

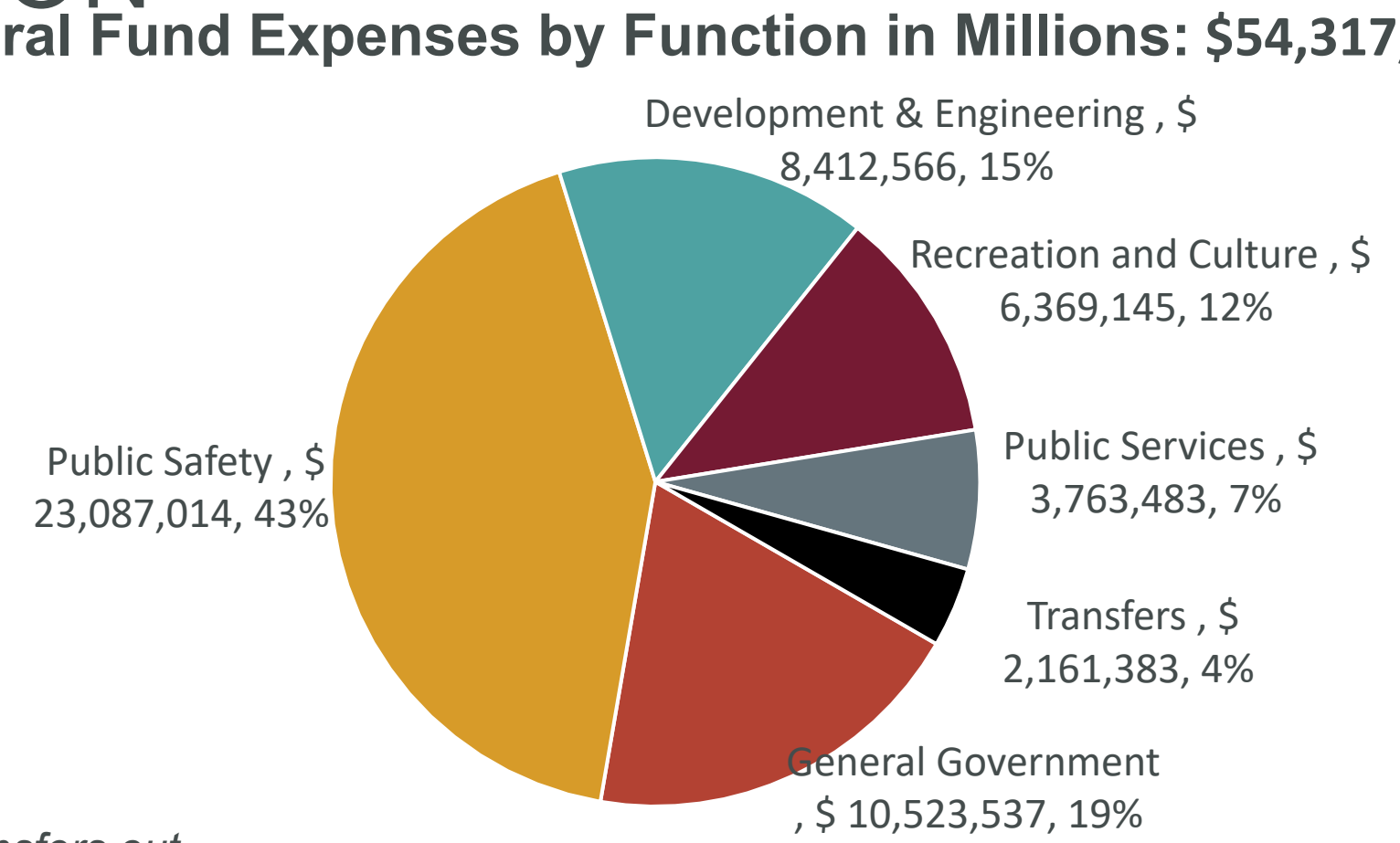
Park Fee Fund	$2.57
Downtown Fund	$0.10
PEG, Hotel, and Grants Funds	$0.00
Seizures Fund	$0.05
Court Funds	$0.04
Technology Fund	$1.20
Integrity Fund	$0.79
Stabilization Fun	$0.00
TIRZ #11 Fund	$0.59
Developer Capital Fee Funds	$1.03

GENERAL FUND
$54.32 MILLION

GENERAL FUND 5-YEAR FORECAST

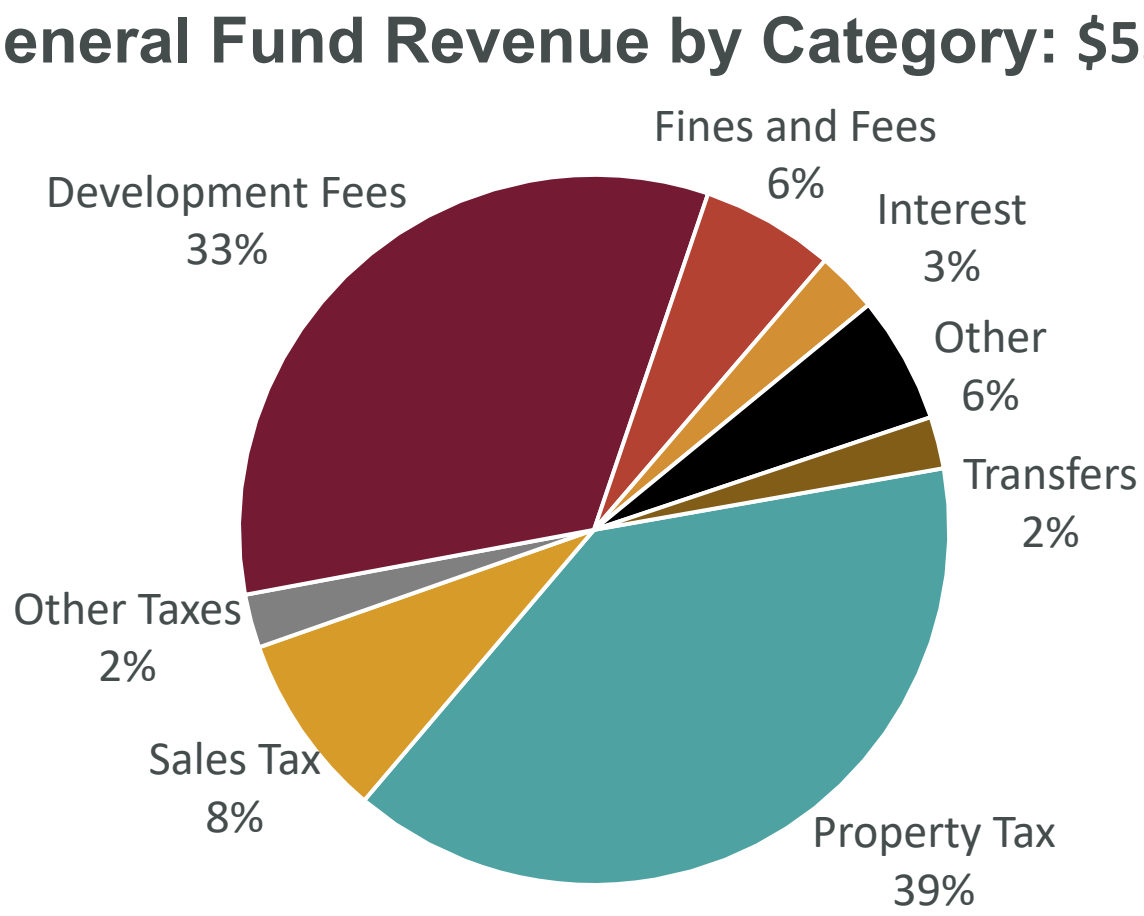
	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 23,462,308**	**$ 12,097,059**	**$ 25,102,006**	**$ 14,413,444**	**$ 13,822,030**	**$ 14,408,850**	**$ 15,135,174**	**$ 16,505,780**
Revenues								
Property Tax	12,108,227	16,672,043	16,672,043	20,946,451	23,144,428	25,290,234	28,961,497	30,899,443
Sales Tax	3,874,132	3,442,500	3,977,600	4,526,900	5,142,128	6,592,683	7,524,425	8,684,276
Development Fees	21,738,227	14,400,000	18,375,000	17,800,000	18,400,000	18,725,000	19,175,000	19,475,000
Other Taxes	1,026,997	1,075,050	1,142,700	1,308,200	1,466,300	1,634,500	1,803,000	1,934,500
Charges for Service & Fines	3,355,784	3,106,440	3,060,585	3,266,110	3,388,125	3,590,516	3,763,302	3,940,502
Interest Income	1,503,060	1,000,000	1,000,000	1,500,000	1,750,000	2,000,000	2,250,000	2,500,000
Contributions & Other	2,615,635	2,791,205	2,806,183	3,108,987	2,501,440	2,104,624	2,249,817	2,412,019
Transfers In	930,999	980,000	980,000	1,269,066	1,317,146	1,372,660	1,429,090	1,486,462
Total Revenues	**$ 47,153,063**	**$ 43,467,238**	**$ 48,014,111**	**$ 53,725,714**	**$ 57,109,567**	**$ 61,310,217**	**$ 67,156,131**	**$ 71,332,203**
Expenditures								
Personnel	23,371,504	30,034,436	30,633,070	35,683,298	36,728,047	39,330,433	41,974,632	45,276,197
Personnel Development	666,543	772,036	776,832	867,073	852,296	917,426	982,040	1,064,631
Legal & Professional Services	2,742,915	3,242,724	3,402,705	4,262,612	4,647,154	5,058,272	5,440,604	5,921,389
Materials & Supplies	2,107,476	2,811,793	2,814,385	3,487,241	3,536,677	3,944,262	4,372,623	4,884,598
Maintenance & Repair	1,196,334	1,436,299	1,449,872	1,828,830	1,976,826	2,184,552	2,410,607	2,664,540
Other	3,133,458	4,016,978	4,249,639	4,979,592	5,067,852	5,462,458	5,907,110	6,424,360
Capital	694,596	1,007,912	1,037,912	1,047,099	40,110	41,253	42,431	43,644
Decision Packages	-	-	-	-	2,374,561	2,307,035	3,277,130	2,774,085
Total Expenditures	**$ 33,912,826**	**$ 43,322,178**	**$ 44,364,415**	**$ 52,155,745**	**$ 55,223,522**	**$ 59,245,693**	**$ 64,407,178**	**$ 69,053,443**
Net Income	**$ 13,240,236**	**$ 145,060**	**$ 3,649,696**	**$ 1,569,969**	**$ 1,886,045**	**$ 2,064,524**	**$ 2,748,953**	**$ 2,278,760**
Other Financing Sources & (Uses)								
Transfers VERF	(845,914)	(988,258)	(988,258)	(1,115,760)	(1,149,233)	(1,183,710)	(1,219,221)	(1,255,798)
Transfers Capital	(10,500,000)	-	(13,350,000)	(750,000)	-	-	-	-
Transfer Fleet	-	-	-	(295,623)	(149,992)	(154,491)	(159,126)	(163,900)
Total Other Financing Sources & (Use	**$ (11,345,914)**	**$ (988,258)**	**$ (14,338,258)**	**$ (2,161,383)**	**$ (1,299,224)**	**$ (1,338,201)**	**$ (1,378,347)**	**$ (1,419,698)**
Restricted Fund Balance	$ 254,624	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance	**$ 25,102,006**	**$ 11,253,861**	**$ 14,413,444**	**$ 13,822,030**	**$ 14,408,850**	**$ 15,135,174**	**$ 16,505,780**	**$ 17,364,842**
Fund Balance % of Expenditures	**55%**	**25%**	**25%**	**25%**	**25%**	**25%**	**25%**	**25%**

GENERAL FUND EXPENSES BY FUNCTION



Includes transfers out

GENERAL FUND REVENUE



DEBT SERVICE FUND
$23.63 MILLION

TOTAL OUTSTANDING DEBT

Type	Outstanding Principal 9/30/2023	Percent	Outstanding Principal 9/30/2024	Percent	Increase (Decrease) Principal
Property Tax Supported	$ 173,810,000	49%	$ 288,030,000	60%	$ 114,220,000
Water & Sewer	161,475,000	45%	170,740,000	36%	9,265,000
Community Development Corporation	19,845,000	6%	19,245,000	4%	(600,000)
Total Outstanding Debt	**$ 355,130,000**	**100%**	**$ 478,015,000**	**100%**	**$122,885,000**

PROPERTY TAX RATE
$0.598168 / $100

PROPOSED PROPERTY TAX RATE

Type	Rate
Maintenance & Operation	$0.287061 / $100
Interest & Sinking (Debt Service)	$0.311107 / $100
Total Proposed Tax Rate	$0.598168 / $100

No-New-Revenue Tax Rate	**$0.566421 / $100**
Voter Approval Tax Rate	**$0.598168 / $100**

PROPERTY TAX RATE HISTORY

Fiscal Year	M&O Rate	I&S Rate	Total Rate
FY 2024-25 Proposed	$0.287061	$0.311107	$0.598168
FY 2023-24	$0.315878	$0.296276	$0.612154
FY 2022-23	$0.372702	$0.262057	$0.634759
FY 2021-22	$0.429385	$0.215615	$0.645000
FY 2020-21	$0.453125	$0.191875	$0.645000

TRUTH IN TAXATION

- The proposed tax rate is greater than the no-new-revenue tax rate, meaning the City is proposing to increase property taxes for the 2024 tax year
- The proposed tax rate is not greater than the voter-approval tax rate, meaning the City is not required to hold an election at which voters may accept or reject the proposed tax rate
- There are multiple statements required by state law to promote truth in taxation / transparency that are shared here

The proposed property tax rate of $0.598168 per $100 in value is effectively a 5.60 percent increase in the property tax rate

TRUTH IN TAXATION

- Looking at the General Fund and the Debt Service Fund, the FY 2024-2025 Budget raises $10,036,106 more in total property tax revenue than the previous fiscal year
  - Of that increase, $8,293,633 is revenue raised from new properties added to the tax roll for FY 2024-2025 (representing 82.6% of the increased property tax revenue)
  - The remaining $1,742,473 (17.4%) is increased revenue raised from existing properties

This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

TRUTH IN TAXATION

- The Maintenance and Operations portion of the tax rate is effectively being raised by 3.5 percent
  - This is the Voter-Approval Maintenance and Operations Rate – the maximum maintenance and operations rate that may be implemented without an election
  - While the rate is less than last year, it is an increase due to increases in property values
- The below statement is required by state law. While the statement shows a decrease in the amount of taxes collected for maintenance and operations on a $100,000 home, residents and businesses are likely to see an increase in their property tax bill due to increasing property values

This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 3.50 percent and will raise taxes for maintenance and operations on a $100,000 home by approximately $-28.82.

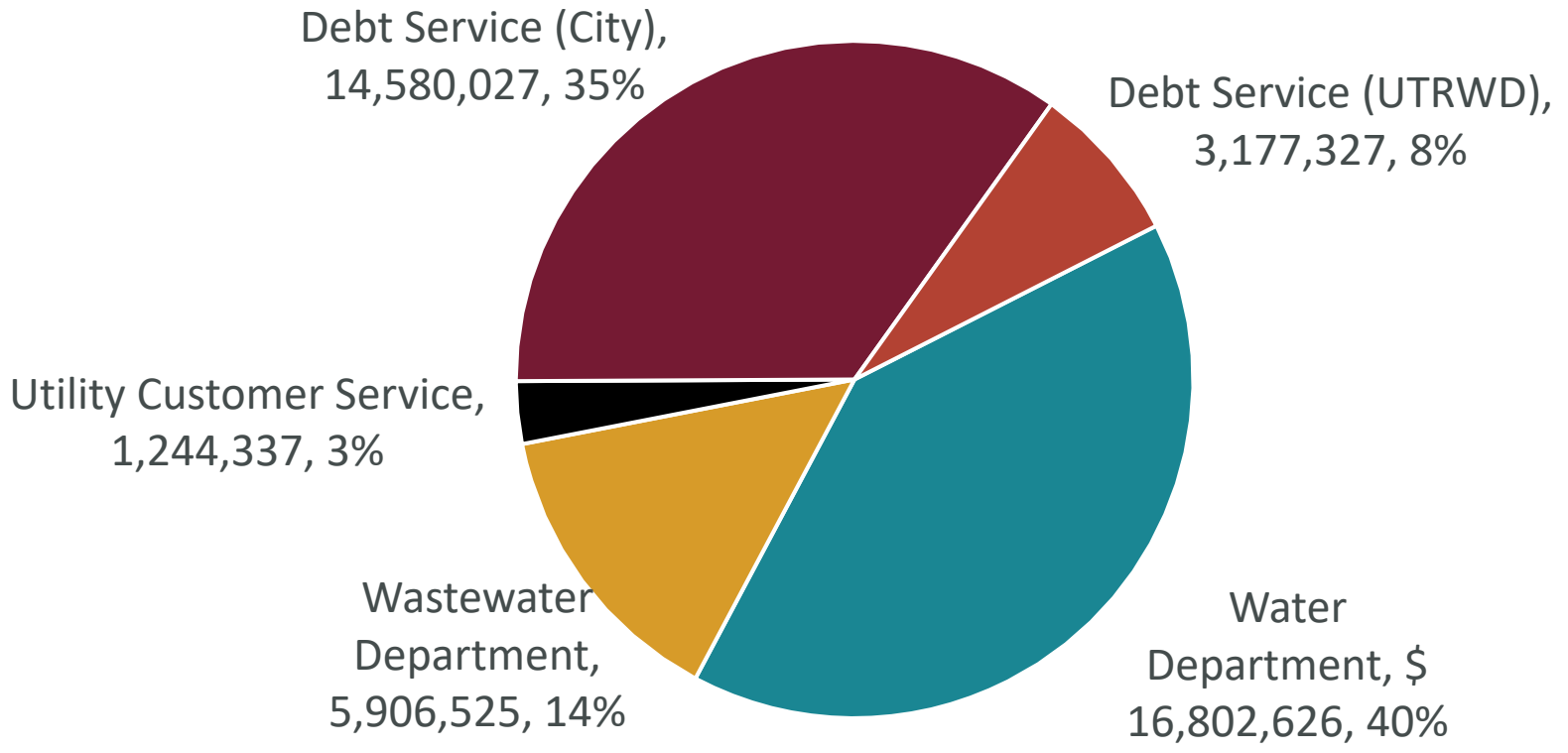
PROPRIETARY FUNDS
$72.57 MILLION

WATER UTILITIES 5-YEAR FORECAST

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 19,762,509**	**$ 18,885,751**	**$ 21,815,512**	**$ 18,892,284**	**$ 19,643,320**	**$ 20,495,723**	**$ 24,318,022**	**$ 28,356,819**
Revenues								
Water Sales	16,217,006	17,268,000	18,800,000	21,620,000	24,646,800	29,509,995	35,341,510	42,253,923
Wastewater Sales	9,359,162	10,200,000	11,500,000	13,225,000	15,076,500	22,631,699	29,493,197	34,723,341
Connection Fees	6,682,788	5,512,500	7,450,000	6,800,000	6,800,000	6,800,000	6,800,000	6,800,000
Meter Revenue	928,896	700,000	700,000	660,000	660,000	660,000	660,000	660,000
Developer Revenue	650,000	750,000	750,000	750,000	775,000	775,000	-	-
Fines & Fees	212,567	144,400	227,400	241,400	261,400	271,400	281,400	291,400
Miscellaneous Revenue	133,721	60,000	60,000	25,000	25,000	25,000	25,000	25,000
Interest Income	1,615,778	1,300,000	2,240,000	2,200,000	2,200,000	2,200,000	2,220,000	2,220,000
Other Revenue	$ 12,182,293	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000
Total Revenues	**$ 47,982,209**	**$ 36,334,900**	**$ 42,127,400**	**$ 45,921,400**	**$ 50,844,700**	**$ 63,273,094**	**$ 75,221,107**	**$ 87,373,664**
Expenditures								
Water Department	13,404,187	13,262,118	13,248,434	16,802,626	19,699,690	23,183,998	27,568,773	32,029,559
Wastewater Department	15,761,088	4,321,187	4,628,800	5,906,525	6,220,718	7,079,439	8,294,601	9,589,308
Utility Customer Service	1,022,054	1,014,614	1,078,018	1,244,337	1,415,396	1,606,396	1,792,419	1,983,760
Fleet	109,253	-	-	-	-	-	-	-
Debt Service (City)	7,907,057	12,994,746	12,994,746	14,580,027	16,935,823	19,860,336	23,203,524	26,142,272
Debt Service (UTRWD)	1,702,085	1,779,835	1,779,835	3,177,327	5,984,322	7,851,844	9,115,669	8,932,076
Total Expenditures	**$ 39,905,724**	**$ 33,372,500**	**$ 33,729,833**	**$ 41,710,842**	**$ 50,255,949**	**$ 59,582,013**	**$ 69,974,986**	**$ 78,676,975**
Net Income	**$ 8,076,486**	**$ 2,962,400**	**$ 8,397,567**	**$ 4,210,558**	**$ 588,751**	**$ 3,691,081**	**$ 5,246,121**	**$ 8,696,689**
Other Financing Sources & (Uses)								
Transfers In	46,500	-	-	-	1,800,000	1,750,000	500,000	-
Transfers Out	(6,069,982)	(5,820,795)	(11,320,795)	(3,459,522)	(1,536,348)	(1,618,782)	(1,707,324)	(1,802,520)
Total Other Financing Sources & (Uses	**$ (6,023,482)**	**$ (5,820,795)**	**$ (11,320,795)**	**$ (3,459,522)**	**$ 263,652**	**$ 131,218**	**$ (1,207,324)**	**$ (1,802,520)**
Ending Fund Balance	**$ 21,815,512**	**$ 16,027,356**	**$ 18,892,284**	**$ 19,643,320**	**$ 20,495,723**	**$ 24,318,022**	**$ 28,356,819**	**$ 35,250,988**
Fund Balance % of Expenditures	**47%**	**41%**	**42%**	**43%**	**40%**	**40%**	**40%**	**44%**

WATER UTILITIES EXPENSES BY FUNCTION

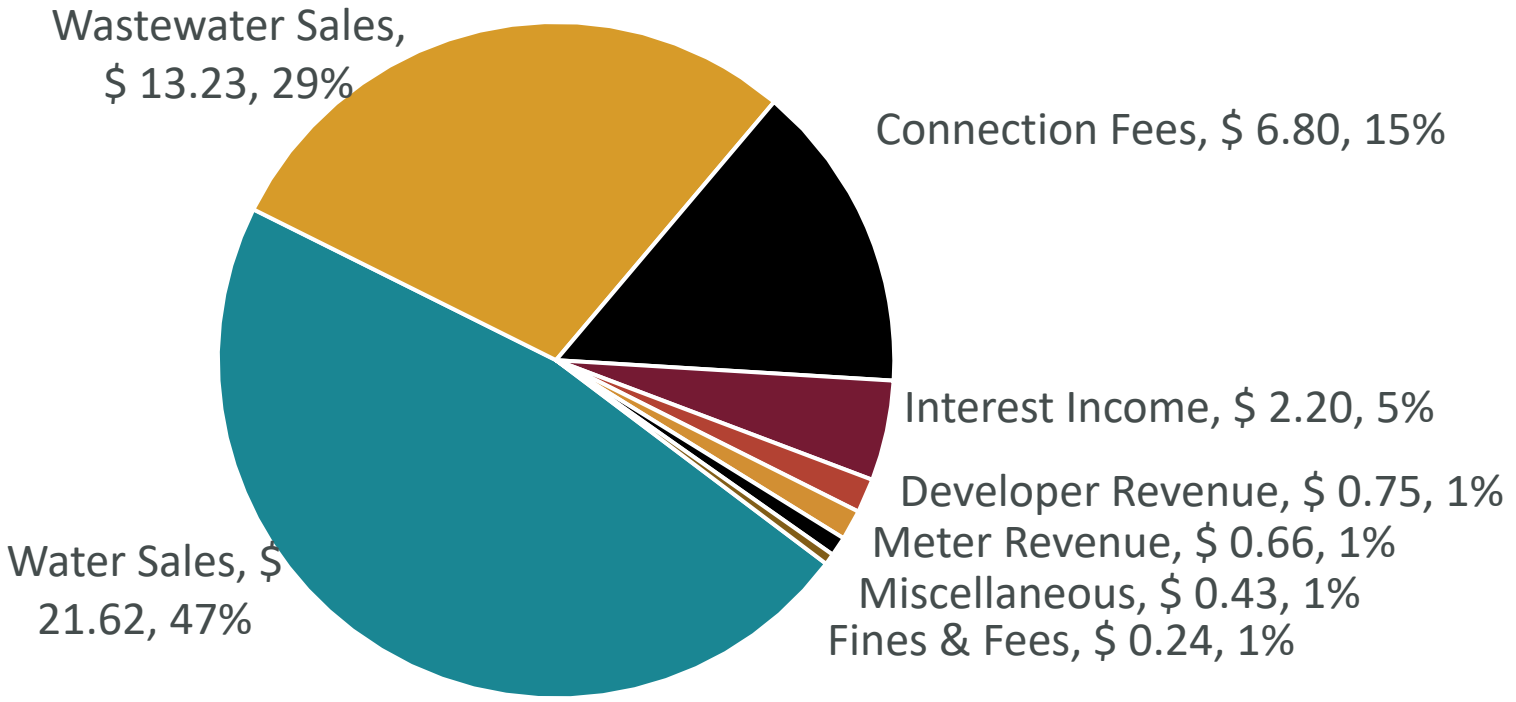
FY 2025 Proposed Budget by Function: $41,710,842



**Excludes transfers out.*

WATER UTILITIES REVENUE

FY 2025 Proposed Revenue by Category in Millions: $45,921,400



STORMWATER DRAINAGE 5-YEAR FORECAST

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 1,778,156**	**$ 2,434,248**	**$ 2,695,475**	**$ 4,951,864**	**$ 4,835,475**	**$ 2,623,363**	**$ 2,618,346**	**$ 2,423,149**
Revenues								
Stormwater Drainage Fees	1,080,350	1,240,000	1,285,000	1,415,000	1,625,000	1,868,750	2,093,000	2,302,300
Interest Income	74,829	80,000	145,000	150,000	150,000	150,000	150,000	150,000
Total Revenues	**$ 1,155,179**	**$ 1,320,000**	**$ 1,430,000**	**$ 1,565,000**	**$ 1,775,000**	**$ 2,018,750**	**$ 2,243,000**	**$ 2,452,300**
Expenditures								
Operations	231,363	414,196	414,484	902,848	1,097,421	1,190,507	1,596,611	1,462,788
Capital	363,520	570,000	5,899,811	2,209,731	2,814,000	750,000	750,000	750,000
Total Expenditures	**$ 594,883**	**$ 984,196**	**$ 6,314,295**	**$ 3,112,579**	**$ 3,911,421**	**$ 1,940,507**	**$ 2,346,611**	**$ 2,212,788**
Net Income	**$ 560,297**	**$ 335,804**	**$ (4,884,295)**	**$ (1,547,579)**	**$ (2,136,421)**	**$ 78,243**	**$ (103,611)**	**$ 239,512**
Other Financing Sources & (Uses)								
Transfers In	400,000	500,000	7,170,000	1,500,000	-	-	-	-
Transfers Out	(42,978)	(29,316)	(29,316)	(68,810)	(75,691)	(83,260)	(91,586)	(100,745)
Total Other Financing Sources & (Uses	**$ 357,022**	**$ 470,684**	**$ 7,140,684**	**$ 1,431,190**	**$ (75,691)**	**$ (83,260)**	**$ (91,586)**	**$ (100,745)**
Ending Fund Balance	**$ 2,695,475**	**$ 3,240,736**	**$ 4,951,864**	**$ 4,835,475**	**$ 2,623,363**	**$ 2,618,346**	**$ 2,423,149**	**$ 2,561,916**

SOLID WASTE FUND

- Pass-through fund
  - Revenue from trash/recycling fees
  - Payment to contractor for trash/recycling services
- Contractual CPI rate increase in December – not yet calculated
- Assume 2,000 new residential accounts per year
- Contract with Waste Connections
  - Plan to go out for RFP for service provider in FY 2025 to ensure competitive rates

OTHER FUNDS
$215.83 MILLION

OTHER FUNDS EXPENSES (IN MILLIONS)

Total Other Funds $215.83

Governmental Funds	Street Construction Fund	$5.06
	Roadway Impact Fee Fund	$13.80
	Governmental VERF	$0.59
	Capital Acquisition	$0.87
	Roadway Capital Recovery	$11.51
	Capital Funds	$173.43
Component Units	EDC	$2.58
	CDC	$1.65

OTHER FUNDS EXPENSES (IN MILLIONS)

Total Other Funds $215.83

Special Revenue Funds	Park Fee Fund	$2.57
	Downtown Fund	$0.10
	PEG, Hotel, and Grants Funds	$0.00
	Seizures Fund	$0.05
	Court Funds	$0.04
	Technology Fund	$1.20
	Integrity Fund	$0.79
	Stabilization Fun	$0.00
	TIRZ #11 Fund	$0.59
	Developer Capital Fee Funds	$1.03

SUMMARY

TOTAL EXPENDITURES – MAJOR FUNDS

Fund	FY2024	FY2025	Variance
General Fund (102)	43,322,178	52,155,745	8,833,567
Debt Service Fund (103)	16,589,795	23,626,642	7,036,847
Water/Wastewater Fund (202)	33,372,500	41,710,842	8,338,342
Solid Waste Fund (203)	3,110,000	4,470,000	1,360,000
Utility Infrastructure (205, 206, 209, 210, 213)	12,310,000	15,247,725	2,937,725
Stormwater Drainage Fund (208)	984,196	3,112,579	2,128,383
Special Revenue Funds (109, 112, 116, 118, 119, 122, 123, 311, 450, 451)	6,835,137	6,349,153	(485,984)
Other Governmental Funds (106, 107, 113, 120, 121)	7,650,890	31,825,115	24,174,225
CIP Funds	61,230,501	173,144,968	111,914,467
Economic Development Corp (401)	1,710,011	2,595,350	885,339
Community Development Corp (402)	821,257	1,651,707	830,450
Total	**$ 187,936,465**	**$ 355,889,826**	**$ 167,953,361**

STEPS TO ADOPT BUDGET

July 31 ✓
- City Manager's Proposed Budget and Tax Rate were presented to City Council

August 7 ✓
- City Manager's Proposed Budget was filed with City Secretary's Office

August 13 ✓
- The proposed budget and tax rate were discussed during the City Council Meeting
- City Council approved proposed tax rate

August 19 ✓
- Notices of Public Hearings on a Tax Increase and on the Budget were published in the *Celina Record*
- All notices and required information were published on the homepage and budget page of the City's website

STEPS TO ADOPT BUDGET

September 10

- Hold a public hearing on and consider approval of the FY 2024-2025 Budget
- Hold a public hearing on and consider approval of the 2024 Ad Valorem (Property) Tax Rate
  - Requires specific language for motion to approve (print out provided by staff)
- Consider the ratification of the property tax revenue increase reflected in the budget
  - Local Government Code 102.007(c) requires cities that adopt a budget that raises more revenue from property taxes than in the previous year to ratify the property tax increase reflected in the budget by a separate vote
  - In total, the FY 2024-2025 Budget raises $10,036,106 more in total property tax revenue than the previous fiscal year
    - Of that increase, $8,293,633 is revenue raised from new properties added to the tax roll for FY 2024-2025 (representing 82.6% of the increased property tax revenue)
    - The remaining $1,742,473 (17.4%) is increased revenue raised from existing properties

QUESTIONS?

Motion to Approve Proposed Property Tax Rate

"I move that the property tax rate be increased by the adoption of a tax rate of $0.598168, which is effectively a 5.60 percent increase in the tax rate."

https://statutes.capitol.texas.gov/Docs/TX/htm/TX.26.htm

NOTICE OF PUBLIC HEARING ON TAX INCREASE

A tax rate of $0.598168 per $100 valuation has been proposed by the governing body of City of Celina.

PROPOSED TAX RATE	$0.598168 per $100
NO-NEW-REVENUE TAX RATE	$0.566421 per $100
VOTER-APPROVAL TAX RATE	$0.598168 per $100

The no-new-revenue tax rate is the tax rate for the 2024 tax year that will raise the same amount of property tax revenue for City of Celina from the same properties in both the 2023 tax year and the 2024 tax year.

The voter-approval rate is the highest tax rate that City of Celina may adopt without holding an election to seek voter approval of the rate.

The proposed tax rate is greater than the no-new-revenue tax rate. This means that City of Celina is proposing to increase property taxes for the 2024 tax year.

A PUBLIC HEARING ON THE PROPOSED TAX RATE WILL BE HELD ON September 10, 2024 AT 5:00 PM AT the Celina City Council Chambers, 112 N Colorado St., Celina, Texas 75009.

The proposed tax rate is not greater than the voter-approval tax rate. As a result, City of Celina is not required to hold an election at which voters may accept or reject the proposed tax rate. However, you may express your support for or opposition to the proposed tax rate by contacting the members of the Governing Body of City of Celina at their offices or by attending the public hearing mentioned above.

YOUR TAXES OWED UNDER ANY OF THE RATES MENTIONED ABOVE CAN BE CALCULATED AS FOLLOWS:

Property tax amount= (tax rate) x (taxable value of your property)/100

FOR the proposal:	Philip Ferguson, Place #1	Eddie Cawlfield, Place #2
	Andy Hopkins, Mayor Pro Tem, Place #3	Wendie Wigginton, Place #4
	Mindy Koehne, Deputy Mayor Pro Tem, Place #5	Brandon Grumbles, Place #6
AGAINST the proposal:		
PRESENT and not voting:	Ryan Tubbs, Mayor	
ABSENT:		

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that

taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

The following table compares the taxes imposed on the average residence homestead by City of Celina last year to the taxes proposed to be imposed on the average residence homestead by City of Celina this year.

	2023	2024	Change
Total tax rate (per $100 of value)	$0.612154	$0.598168	decrease of -0.013986 per $100, or -2.28%
Average homestead taxable value	$508,372	$568,023	increase of 11.73%
Tax on average homestead	$3,112.02	$3,397.73	increase of 285.71, or 9.18%
Total tax levy on all properties	$32,892,827	$42,928,933	increase of 10,036,106, or 30.51%

For assistance with tax calculations, please contact the tax assessor for City of Celina at 972-547-5020 or taxassessor@collincountytx.gov, or visit www.celina-tx.gov for more information.

Notice About 2024 Tax Rates

Property tax rates in City of Celina.

This notice concerns the 2024 property tax rates for City of Celina. This notice provides information about two tax rates used in adopting the current tax year's tax rate. The no-new-revenue tax rate would Impose the same amount of taxes as last year if you compare properties taxed in both years. In most cases, the voter-approval tax rate is the highest tax rate a taxing unit can adopt without holding an election. In each case, these rates are calculated by dividing the total amount of taxes by the current taxable value with adjustments as required by state law. The rates are given per $100 of property value.

This year's no-new-revenue tax rate	$0.566421/$100
This year's voter-approval tax rate	$0.598168/$100

To see the full calculations, please visit www.collincountytx.gov for a copy of the Tax Rate Calculation Worksheet.

Unencumbered Fund Balance

The following estimated balances will be left in the taxing unit's accounts at the end of the fiscal year. These balances are not encumbered by corresponding debt obligation.

Type of Fund	**Balance**
Maintenance & Operations (M/O):	14,413,444
Interest & Sinking (I&S):	5,427,317

Current Year Debt Service

The following amounts are for long-term debts that are secured by property taxes. These amounts will be paid from upcoming property tax revenues *(or additional sales tax revenues, if applicable).*

Description of Debt	**Principal or Contract Payment to be Paid from Property Taxes**	**Interest to be Paid from Property Taxes**	**Other Amounts to be Paid**	**Total Payment**
Series 2024 Certificates of Obligation	3,330,000	6,623,320	0	9,953,320
Series 2023 Certificates of Obligation	1,005,000	1,993,600	0	2,998,600
Series 2022 Certificates of Obligation	725,000	1,500,750	0	2,225,750
Series 2021 A Certificates of Obligation	160,000	945,700	0	1,105,700
Series 2021 General Obligation Refunding Bonds	715,000	130,900	0	845,900
Series 2021 Certificates of Obligation	1,285,000	735,906	0	2,020,906
Series 2019 Certificates of Obligation	215,000	112,469	0	327,469
Series 2018 Certificates of Obligation	875,000	664,788	0	1,539,788
Series 2018 General Obligation Refunding Bonds	210,000	106,350	1,500	317,850
Series 2017 Certificates of Obligation	195,000	89,538	500	285,038
Series 2016 Certificates of Obligation	140,000	19,900	0	159,900
Series 2015 Certificates of Obligation	105,000	73,750	0	178,750
Series 2014 Certificates of Obligation	150,000	64,463	0	214,463
Series 2023 Certificates of Obligation	210,000	421,250	0	631,250
Series 2019 Certificates of Obligation	540,000	280,456	0	820,456
Tax Increment Reinvestment Zone Obligation	2,230,212	0	0	2,230,212

Total required for 2024 debt service	$25,855,352
- Amount (if any) paid from funds listed in	$0

unencumbered funds	
- Amount (if any) paid from other resources	$1,651,706
- Excess collections last year	$1,563,699
= Total to be paid from taxes in 2024	$22,639,947
+ Amount added in anticipation that the unit will collect only 101.40% of its taxes in 2024	$-312,584
= Total debt levy	$22,327,363

This notice contains a summary of actual no-new-revenue and voter-approval calculations as certified by Kenneth L Maun, Tax Assessor - Collector on 08/14/2024 .

Visit Texas.gov/PropertyTaxes to find a link to your local property tax database on which you can easily access information regarding your property taxes, including information about proposed tax rates and scheduled public hearings of each entity that taxes your property.

The 86th Texas Legislature modified the manner in which the voter-approval tax rate is calculated to limit the rate of growth of property taxes in the state.

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ESTABLISHING AND LEVYING MUNICIPAL AD VALOREM TAXES FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024 AND ENDING SEPTEMBER 30, 2025; DIRECTING THE ASSESSMENT THEREOF TO PROVIDE REVENUES FOR THE PAYMENT OF CURRENT OPERATION AND MAINTENANCE EXPENSES AND INDEBTEDNESS OF THE CITY; PROVIDING FOR A LIEN ON ALL REAL AND PERSONAL PROPERTY TO SECURE PAYMENT OF TAXES DUE THEREON; PROVIDING FOR COLLECTION BY THE COLLIN AND DENTON COUNTY TAX ASSESSOR/COLLECTOR; CONTAINING A SEVERABILITY CLAUSE; REPEALING ALL ORDINANCES AND PARTS THEREOF IN CONFLICT HEREWITH; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 26.05 of the Texas Tax Code requires that the City of Celina, Texas (the "City") adopt a tax rate for the fiscal year beginning October 1, 2024 and ending September 30, 2025 ("FY 2024-2025") by September 30, 2024; and

WHEREAS, pursuant to Chapter 26 of the Texas Tax Code, the Tax Assessor-Collector for the City has calculated the tax rate for FY 2024-2025 which cannot be exceeded without requisite publication and a public hearing; and

WHEREAS, it is necessary to levy such an *ad valorem* tax at a given rate to generate revenues sufficient to meet the projected expenditures of the City for FY 2024-2025; and

WHEREAS, the City Council of the City of Celina, Texas ("City Council") has approved on the 10th day of September 2024, the budget for the FY 2024-2025; and

WHEREAS, the aforesaid Ordinance anticipates and requires the levy of an *ad valorem* tax on all taxable property in the City of Celina; and

WHEREAS, the Chief Appraisers of the Collin Central Appraisal District and Denton Central Appraisal District have prepared and certified their respective portions of the appraisal roll for the City of Celina, Texas, which combined lists the value of all property taxable by the City of Celina, Texas; and

WHEREAS, the City of Celina duly published a notice of public hearing in the *Celina Record* newspaper on August 19, 2024 and on the homepage of the City's website to receive input from members of the public regarding the proposed tax increase at the September 10, 2024 Regular City Council Meeting; and

WHEREAS, the City Council, in compliance with the State of Texas Truth-in-Taxation laws, conducted a public hearing on September 10, 2024 to receive input from any person in attendance concerning the proposed tax increase, and such public hearing was held in a publicly accessible building in the City limits; and

WHEREAS, the proposed tax rate is greater than the No-New-Revenue Tax Rate but not greater than the Voter-Approval Tax Rate, and, as a result, does not require the City of Celina to hold an election at which voters may accept or reject the proposed tax rate; and

WHEREAS, Section 26.05(a) of the Texas Tax Code provides that the tax rate consists of two components, one of which will impose an amount of taxes needed to pay debt service, and the other of which will impose the amount of taxes needed to fund maintenance and operation expenses for the next year, and each much be approved separately; and

WHEREAS, the tax rate set forth herein consist of two components, as required, and they are approved separately; and

WHEREAS, the proposed property tax rate is effectively a 5.60 percent increase in the current property tax rate; and

WHEREAS, all statutory and constitutional requirements concerning the levying and assessing of *ad valorem* taxes have been completed in due and correct time, and

WHEREAS, the City Council has considered the information and feedback provided by meeting attendees during the public hearing and the proposed FY 2024-2025 Budget and has determined that the proposed tax rate is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

Section 1. There is hereby levied for the FY 2024-2025 upon all real property situated within the corporate limits of the City of Celina, Texas, and upon all personal property which was owned within the corporate limits of the City of Celina, Texas, on January 1, 2024, except so much thereof as may be exempt by the Constitution or laws of the State of Texas, or this ordinance, a tax of $0.5981680 on each One Hundred Dollars ($100.00) of assessed valuation on all taxable property. The tax rate consists of two components each of which is hereby approved separately. The total tax herein so levied shall consist and be comprised of the following components:

a) An *ad valorem* tax rate of $0.287061 on each One Hundred Dollars ($100.00) assessed valuation of all taxable property is hereby levied for the purpose of defraying the maintenance and operation expenses of the City of Celina, Texas for the fiscal year ending September 30, 2025.

THIS TAX RATE WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.50 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND

OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $-28.82.

b) An *ad valorem* tax rate of $0.311107 on each One Hundred Dollars ($100.00) assessed valuation of all taxable property is hereby levied for the purpose of the payment of principal and interest of the valid bonded indebtedness, and related fees of the City of Celina, Texas for the fiscal year ending September 30, 2025.

Section 2. The City of Celina shall have lien on all taxable property located in the City of Celina to secure the payment of taxes, penalties, interest, and all costs of collection, assess and levied hereby.

Section 3. Taxes shall be payable in full at the office of the Collin County Tax Assessor/Collector, 2300 Bloomdale Road, Suite 2324, McKinney, TX 75071 and the Denton County Tax Assessor/Collector, 1505 E. McKinney, Denton, TX 76209. The City shall have available all rights and remedies provided by law for the enforcement of the collection of taxes levied under this Ordinance.

Section 4. That taxes levies under this Ordinance shall be due October 1, 2024, and if not paid on or before January 31, 2025, shall immediately become delinquent. The penalties and interest provided for herein shall accrue after January 31 of the year following the year in which the taxes are assessed. However, if the entire taxes due as provided herein are paid in full by January 31 of the year following the year in which taxes are assessed, no penalty or interest shall be due.

Section 5. A delinquent tax shall incur the maximum penalty and interest authorized by Section 33.01 of the Texas Property Tax Code, to wit: a penalty of six percent (6%) of the amount of the tax for the first calendar month it is delinquent, plus one percent (1%) for each additional month or portion of a month the tax remains unpaid prior to July 1 of the year in which it becomes delinquent.

Provided, however, a tax that is delinquent on July 1 of the year in which it becomes delinquent shall incur a total penalty of twelve percent (12%) of the amount of the delinquent tax without regard to the number of months the tax has been delinquent. A delinquent tax shall also accrue interest rate at a rate of one percent (1%) for each month or portion of a month the tax remains unpaid. All other penalties and collection remedies authorized by law are hereby adopted. Taxes that are and remain delinquent on July 1, 2025, incur an additional penalty not to exceed twenty percent (20%) of the amount of delinquent taxes, penalty, and interest collected; such additional penalty is to defray the costs of collection due pursuant to the contract with the City Attorney authorized by Section 6.30 of the Texas Tax Code, as amended.

Section 6. The City Manager or his designee shall put the following notice on the homepage of the City's internet website, in accordance with the Texas Tax Code section 26.05:

THE CITY OF CELINA ADOPTED A TAX RATE THAT WILL RAISE MORE TAXES FOR MAINTENANCE AND OPERATIONS THAN LAST YEAR'S TAX RATE.

THE TAX RATE WILL EFFECTIVELY BE RAISED BY 3.50 PERCENT AND WILL RAISE TAXES FOR MAINTENANCE AND OPERATIONS ON A $100,000 HOME BY APPROXIMATELY $-28.82.

Section 7. The tax roll presented to the City Council, together with any supplements thereto, are hereby accepted and approved.

Section 8. Should any paragraph, sentence, provision, clause, phrase, or section of this Ordinance be adjudged or held to be unconstitutional, illegal, or invalid, the same shall not affect the validity of this Ordinance, as a whole or any part or provision thereof, other than the part or parts adjudged to be invalid, illegal, or unconstitutional.

Section 9. This ordinance shall be in full force and effect from and after its adoption by the City Council and publication of its caption as the law and the Home Rule Charter of the City of Celina provide in such cases.

Section 10. All other ordinances and Code provisions in conflict herewith are hereby repealed, but only to the extent of any such conflict or inconsistency and all other provisions of the City of Celina Code not in conflict herewith shall remain in full force and effect.

Section 11. The repeal of any ordinance or parts thereof by the enactment of this Ordinance, shall not be construed as abandoning any action now pending under or by virtue of such ordinance; not shall it have the effect of discontinuing, abating, modifying or altering any penalty accruing or to accrue, nor as affecting any rights of the city under any section or provision of any ordinances at the time of passage of this Ordinance.

Section 12. The above and foregoing findings are true and correct and are incorporated herein and made a part hereof for all purposes.

Section 13. The City Council of the City of Celina, Texas met in a public meeting on September 10, 2024, and adopted this ordinance with at least 60 percent of the City Council voting in favor by record vote as follows:

Mayor Ryan Tubbs	YEA ___ NAY ___ ABSTAIN ___ ABSENT ___
Mayor Pro Tem Andy Hopkins	YEA ___ NAY ___ ABSTAIN ___ ABSENT ___
Deputy Mayor Pro Tem Mindy Koehne	YEA ___ NAY ___ ABSTAIN ___ ABSENT ___
Council Member Philip Ferguson	YEA ___ NAY ___ ABSTAIN ___ ABSENT ___
Council Member Eddie Cawlfield	YEA ___ NAY ___ ABSTAIN ___ ABSENT ___

Council Member Wendie Wigginton YEA ___ NAY ___ ABSTAIN ___ ABSENT ___

Council Member Brandon Grumbles YEA ___ NAY ___ ABSTAIN ___ ABSENT ___

PASSED and APPROVED by the City Council of the City of Celina, Texas on the 10th day of September 2024.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Bradley Kearney, Assistant Finance Director
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Brad Kearney
Date:	September 10, 2024
Re:	Ariana PID Creation

Action Requested:
Conduct a public hearing to consider public comment regarding the creation of the Ariana Public Improvement District and act upon a Resolution creating the Ariana Public Improvement District. (Kearney)

Background Information:
The City received a petition from North Sky Ariana, LLC and Ariana, LLC to establish the Ariana Public Improvement District (PID). The petition is for property located at GA Moore Parkway and Louisiana Drive, near Martin Elementary School in the north-central area of Celina. On August 13, 2024, City Council accepted the PID petition and called for a public hearing on September 10, 2024. Staff has notified all impacted land owners and published a notice of public hearing in accordance with State law.

At the close of the public hearing, City Council may consider the resolution to create the Ariana PID.

The process for the creation of a public improvement district (PID) is:

- The property owner/developer files a petition to establish the PID with the City.
- Council considers accepting the petition and calling a public hearing for a future Council Meeting to receive public input regarding the PID.
- Council holds a public hearing and considers approving the creation of the PID.
- Staff works with the developer on each phase of the PID in compliance with the City's PID Policy.

- Staff brings a Service and Assessment Plan (SAP) for each phase to City Council for consideration. The SAP establishes the assessments on each property within the PID.

Total project costs and assessments are determined when an SAP is developed or updated with each phase of the PID. The total assessments on properties within the PID will be restricted by the City's PID Policy, which limits assessments based on the total estimated overlapping tax rate. The maximum overlapping tax rate allowed by the Policy is the highest overlapping tax rate on existing properties in the City at the time.

The Resolution before City Council is to create the Ariana PID. The Resolution does not establish any assessments.

Legal Review:
This item has been reviewed and approved.

Supporting Documents:
1. Ariana PID Creation Presentation
2. Resolution Creating Ariana PID

Financial Consideration:
None

Staff Recommendation:
Staff recommends approval.

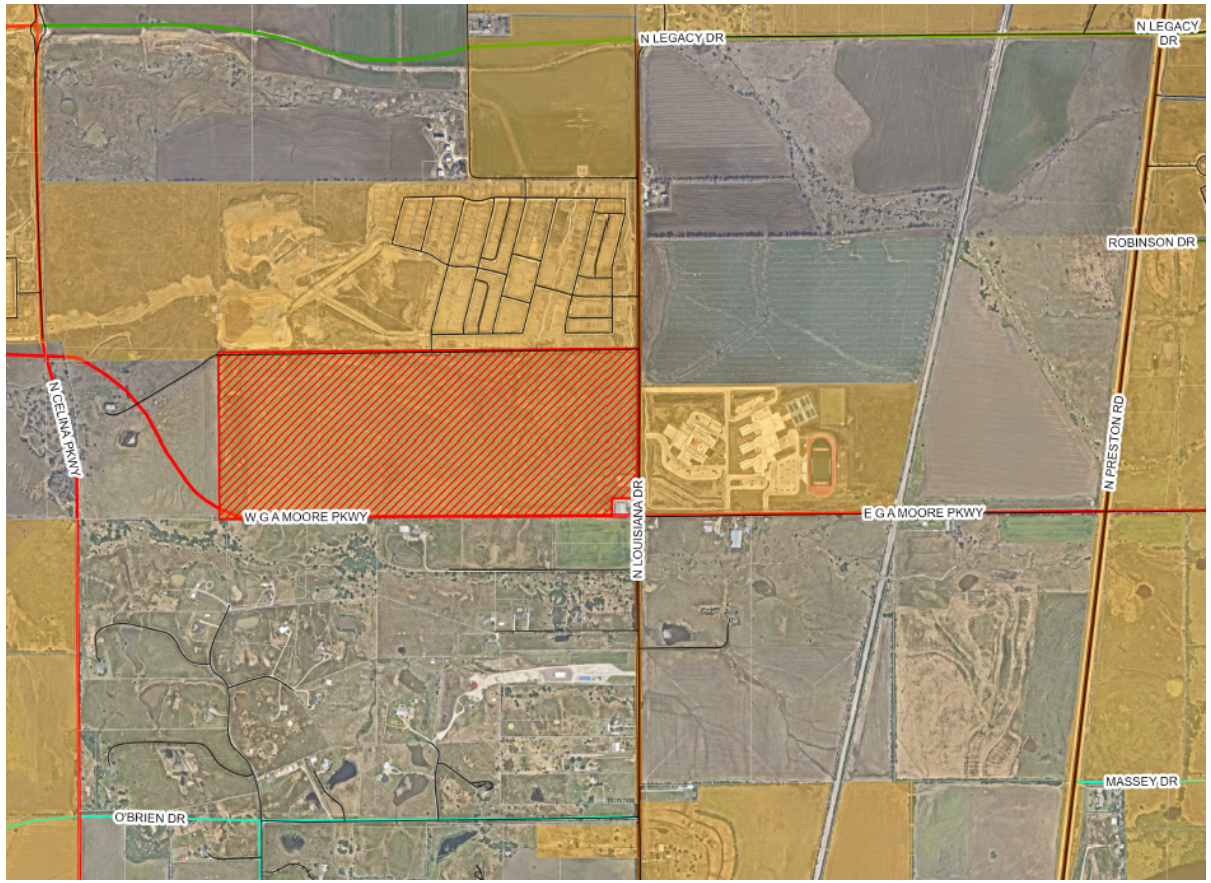
PETITION TO ESTABLISH THE ARIANA PUBLIC IMPROVEMENT DISTRICT

City Council Meeting
September 10, 2024



PETITION

- Staff received a petition to establish the Ariana Public Improvement District
  - Petitioners: North Sky Ariana, LLC and Ariana, LLC
  - Developer: Corson Cramer
- Location: GA Moore Pkwy and Louisiana Dr
  - Near Martin Elementary
- Proposed Public Improvements:
  - Water and wastewater
  - Roadway, paving, and drainage
  - Landscape and irrigation
  - Parks and trails



PID CREATION PROCESS

- Property owner/developer files a petition
- Council considers accepting the petition and calling a public hearing
- **Council holds a public hearing and considers approving the creation of the PID**
- Staff works with the developer on each phase of the PID in compliance with the City's PID Policy
- Staff brings a service and assessment plan for each phase to City Council for consideration, establishing the assessments on each property within the PID

PROJECT COSTS AND ASSESSMENTS

- PID Act provides that total project costs and maximum assessment is set by the City Council when the Preliminary Service and Assessment Plan is considered
  - To be considered by City Council after creation of PID
- The City's PID Policy set the maximum overlapping tax rate for a property (including the estimated tax rate equivalent of a PID assessment)
  - The highest rate on existing properties in the City at the time
  - Will be calculated when Preliminary Service and Assessment Plan is developed and during each update to the Service and Assessment Plan

QUESTIONS?

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF CELINA, TEXAS AUTHORIZING AND CREATING THE ARIANA PUBLIC IMPROVEMENT DISTRICT IN ACCORDANCE WITH CHAPTER 372 OF THE TEXAS LOCAL GOVERNMENT CODE; PROVIDING FOR RELATED MATTERS; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Celina, Texas (the "City"), is authorized under Chapter 372 of the Texas Local Government Code, as amended (the "Act"), to create a public improvement district within the corporate limits of the City; and

WHEREAS, the City Council of the City (the "City Council") has received a petition (the "Petition") requesting the creation of the Ariana Public Improvement District (the "District") from CCD – North Sky Ariana, LLC and Ariana LLC, the record owners of taxable real property representing more than fifty percent (50%) of the appraised value of the real property liable for assessment (as determined by the most recent certified appraisal roll for Collin County) in the proposed District and the record owners of taxable real property that constitutes more than 50% of all of the area of all taxable real property that is liable for assessment under the District (the "Petitioners"); and

WHEREAS, the Petition has been examined, verified, and found to meet the requirements of Section 372.005(b) of the Act and to be sufficient for consideration by the City Council, and

WHEREAS, the boundaries of the District are located within the corporate limits of the City and are described in Exhibit A (the "Property"), attached hereto and incorporated herein for all purposes; and

WHEREAS, after providing all notices required by the Act, the City Council, on September 10, 2024, convened a public hearing on the advisability of the improvements and services (the "Public Hearing") and, after considering all written and documentary evidence presented at the hearing, including all written comments and statements filed with the City, the City Council closed the Public Hearing;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS AS FOLLOWS:

Section 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

Section 2. The Petition submitted to the City by the Petitioners was filed with the City Secretary and complies with Section 372.005 of the Act.

Section 3. Pursuant to the requirements of the Act, including, without limitation, Sections 372.006, 372.009(a), 372.009(b) and 372.010, the City Council, after considering the Petition and the evidence and testimony presented at the Public Hearing, hereby finds and declares:

(a) **Advisability of the Proposed Improvements**. It is advisable to create the District to provide the Authorized Improvements (as described below). The Authorized Improvements are feasible and desirable and will promote the interests of the City and will confer a special benefit on the Property.

(b) **General Nature of the Authorized Improvements**. The general nature of the proposed public improvements to be provided by the District that are necessary for the development of the Property within the District and which shall promote the interests of the City and confer a special benefit upon the Property, may include: (i) street and roadway improvements, including related sidewalks, drainage, utility relocation, signalization, landscaping, lighting, signage, off-street parking and right-of-way; (ii) establishment or improvement of parks and open space, together with the design, construction of any ancillary structures, features or amenities such as trails, playgrounds, walkways, lighting and any similar items located therein; (iii) sidewalks and landscaping, including entry monuments and features, fountains, lighting and signage; (iv) acquisition, construction, and improvement of water, wastewater and drainage improvements and facilities; (v) acquisition of real property, interests in real property, or contract rights in connection with the Authorized Improvements; (vi) payment of costs, including, without limitation, design, engineering, permitting, legal, required payment, performance and maintenance bonds, bidding, support, construction, construction management, administrative and inspection costs, associated with developing and financing the public improvements listed in (i) through (v) above; (vii) projects similar to those listed in subsections (i) - (v) above or authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; (viii) payment of costs associated with special supplemental services for improvement and promotion of the District as approved by the City including services related to advertising, promotion, health and sanitation, water and wastewater, public safety, security, business recruitment, development, recreation, and cultural enhancement; and (ix) payment of costs associated with developing and financing the public improvements listed in (i) - (viii) above, as well as the interest, costs of issuance, reserve funds, or credit enhancement of bonds issued for the purposes described in (i) through (viii) above, and costs of establishing, administering and operating the District (collectively, the "Authorized Improvements").

(c) **Estimated Costs of the Authorized Improvements and Apportionment of Costs.** The estimated costs of constructing and acquiring all of the currently proposed Authorized Improvements, together with bond issuance costs, legal and financial fees, letter of credit fees and expenses, bond credit enhancement expenses, capitalization of bond interest, the creation of a bond reserve fund, expenses incurred in the establishment, administration and operation of the District and acquisition, by purchase or otherwise, of real property or contract rights in connection with each authorized improvement, is presently estimated to be a total of approximately $50,000,000, based on the estimated current and future costs of the Authorized Improvements to serve the area within the District, as authorized by law. The total costs of the Authorized Improvements shall be paid from assessments lawfully available to the City and/or from other sources of funds of the developer, anticipating that the costs of acquisition of the Authorized Improvements will be paid pursuant to a contractual reimbursement

obligation or the issuance of bonds secured by and payable from a special assessment levied on all property within the District's boundaries for the Authorized Improvements.

(d) **Boundaries of the District**. The boundaries of the Ariana Public Improvement District are set forth in Exhibit A. The District shall be located within the corporate limits of the City and located north of Private Road 5524 and west of N. Louisiana Drive.

(e) **Proposed Method of Assessment.** The City shall levy assessment(s) relating to the costs of the Authorized Improvements on property within the District in a manner that results in imposing equal shares of the costs on property similarly benefited. All assessments, including interest, may be paid in full at any time, and certain assessments may be paid in annual installments, with interest. If an assessment is allowed to be paid in installments, then the installments must be paid in amounts necessary to meet annual costs for those Authorized Improvements financed by the assessments, and must continue for a period necessary to retire the indebtedness for those Authorized Improvements (including interest). A report will be prepared showing the special benefit accruing to property in the District and how the costs of the Authorized Improvements are assessed to property on the basis of a special benefit.

(f) **Management of the District**. The District shall be managed by the City, with the assistance of a consultant, who shall, from time to time, advise the City regarding certain operations of the District.

(g) **Advisory Board**. The District shall be managed without the creation of an advisory body.

Section 4. The Ariana Public Improvement District is hereby authorized and created as a public improvement district under the Act in accordance with the findings of the City Council as to the advisability of the Authorized Improvements contained in this Resolution, the nature and the estimated costs of the Authorized Improvements, the boundaries of the District, the method of assessment, and the apportionment of costs as described herein; and the conclusion that the District is needed to fund such Authorized Improvements.

Section 5. The City Council hereby authorizes and directs the City Secretary, on or before the 7th day from the date hereof, in accordance with the Act, to file a copy of this Resolution authorizing the District with the county clerk of each county in which all or part of the District is located.

Section 6. Effective upon the date of the passage of this Resolution, the District shall be established.

Section 7. This Resolution shall take effect immediately from and after its passage in accordance with the law.

ADOPTED, PASSED, AND APPROVED on this the 10th day of September, 2024.

CITY OF CELINA, TEXAS

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on _____, 2024 by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

_____

Notary Public, State of Texas

(SEAL)

[Signature page of Resolution]

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

TRACT 1

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, the George A. Wilson Survey, Abstract No. 1072 and the MEP & RY CO. Survey, Abstract No. 654, Collin County, Texas and being part of a called 148.703 acre tract of land conveyed to Ariana, LLC as recorded in Instrument No. 20180730000947040 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING in Business 289 at a Mag Nail found for the northeast corner of the called 148.703 acre tract of land, said mag nail being in the east line of said German Emigration Survey, and said mag nail being the southeast corner of a called 153.177 acre tract of land conveyed CCD-North Sky LLC in Instrument No. 20210325000596630 Official Public Records of Collin County, Texas;

THENCE S 89°28'14" W with the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land for a distance of 996.45' to a 1/2" iron rod with plastic cap stamped "4613" set for the POINT OF BEGINNING;

THENCE S 13°52'43" W across the called 148.703 acre tract of land for a distance of 1594.78' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 70°16'24" W a distance of 105.39' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left with an arc length of 347.82', with a radius of 1160.09', with a chord bearing of N 78°51'45" W, with a chord length of 346.52', with a delta angle of 17°10'42", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 83°48'48" W a distance of 100.66' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°36'59" W a distance of 249.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 44°36'59" W a distance of 14.14' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°36'59" W a distance of 805.19' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 08°20'55" W a distance of 214.25' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right with an arc length of 27.97', with a radius of 70.50', with a chord bearing of N 03°01'04" E, with a chord length of 27.79', with a delta angle of 22°43'58", to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left with an arc length of 15.67', with a radius of 39.50', with a chord bearing of N 03°01'04" E, with a chord length of 15.57', with a delta angle of 22°43'58", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 08°20'55" W a distance of 48.93' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left with an arc length of 100.99', with a radius of 375.00', with a chord bearing of N 16°03'50" W, with a chord length of 100.69', with a delta angle of 15°25'50", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 23°46'45" W a distance of 242.24' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 66°13'15" W a distance of 1.50' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left with an arc length of 96.96', with a radius of 58.00', with a chord bearing of N 71°40'13" W, with a chord length of 86.06', with a delta angle of 95°46'56", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 60°26'19" W a distance of 17.08' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 29°33'41" W a distance of 53.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left with an arc length of 139.26', with a radius of 103.00', with a chord bearing of N 21°42'22" E, with a chord length of 128.89', with a delta angle of 77°27'54", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 72°58'25" E a distance of 1.50' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right with an arc length of 237.54', with a radius of 825.00', with a chord bearing of N 08°46'41" W, with a chord length of 236.72', with a delta angle of 16°29'49", to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE N 00°31'46" W a distance of 390.72' to a 1/2" iron rod with plastic cap stamped "4613" set for corner in the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land;

THENCE N 89°28'14" E with the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land for a distance of 2262.16' to the POINT OF BEGINNING, and containing 2,860,834 Square Feet or 65.676 acres of land.

TRACT 2

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, Collin County, Texas and being part of a called 148.703 acre tract of land conveyed to Ariana, LLC as recorded in Instrument No. 20180730000947040 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING in Business 289 at a Mag Nail found for the northeast corner of the called 148.703 acre tract of land, said mag nail being in the east line of said German Emigration Survey, and said mag nail being the southeast corner of a called 153.177 acre tract of land conveyed CCD-North Sky LLC in Instrument No. 20210325000596630 of the Official Public Records of Collin County, Texas;

THENCE S 89°28'14" W with the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land for a distance of 317.55' to a 1/2" iron rod with plastic cap stamped "4613" set for the POINT OF BEGINNING;

THENCE S 00°00'19" W across the called 148.703 acre tract of land for a distance of 304.62' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a central angle of 12°03'54", an arc length of 57.91', a radius of 275.00', a chord bearing of S 06°01'38" E, and a chord length of 57.80', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 54°33'25" E a distance of 14.45' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 07°34'06" E a distance of 60.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left having a central angle of 25°27'00", an arc length of 230.98', a radius of 520.00', a chord bearing of S 69°42'24" W, and a chord length of 229.08', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 56°58'54" W a distance of 88.50' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a central angle of 08°52'48", an arc length of 66.64', a radius of 430.00', a chord bearing of S 61°25'18" W, and a chord length of 66.58', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 23°53'23" W a distance of 14.75' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 18°48'02" E a distance of 96.06' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right having a central angle of 20°04'02", an arc length of 154.53', a radius of 441.21', a chord bearing of S 08°38'09" E, and a chord length of 153.74', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 43°23'20" E a distance of 14.70' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 85°07'16" E a distance of 6.20' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 05°17'32" W a distance of 60.00' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the left;

THENCE with said non-tangent curve to the left having a central angle of 05°49'18", an arc length of 37.59', a radius of 370.00', a chord bearing of N 87°37'07" W, and a chord length of 37.58', to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 89°28'14" W a distance of 526.84' to a 1/2" iron rod with plastic cap stamped "4613" set for corner;

THENCE S 13°52'33" W a distance of 676.79' to a 1/2" iron rod with plastic cap stamped "4613" set for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right having a central angle of 04°08'29", an arc length of 75.17', a radius of 1040.00', a chord bearing of N 72°26'02" W, and a chord length of 75.16', to a 1/2" iron rod with plastic cap stamped "4613" found for the southeast corner of a called 65.676 acre tract of land conveyed to CCD - North Sky Ariana, LLC as recorded in Instrument No. 2024000015282 of the Official Public Records of Collin County, Texas;

THENCE N 13°52'33" E with the east line of the called 65.676 acre tract of land for a distance of 1594.79' to a 1/2" iron rod with plastic cap stamped "4613" found for the northeast corner of the called 65.676 acre tract of land and said iron rod found being in the north line of the called 148.703 acre tract of land;

THENCE N 89°28'14" E with the north line of the called 148.703 acre tract of land a distance of 678.90' to the POINT OF BEGINNING, and containing 652,182 Square Feet or 14.972 acres of land.

TRACT 3

BEING a tract of land situated in the German Emigration Co. Survey, Abstract No, 357, the George A. Wilson Survey, Abstract No. 1072 and the MEP & RY CO. Survey, Abstract No. 654, Collin County, Texas and being part of a called 148.703 acre tract of land conveyed to Ariana, LLC as recorded in Instrument No. 20180730000947040 of the Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING in Business 289 at a Mag Nail found for the northeast corner of the called 148.703 acre tract of land, said mag nail being in the east line of said German Emigration Survey, and said mag nail being the southeast corner of a called 153.177 acre tract of land conveyed CCD-North Sky LLC as recorded in Instrument No. 20210325000596630 Official Public Records of Collin County, Texas;

THENCE S 89°28'14" W with the north line of the called 148.703 acre tract of land and the south line of the called 153.177 acre tract of land for a distance of 3258.61' to a 1/2" iron rod with plastic cap stamped "4613" found for the POINT OF BEGINNING;

THENCE S 00°31'46" E a distance of 390.72' to a 1/2" iron rod with plastic cap stamped "4613" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left having a central angle of 16°29'49", an arc length of 237.54', a radius of 825.00', a chord bearing of S 08°46'41" E, and a chord length of 236.72', to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 72°58'25" W a distance of 1.50' to a 1/2" iron rod with plastic cap stamped "4613" found for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right having a central angle of 77°27'54", an arc length of 139.26', a radius of 103.00', a chord bearing of S 21°42'22" W, and a chord length of 128.89', to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 29°33'41" E a distance of 53.00' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE N 60°26'19" E a distance of 17.08' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right having a central angle of 95°46'56", an arc length of 96.96', a radius of 58.00', a chord bearing of S 71°40'13" E, and a chord length of 86.06', to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE N 66°13'15" E a distance of 1.50' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 23°46'45" E a distance of 242.24' to a to a 1/2" iron rod with plastic cap

stamped "4613" found for corner found at the beginning of a curve to the right;

THENCE with said curve to the right having a central angle of 14°57'54", an arc length of 97.94', a radius of 375.00', a chord bearing of S 16°17'48" E, and a chord length of 97.67', to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 08°21'44" E a distance of 51.97' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner found at the beginning of a curve to the right;

THENCE with said curve to the right having a central angle of 22°45'36", an arc length of 15.67', a radius of 39.45', a chord bearing of S 03°01'04" W, and a chord length of 15.57', to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner at the beginning of a reverse curve to the left;

THENCE with said reverse curve to the left having a central angle of 22°45'36", an arc length of 27.97', a radius of 70.42', a chord bearing of S 03°01'04" W, and a chord length of 27.79', to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 08°20'55" E a distance of 214.25' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE N 89°36'59" E a distance of 805.19' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE N 44°36'59" E a distance of 14.14' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE N 89°36'59" E a distance of 249.00' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 83°48'48" E a distance of 100.66' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner at the beginning of a non-tangent curve to the right;

THENCE with said non-tangent curve to the right having a central angle of 17°10'42", an arc length of 347.82', a radius of 1160.09', a chord bearing of S 78°51'45" E, and a chord length of 346.52', to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 70°16'24" E a distance of 105.39' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner;

THENCE S 13°52'43" W a distance of 64.83' to a to a 1/2" iron rod with plastic cap stamped "4613" found for corner in the south line of the called 148.703 acre tract of land, and said iron rod found also being in the north line of a called 10.601 acre tract of land conveyed to Chaya Investments LLC as recorded in Instrument No. 20180516000596360 Official Public Records of Collin County, Texas;

THENCE S 89°36'59" W with the south line of the called 148.703 acre tract of land a distance of 2657.88' to a fence post found for the southwest corner of the called 148.703 acre tract of land, said fence post also being the southeast corner of a called 66.862 acre tract of land conveyed to TJT Services LLC and Yaya Ellath LLC as recorded in Instrument No. 2022000145519 Official Public Records of Collin County, Texas, and said fence post being in the north line of a called 30.000 acre tract of land conveyed to ALI SHAUN Ganji as recorded in as recorded in Instrument No. 2022000136548 Official Public Records of Collin County, Texas;

THENCE N 00°31'21" W with the west line of the called 148.703 acre tract of land and the east line of the called 66.862 acre tract of land for a distance of 1598.96' to a 1/2" iron rod with plastic cap stamped "4613" set for the northwest corner of the called 148.703 acre tract of land and said iron rod set being in the south line of the called 153.177 acre tract of land;

THENCE N 89°21'05" E with the north line of the called 148.703 acre tract of land and with the south line of the called 153.177 acre tract of land for a distance of 808.46' to the POINT OF BEGINNING and containing 1,733,511 Square Feet or 39.796 acres of land.

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Madhuri Mohan, Planning Director
CC:	Dusty McAfee, Director of Development Services
Intiated by:	Jonathan Pollard
Date:	September 10, 2024
Re:	LMR Tract - C-3 Expedited Annexation

Action Requested:
Conduct a public hearing to consider and act upon an Ordinance on the voluntary annexation of approximately 75 acres within the Extraterritorial Jurisdiction (ETJ); generally located at the northeast corner of future Legacy Drive and Celina Parkway, within the Extraterritorial Jurisdiction. (LMR Tract - C-3 Expedited Annexation) (McAfee)

Background Information:
This item is related to the annexation of approximately 75 acres, generally located at the northeast corner of future Legacy Drive and Celina Parkway. The City Council approved a Development Agreement for the subject property in February 2021 that outlined the future annexation and zoning of the subject property. The applicant is requesting to voluntarily annex the property and to provide the appropriate zoning for the 75 acre property in conformance with the governing Development Agreement. Please refer to the attached documents, as well as the associated zoning item, for further information.

The following two agenda items, including this one, comprise one project on the agenda, per the below:

- **Annexation (Public Hearing) - Voluntary annexation of the subject property**
- Zoning (Public Hearing) - Zoning the property for future development

Legal Review:
This annexation follows a standard template approved by the City Attorney's Office.

Supporting Documents:

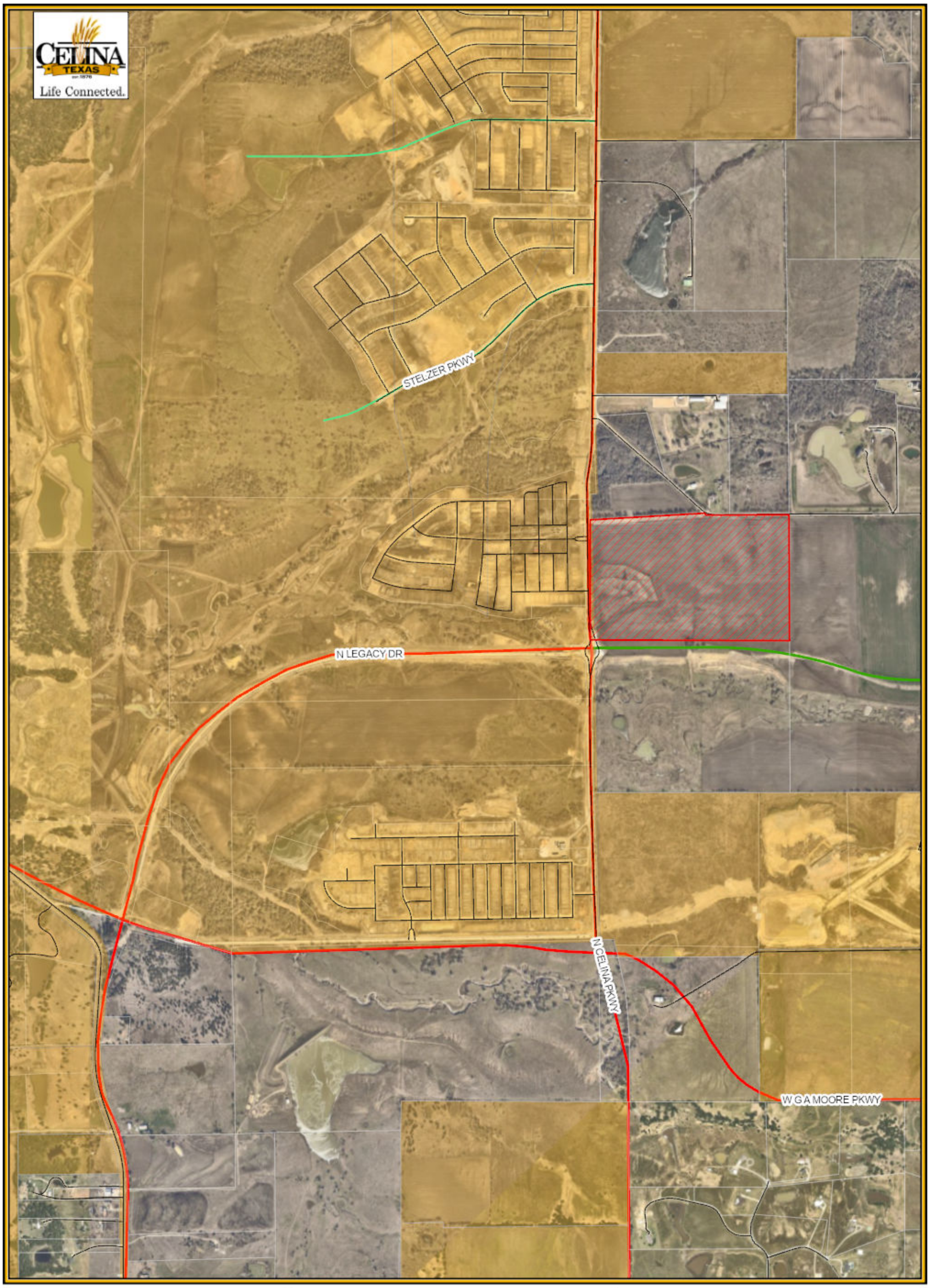
1. Location Map
2. Staff Presentation
3. Draft Ordinance

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

LMR Tract Location Map

City of Celina

7/25/2024

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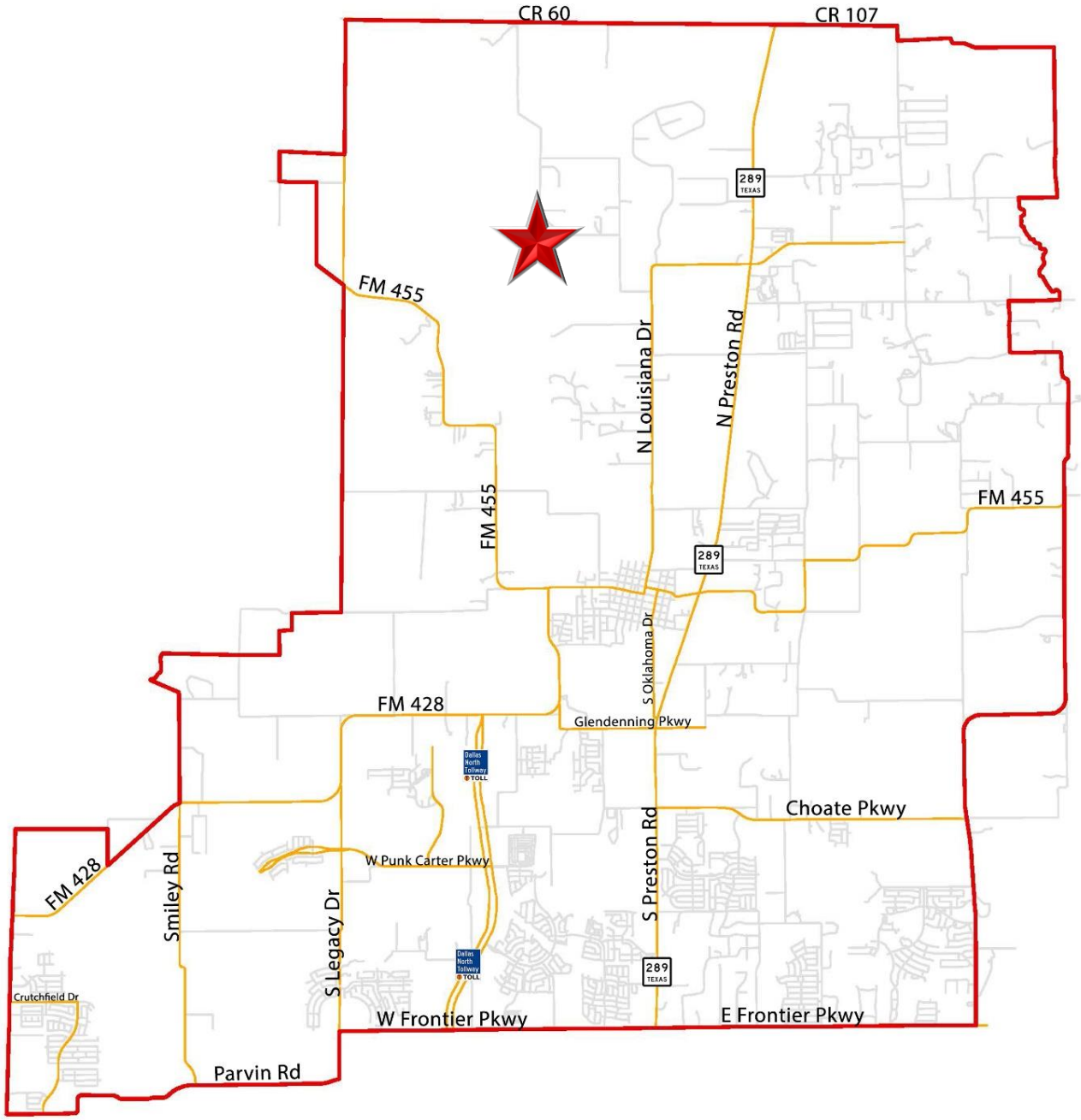
Feet

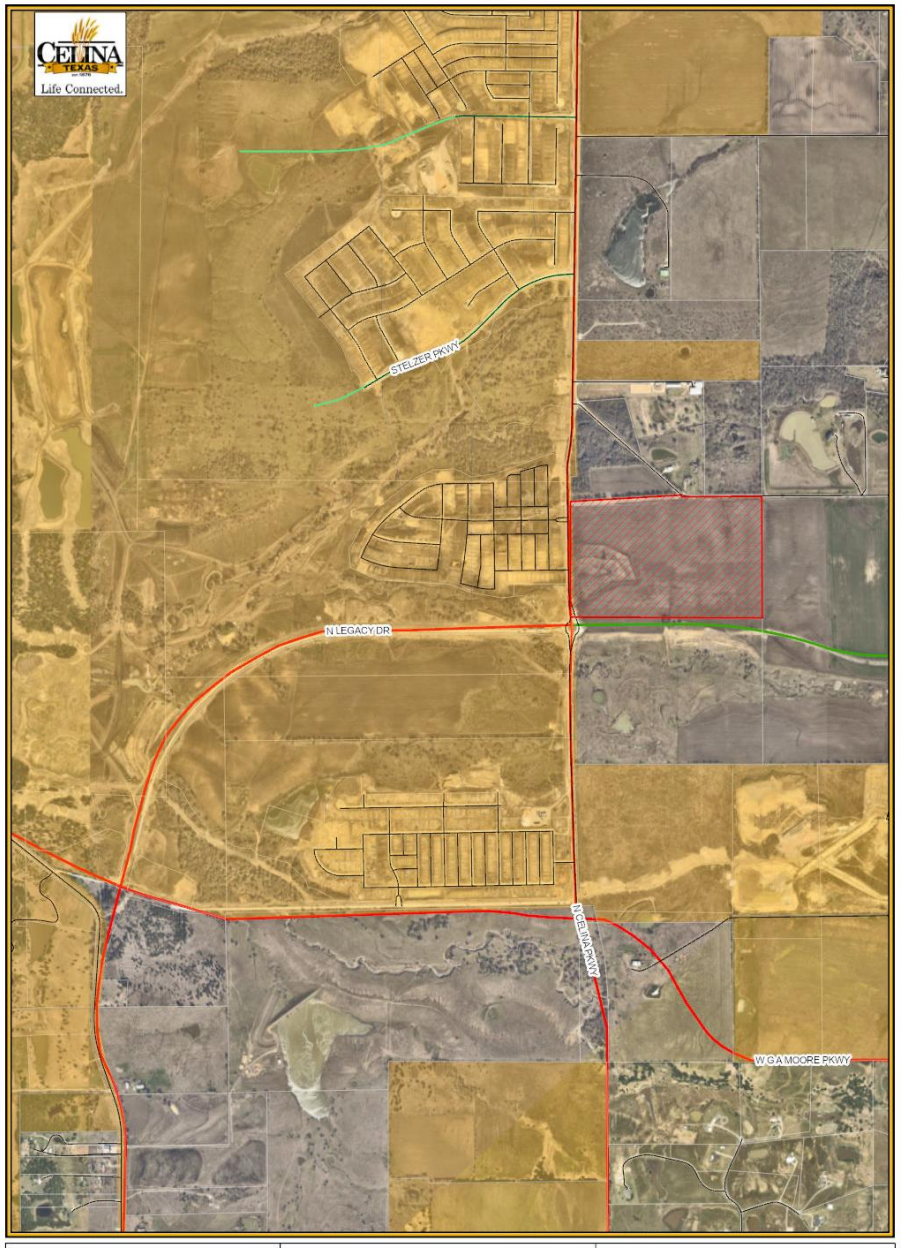
LMR TRACT

Annexation & Planned Development

City Council
September 10, 2024




CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

The subject property is generally located at the northeast corner of future Legacy Drive and Celina Parkway

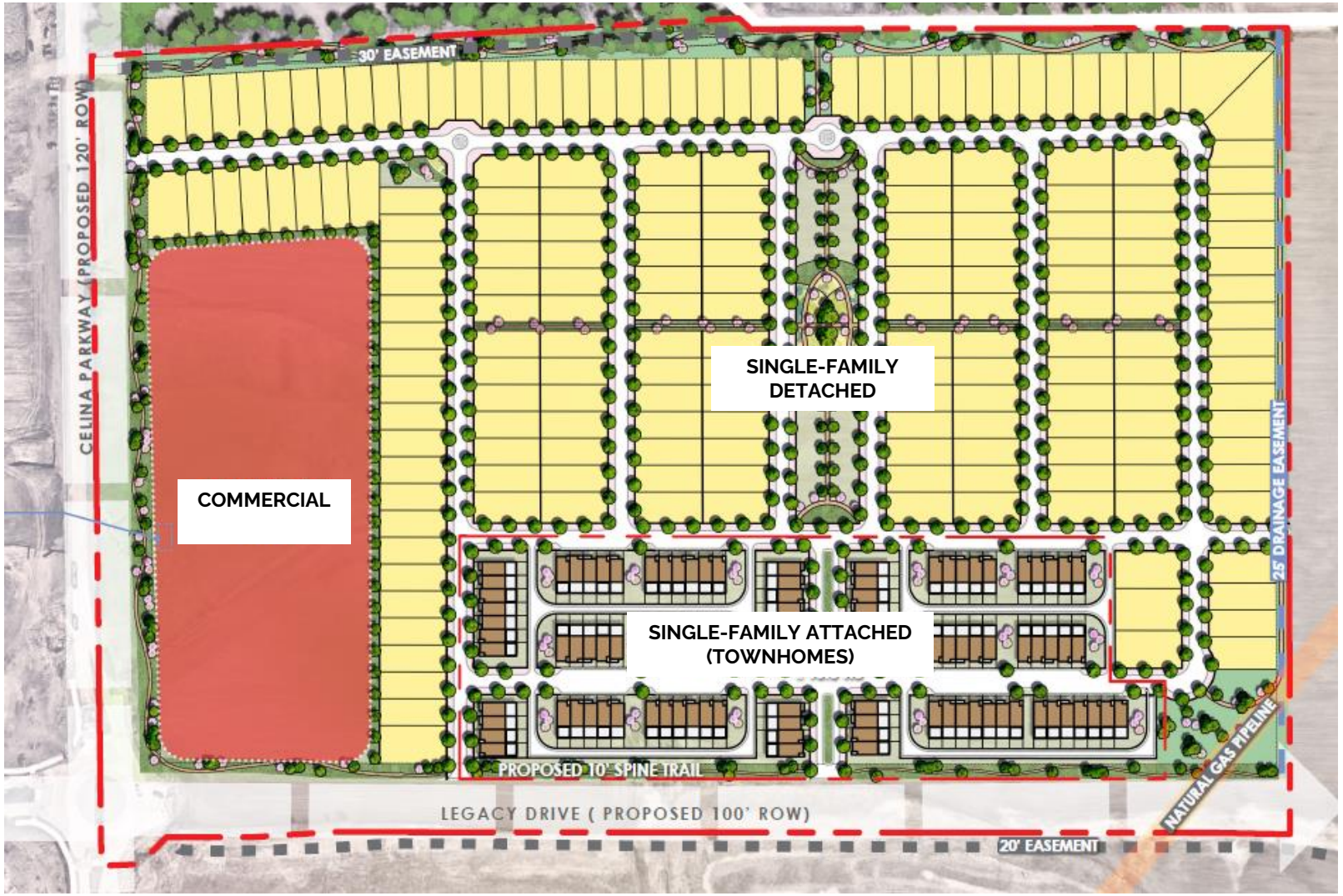
BACKGROUND

- The subject property is approximately 75 acres and within the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement, which outlined the future annexation and zoning, was approved by the City Council in February 2021 that allows for Mixed-Use (MU) on the subject property
- The applicant's request is to zone the property to a Planned Development District with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, as permitted in the approved Development Agreement

PROJECT OVERVIEW

- The request is for a Planned Development with a mix of uses, as allowed by the governing Development Agreement
- The following uses and acreages are proposed:
  - Single-Family Detached – approximately 193 lots (50' wide and no alleys)
  - Single-Family Attached (Townhomes) – approximately 100 lots
  - Commercial – 10 acres
  - No Multi-family is being proposed

CONCEPT PLAN



POLICY CONSIDERATIONS

- The associated annexation and zoning brings 75 acres into the City Limits
- Modern design standards will apply
- The request is in conformance with the previously approved Development Agreement
- No Multi-Family is proposed

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in August
- There was no public feedback at the public hearing
- Staff recommends approval as presented

CITY OF CELINA, TEXAS
ORDINANCE NO. 2024-_____
LMR TRACT ANNEXATION

AN ORDINANCE OF THE CITY OF CELINA, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF CELINA, TEXAS, TO WIT: BEING AN APPROXIMATELY 75 ACRE TRACT OF LAND, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT "A", SUCH TRACT IS GENERALLY LOCATED AT THE NORTHEAST CORNER OF FUTURE LEGACY DRIVE AND CELINA PARKWAY, AND ALL ADJACENT RIGHTS-OF-WAY; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF CELINA, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a Home Rule Municipality located in Collin and Denton County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Celina City Charter (the ("City"); and

WHEREAS, following receipt of a request from each owner (the "Owners") of the Property (defined below) requesting annexation, a public hearing was conducted in accordance with Section 43.0673 of the Texas Local Government Code, on the 10th day of September, 2024, in the Celina Council Chambers located at 112 N. Colorado St. in the City of Celina, to consider the annexation of the property being more particularly described and depicted in Exhibit "A", attached hereto and incorporated as if fully set forth herein (the "Property"); and

WHEREAS, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

WHEREAS, the notices of the public hearings were published in *The Celina Record*, a newspaper of general circulation within the City of Celina, Texas, on the 26th day of August, 2024, such date being not more than twenty (20) days nor less than ten (10) days prior to each public hearing; and

WHEREAS, all required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the City's internet website; and

WHEREAS, the City Council of the City of Celina, Texas has determined that the Property is located in the extraterritorial jurisdiction of the City of Celina, Texas; and

WHEREAS, the City Council of the City of Celina, Texas has investigated into, has determined and officially finds that no part of the Property is within the extraterritorial jurisdiction of any other incorporated city or town; and

WHEREAS, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Celina's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

WHEREAS, the Owners and the City have entered into a written agreement, with a ten (10) year term, regarding services to be provided for the Property prior to the effective date of annexation of the

Property, the substantive body of which is attached hereto as Exhibit "B", attached hereto and incorporated as if fully set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
OFFICIAL CITY MAP AMENDED

1. The official map and boundaries of the City are hereby amended so as to include the Property and any and all adjacent rights-of-way, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The Mayor is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

SECTION 3
ANNEXATION OF AREA

The Property, and any and all adjacent rights-of-way, is hereby annexed into the City, and that the boundary limits of the City be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

SECTION 4
FILING OF ORDINANCE REQUIRED

The City Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and any other necessary agencies, including the United States Department of Justice.

SECTION 5
EFFECT ON TERRITORY

From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the City of Celina, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Celina, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

SECTION 6
CUMULATIVE REPEALER

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

SECTION 7
SEVERABILITY

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. The City Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the City Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

SECTION 8
ENGROSSMENT AND ENROLLMENT

The City Secretary of the City of Celina is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Celina and by filing this Ordinance in the Ordinance records of the City.

SECTION 9
EFFECTIVE DATE

This Ordinance shall be in full force and effect from and after its date of passage.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas, on this 10th day of September, 2024.

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Lauren Vaughns, City Secretary
City of Celina, Texas

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Exhibit "A"
Property Legal Description and Depiction
Including and any and all adjacent rights-of-way

11.674 ACRES

BEING all that certain tract of land situated in the H. Cochran Survey, Abstract No. 192 and the G. Chenoweth Survey, Abstract No. 140, Collin County, Texas, and being a part of a called 278.29 acre tract of land described as Exhibit "A", in the deed to LMR Holdings, LTD., recorded in Instrument No. 20090213000158800, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at 1-inch iron pipe found at the Northwest corner of said 278.29 acre tract and the southwest corner of a called 19.274 acre tract of land, described in deed to Grayson-Collin Electric Cooperative Inc, recorded in Instrument No. 2022000108950, said Official Public Records;

THENCE South 00° 47' 53" East, with the west line of said 278.29 acre tract, a distance of 364.93 feet to a 1/2-inch iron rod with a cap stamped "RPLS 6677" (hereinafter referred to as a capped iron rod set) at the POINT OF BEGINNING;

THENCE severing said 278.29 acre tract, the following courses:

1. North 89° 23' 24" East, a distance of 99.97 feet to a capped iron rod set;

2. North 86° 40' 43" East, a distance of 416.47 feet to a capped iron rod set;

3. South 00° 00' 40" West, a distance of 1060.26 feet to a capped iron rod set;

4. North 89° 56' 18" West, a distance of 365.76 feet to a capped iron rod set;

5. North 09°41'20" East, a distance of 50.27 feet to a 5/8-inch iron rod with a cap stamped "KHA" found at the beginning of a non-tangential curve to the right;

6. With said curve having a radius of 51.50 feet, a delta angle of 44°51'35", an arc length of 40.32 feet, a chord bearing of North 73°04'40" West and chord distance of 39.30 feet to a a 5/8-inch iron rod with a cap stamped "KHA" found at the end of said curve;

7. North 50°38'51" West, a distance of 15.35 feet to a 5/8-inch iron rod with a cap stamped "KHA" found at the beginning of a tangential curve to the right;

8. With said curve having a radius of 41.50 feet, a delta angle of 25°21'41", an arc length of 18.37 feet, a chord bearing of North 37°58'10" West and chord distance of 18.22 feet to a 5/8-inch iron rod with a cap stamped "KHA" found at the end of said curve;

9. North 25°17'29" West, a distance of 27.25 feet to a 5/8-inch iron rod with a cap stamped "KHA" found at the beginning of a tangential curve to the right;

10. With said curve having a radius of 131.50 feet, a delta angle of 11°26'52”, an arc length of 26.27 feet, a chord bearing of North 19°34'07” West and chord distance of 26.23 feet to a 5/8-inch iron rod with a cap stamped “KHA” found in the west line of said 278.29 acre tract;

THENCE North 13° 50' 45" West, with the west line of said 278.29 acre tract, a distance of 286.02 feet to a 5/8-inch iron rod with a cap stamped “KHA” found in the west line of said 278.29 acre tract;

THENCE North 00° 47' 53" West, with the west line of said 278.29 acre tract, a distance of 622.58 feet to the POINT OF BEGINNING and enclosing 11.674 acres (508,503 square feet) of land, more or less.

LEGAL DESCRIPTION

63.326 ACRES

BEING all that certain tract of land situated in the H. Cochran Survey, Abstract No. 192 and the G. Chenoweth Survey, Abstract No. 140, Collin County, Texas, and being a part of a called 278.29 acre tract of land described as Exhibit "A" and a called 344.75 acre tract described as Exhibit "B", in the deed to LMR Holdings, LTD., recorded in Instrument No. 20090213000158800, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1-inch iron pipe found at the Northwest corner of said 278.29 acre tract and the southwest corner of a called 19.274 acre tract of land, described in deed to Grayson-Collin Electric Cooperative Inc, recorded in Instrument No. 2022000108950, said Official Public Records;

THENCE North 86° 42' 24" East, with the north line of said 278.29 acre tract and the south line of said 19.274 acre tract, a distance of 1206.21 feet to a 1/2-inch iron rod with a cap stamped “RPLS 6677” (hereinafter referred to as a capped iron rod set), with a mag nail in the west line of a called 22.57 acre tract of land, described in deed to Molly Ann Huie, recorded in Instrument No. 20110531000556580, said Official Public Records, for the southeast corner of said 19.274 acre tract;

THENCE South 48° 08' 07" East, with the north line of said 278.29 acre tract and the west line of said 22.57 acre tract, a distance of 30.69 feet to a 5/8-inch iron rod found at the southwest corner of said 22.57 acre tract;

THENCE North 89° 43' 14" East, north line of said 278.29 acre tract and the south line of said 22.57 acre tract, a distance of 241.87 feet to a 5/8-inch iron rod found at the southeast corner of said 22.57 acre tract and at the southwest corner of a called 18.202 acre tract, described in deed to Mary Carmen Esteso and David S. Gerkin, recorded in Instrument No. 20021007001449470, said Official Public Records;

THENCE North 89° 51' 36" East, with the north lines of said 278.29 acre tract and said 344.75 acre tract and the south line of said 18.202 acre tract, within County Road 58, a distance of 820.66 feet to a mag nail set in the north line of said 344.75 acre tract and in the south line of a called 36.977 acre tract, described in deed to Mark A. Palmer and Spouse, Deborah Palmer, recorded in Instrument No. 20120120000072350, said Official Public Records;

THENCE severing said 344.75 acre tract and said 278.29 acre tract, the following courses:

1. South 00° 00' 00" West, a distance of 1453.86 feet to a capped iron rod set;
2. North 89° 56' 18" West, a distance of 1769.00 feet to a capped iron rod set;
3. North 00° 00' 40" East, a distance of 1060.26 feet to a capped iron rod set;
4. South 86° 40' 43" West, a distance of 416.47 feet to a capped iron rod set;
5. South 89° 23' 24" West, a distance of 99.97 feet to a capped iron rod set in the west line of said 278.29 acre tract;

THENCE North 00° 47' 53" West, with the west line of said 278.29 acre tract, a distance of 364.93 feet to the POINT OF BEGINNING and enclosing 63.326 acres (2,758,497 square feet) of land, more or less.

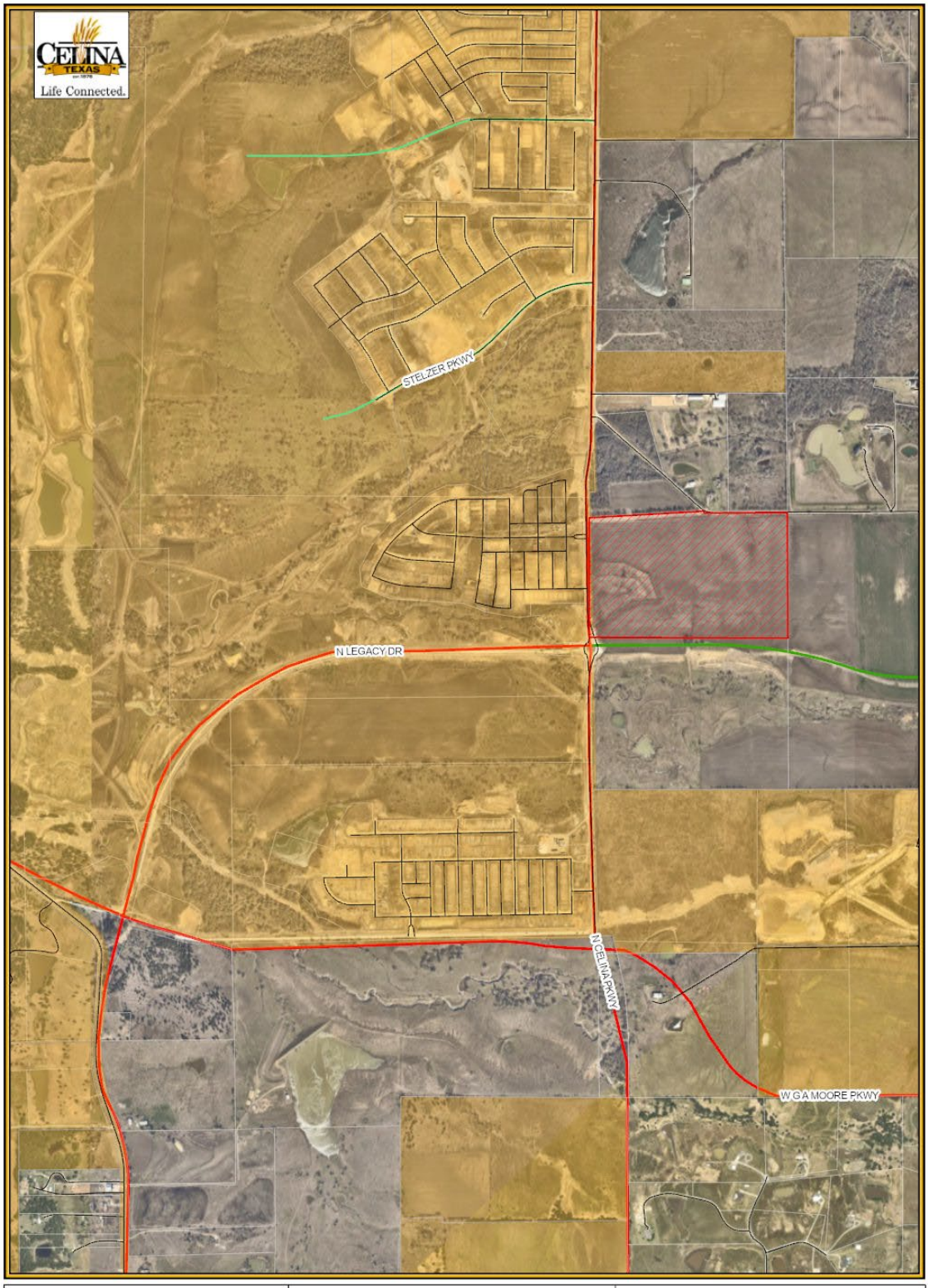

CELINA
TEXAS
Life Connected.
STELZER PKWY
N LEGACY DR
N CELINA PKWY
W G A MOORE PKWY
Legend
Subject Property
City Limits
Roads
Parcels
LMR Tract Location Map
City of Celina
7/25/2024
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Exhibit "B"
Substance from body of executed Service Agreement for C-3 Annexed Property

A) SERVICE PLAN GENERALLY

1) This service plan has been prepared in accordance with the Texas Local Government Code, Sections 43.021; 43.065 and 43.056(b)-(o). Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Celina in accordance with the following plan. The City of Celina shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density. The provisions of the service plan were made available for public inspection and explained at the two public hearings held by the City Council in accordance with LGC Section 43.056(j).

2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

B) EMERGENCY SERVICES

1) Police Protection

   a) Police protection from the City of Celina Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
      i) Normal patrol and responses;
      ii) Handling of complaints and incident reports;
      iii) Special units, such as traffic enforcement and investigations; and
      iv) Coordination with other public safety support agencies.

   b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.

   c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

2) Fire Protection

   a) The Celina Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
      i) Fire suppression and rescue;
      ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
      iii) Hazardous materials response and mitigation;
      iv) Emergency prevention and public education efforts;
      v) Technical rescue response; and
      vi) Construction Plan Review and required inspections.

   b) Fire protection from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

   c) As development commences in these areas, sufficient fire protection, including personnel and

equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the City of Celina will be sufficient to serve the annexed area.

d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

3) Emergency Medical Services

a) The Celina Fire Department will provide emergency and safety services to the annexed area. These services include:
   i) Emergency medical dispatch and pre-arrival First Aid instructions;
   ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
   iii) Medical rescue services.

b) Emergency Medical Services (EMS) from the City of Celina shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Celina on the effective date of the annexation ordinance.

c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization, and population density of the areas.

d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

C) SOLID WASTE

1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

D) WASTEWATER FACILITIES

1) As development commences in these areas, sanitary sewer mains as defined by the Certificate of Convenience and Necessity (CCN) Number 20764, as issued by the Texas Commission on Environmental Quality (TCEQ) will be extended in accordance with the provisions of the City's codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations and policies. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization, and population density of the areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.

2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

E) WATER FACILITIES

1) Connections to existing City of Celina water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 12667, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations and policies. Upon connection to existing distribution mains, water service will be provided at rates established by City ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.

2) As development commences in these areas, water distribution mains will be extended in accordance with City of Celina codes, ordinances, regulations and policies. City participation in the costs of these extensions shall be in accordance with the City of Celina's codes, ordinances, regulations and policies. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of the area.

3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

F) ROAD AND STREETS

1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable ordinance of acceptance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's current codes, ordinances, regulations, policies and procedures defined therein and/or as established by the City Council.

2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within this property, the policies of the City of Celina with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.

3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory listed for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.

4) Routine maintenance of road/street markings will be placed on a priority listing and scheduled within the yearly budgetary allotments by the City Council.

5) The City will coordinate any request for improved road and street lighting with the local electric provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES

1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within this area sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

2) Inspection services including the review of building plans, the issuance of permits and the

inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.

3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.

4) All inspection services furnished by the City of Celina, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexed ordinance.

5) As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

H) PLANNING AND ZONING SERVICES

1) The Planning and zoning jurisdiction of the City will extend to this area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS

1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.

2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from areas being considered for annexation.

J) PUBLICLY OWNED FACILITIES

1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Celina on the effective date of the annexation ordinance.

K) OTHER SERVICES

1) Other services that may be provided by the City of Celina, such as municipal and general administration will be made available on the effective date of the annexation. The City of Celina shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Celina with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.

L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED

1) Nothing in this Service Plan shall require the City of Celina to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

2) The City of Celina's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at http://www.franklinlegal.net/codes.html.

M) TERM

1) This Service Plan shall be valid for a term of ten (10) years. Renewal of the Service Plan shall be at the discretion of the City Council and must be approved by ordinance.

N) AMENDMENTS

1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Madhuri Mohan, Planning Director
CC:	Dusty McAfee, Director of Development Services
Intiated by:	Jonathan Pollard
Date:	September 10, 2024
Re:	LMR Tract – PD Zoning

Action Requested:
Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by zoning approximately 75 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards; generally located at the northeast corner of future Legacy Drive and Celina Parkway, within the Extraterritorial Jurisdiction (ETJ). (LMR Tract – PD Zoning) (McAfee)

Background Information:
This request is to zone and annex approximately 75 acres to a Planned Development (PD) with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, and modified development standards. The request is in conformance with the governing Development Agreement which was approved by the City Council in February 2021 that allows for Mixed-Use (MU) on the subject property.

The applicant is proposing the following:

- Single-Family Detached – approximately 193 lots (50’ wide and no alleys)
- Single-Family Attached (Townhomes) – approximately 100 lots
- Commercial – 10 acres
- No Multi-family is being proposed

Please refer to the attached documents, as well as the associated annexation item, for further

information.

The following two agenda items, including this one, comprise one project on the agenda, per the below:

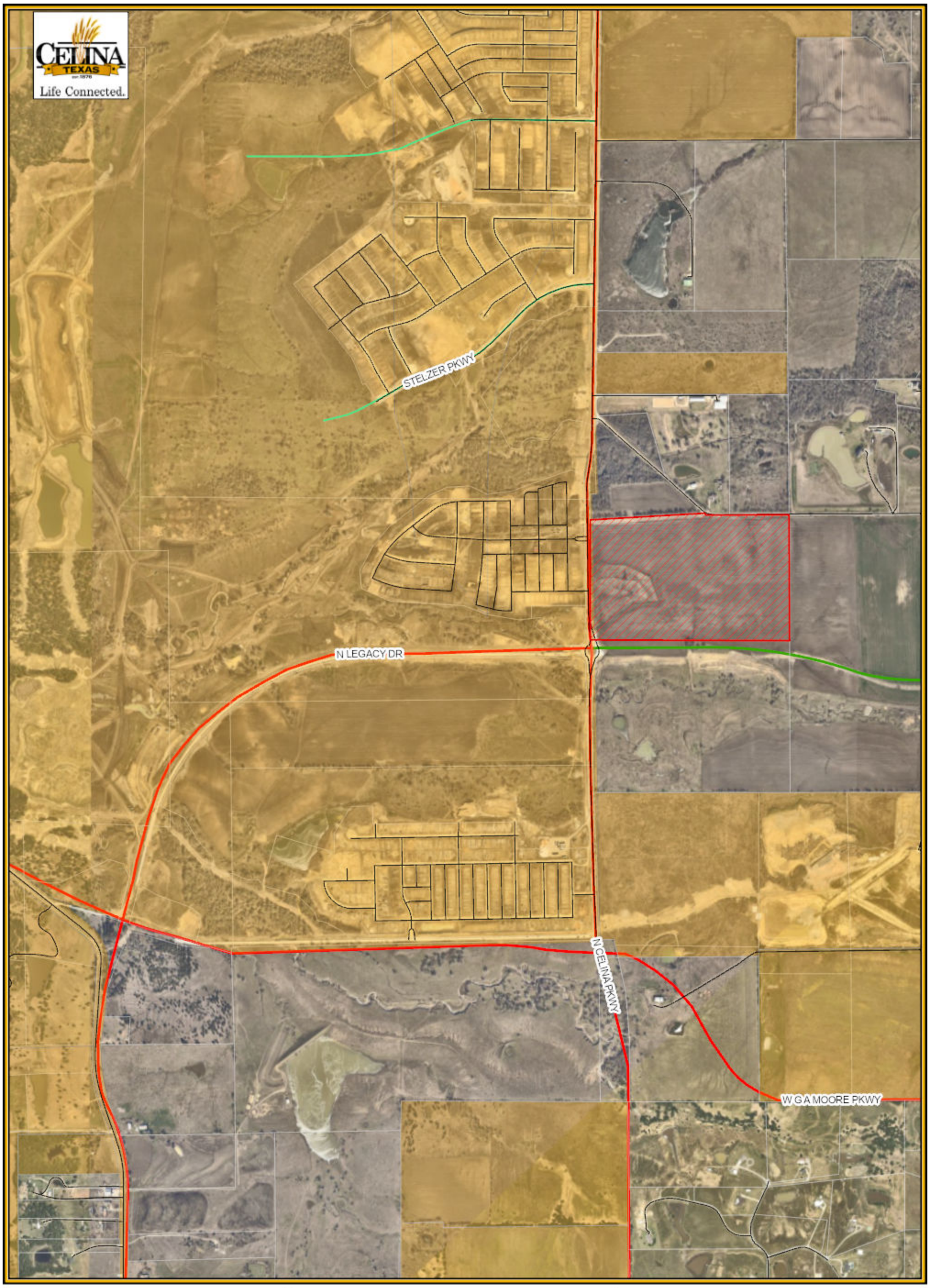
- Annexation (Public Hearing) - Voluntary annexation of the subject property
- **Zoning (Public Hearing) - Zoning the property for future development**

Legal Review:
This zoning ordinance follows a standard template approved by the City Attorney's Office.

Supporting Documents:
1. Location Map
2. Staff Presentation
3. Draft Ordinance

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

LMR Tract Location Map

City of Celina

7/25/2024

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W E
S

0 500 1,000

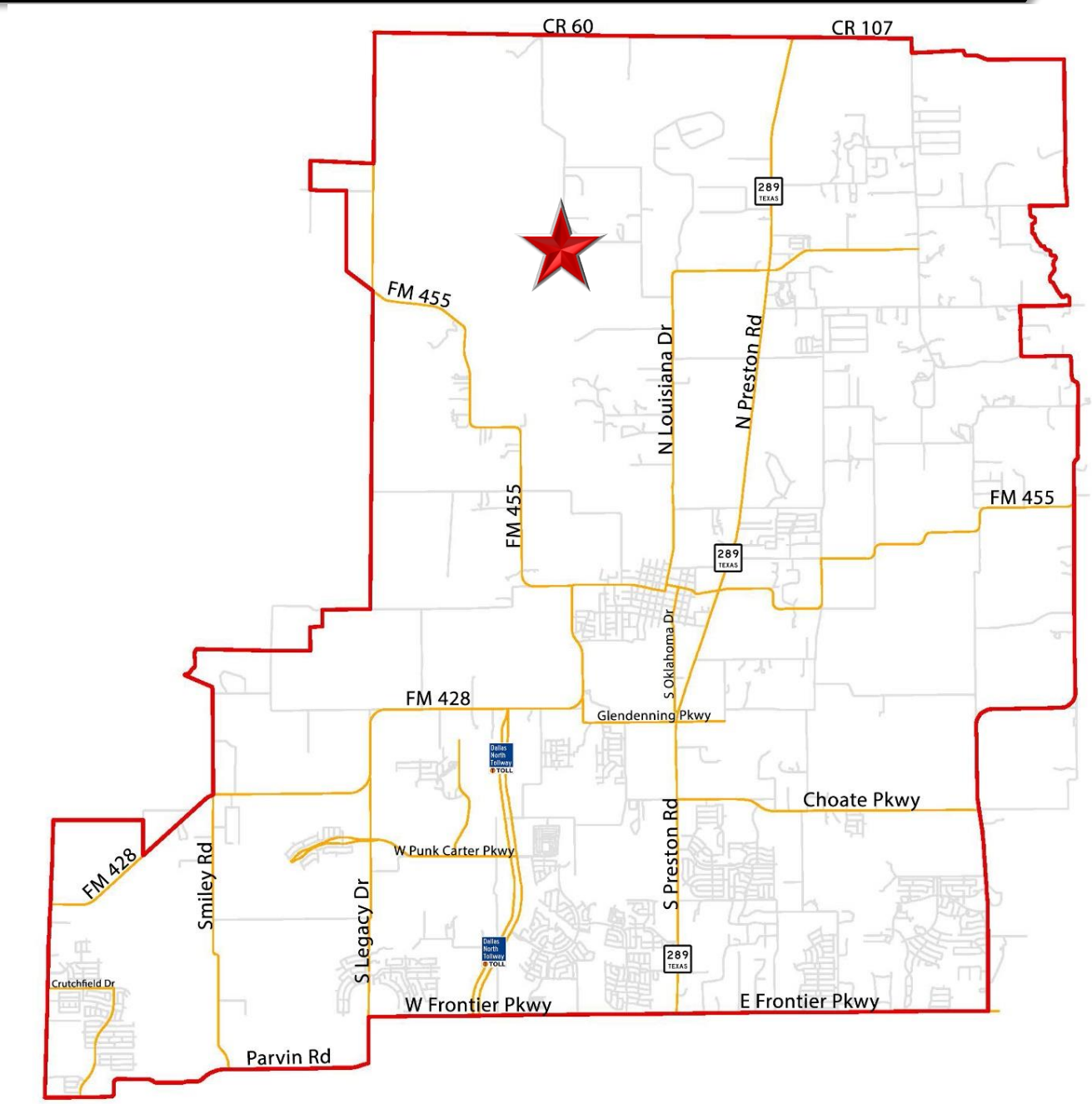
Feet

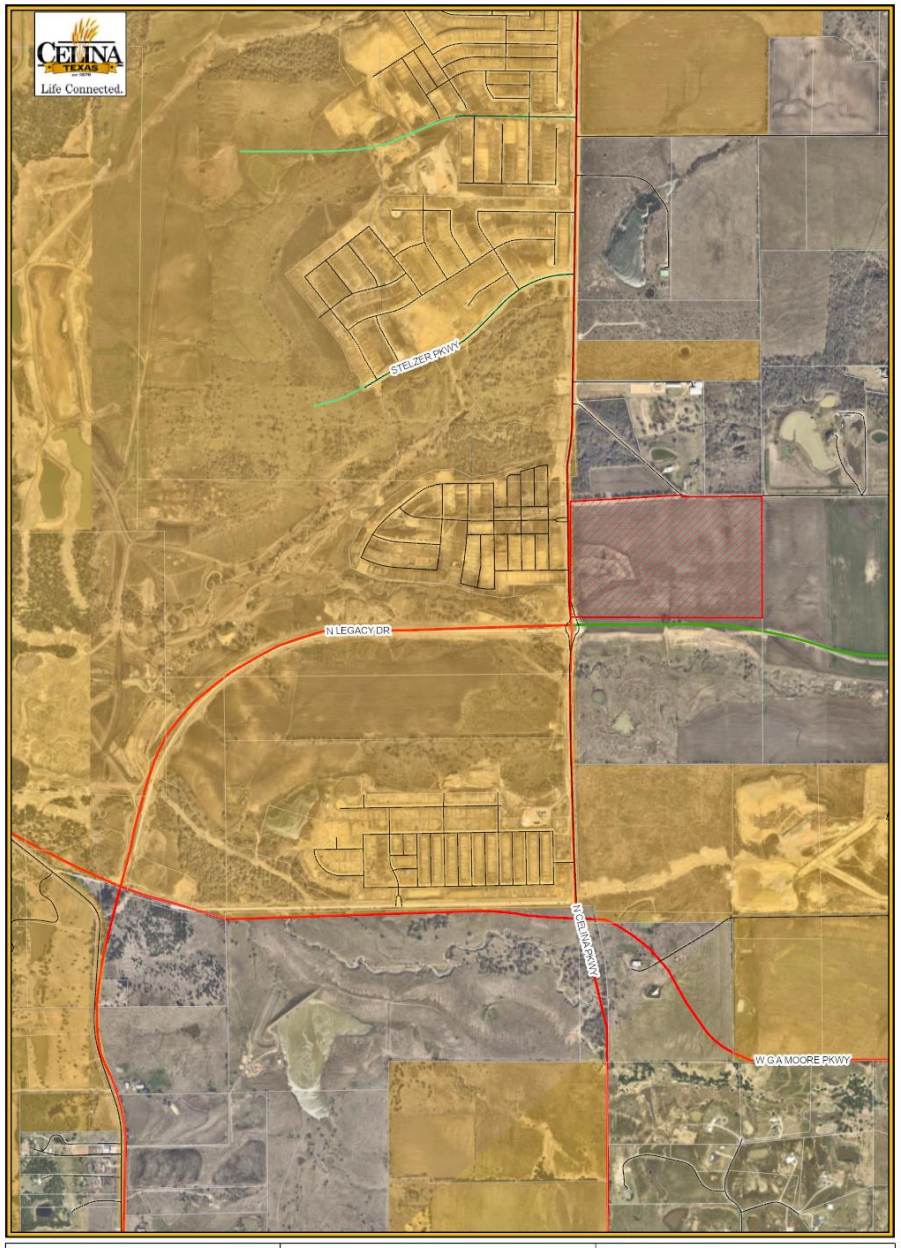
LMR TRACT

Annexation & Planned Development

City Council
September 10, 2024




CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
S Oklahoma Dr
FM 428
Glendenning Pkwy
Dallas North Tollway TOLL
Choate Pkwy
S Preston Rd
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

The subject property is generally located at the northeast corner of future Legacy Drive and Celina Parkway

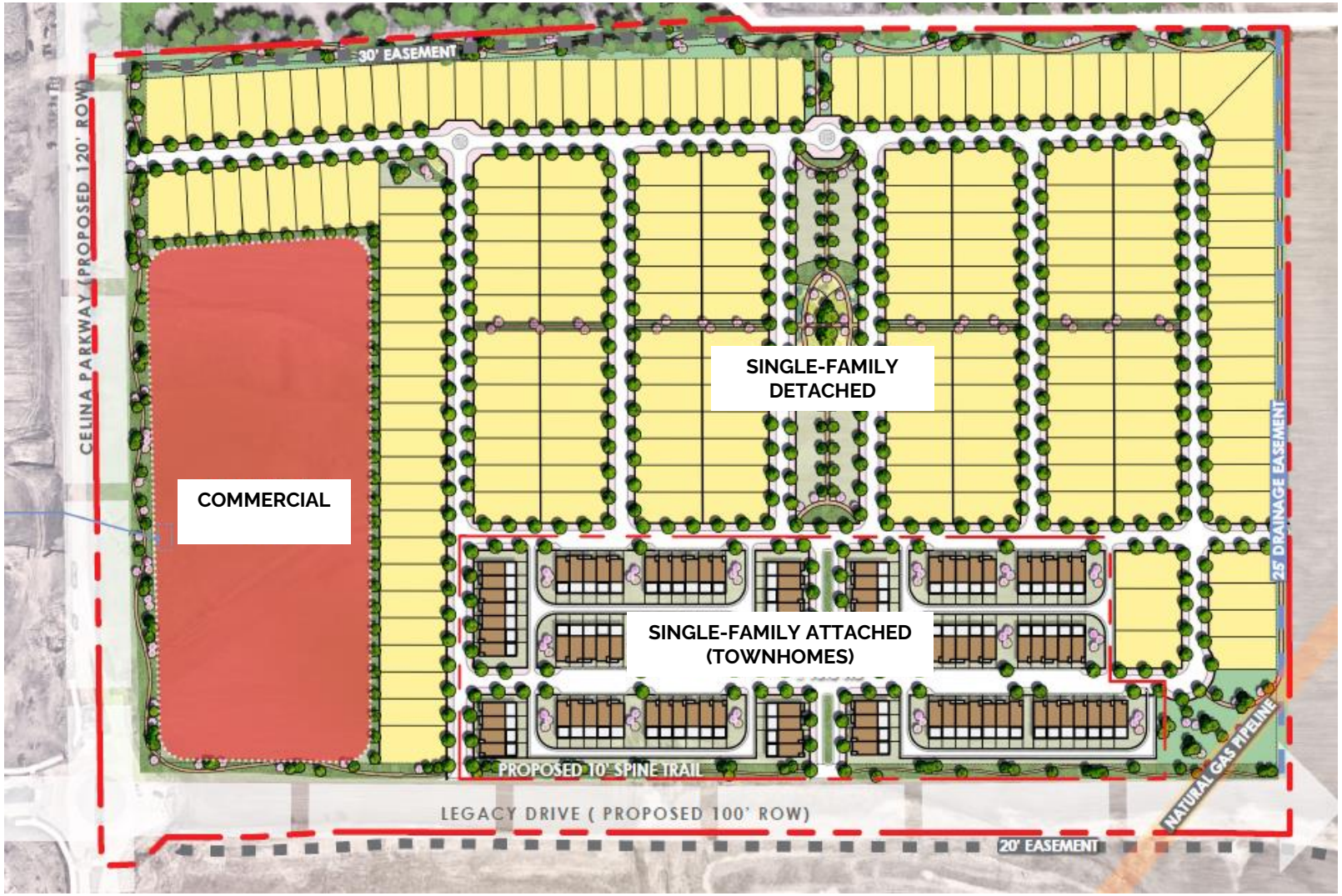
BACKGROUND

- The subject property is approximately 75 acres and within the Extraterritorial Jurisdiction (ETJ)
- A Development Agreement, which outlined the future annexation and zoning, was approved by the City Council in February 2021 that allows for Mixed-Use (MU) on the subject property
- The applicant's request is to zone the property to a Planned Development District with Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, as permitted in the approved Development Agreement

PROJECT OVERVIEW

- The request is for a Planned Development with a mix of uses, as allowed by the governing Development Agreement
- The following uses and acreages are proposed:
  - Single-Family Detached – approximately 193 lots (50' wide and no alleys)
  - Single-Family Attached (Townhomes) – approximately 100 lots
  - Commercial – 10 acres
  - No Multi-family is being proposed

CONCEPT PLAN



POLICY CONSIDERATIONS

- The associated annexation and zoning brings 75 acres into the City Limits
- Modern design standards will apply
- The request is in conformance with the previously approved Development Agreement
- No Multi-Family is proposed

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in August
- There was no public feedback at the public hearing
- Staff recommends approval as presented

CITY OF CELINA, TEXAS

ORDINANCE 2024-_____
LMR TRACT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 75 ACRES LOCATED IN H. COCHRAN SURVEY, ABSTRACT NO. 192 AND THE G. CHENOWETH SURVEY, ABSTRACT NO. 140, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHEAST CORNER OF FUTURE LEGACY DRIVE AND CELINA PARKWAY; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" AND INCORPORATED HEREIN TO BE ZONED TO A "PD" PLANNED DEVELOPMENT DISTRICT NO. 154 WITH A BASE ZONING OF SINGLE-FAMILY RESIDENTIAL, DETACHED DISTRICT (SF-R), SINGLE-FAMILY RESIDENTIAL, ATTACHED DISTRICT (SF-A), AND COMMERCIAL, OFFICE, & RETAIL DISTRICT (C) BASE ZONING, WITH MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT STANDARDS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the "City Council") is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety, and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated as though fully set forth herein (the "Property"); and

WHEREAS, the Concept Plan and Development Standards, set forth in Exhibits "C" and "D," respectively, attached hereto and incorporated herein, define the base zoning districts, and provide for certain modifications to such district standards.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning

accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety, and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as a "PD" Planned Development District No. 154 with a base zoning of Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, with modified development standards, and is subject to the following PD standards, which exhibits are incorporated as if fully set forth herein:

Exhibit A: Legal Description
Exhibit B: Depiction of Property
Exhibit C: Concept Plan
Exhibit D: Development Standards

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated herein as PD No. 154 with a base zoning of Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, with modified development standards, and incorporates the Concept Plan and Development Standards, attached hereto as Exhibit "C" and "D," respectively.

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars ($2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative, or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 10th day of September, 2024.

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Lauren Vaughns, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Exhibit A
Legal Description

11.674 ACRES

BEING all that certain tract of land situated in the H. Cochran Survey, Abstract No. 192 and the G. Chenoweth Survey, Abstract No. 140, Collin County, Texas, and being a part of a called 278.29 acre tract of land described as Exhibit "A", in the deed to LMR Holdings, LTD., recorded in Instrument No. 20090213000158800, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at 1-inch iron pipe found at the Northwest corner of said 278.29 acre tract and the southwest corner of a called 19.274 acre tract of land, described in deed to Grayson-Collin Electric Cooperative Inc, recorded in Instrument No. 2022000108950, said Official Public Records;

THENCE South 00° 47' 53" East, with the west line of said 278.29 acre tract, a distance of 364.93 feet to a 1/2-inch iron rod with a cap stamped “RPLS 6677” (hereinafter referred to as a capped iron rod set) at the POINT OF BEGINNING;

THENCE severing said 278.29 acre tract, the following courses:

1. North 89° 23' 24" East, a distance of 99.97 feet to a capped iron rod set;

2. North 86° 40' 43" East, a distance of 416.47 feet to a capped iron rod set;

3. South 00° 00' 40" West, a distance of 1060.26 feet to a capped iron rod set;

4. North 89° 56' 18" West, a distance of 365.76 feet to a capped iron rod set;

5. North 09°41'20” East, a distance of 50.27 feet to a 5/8-inch iron rod with a cap stamped “KHA” found at the beginning of a non-tangential curve to the right;

6. With said curve having a radius of 51.50 feet, a delta angle of 44°51'35”, an arc length of 40.32 feet, a chord bearing of North 73°04'40” West and chord distance of 39.30 feet to a a 5/8-inch iron rod with a cap stamped “KHA” found at the end of said curve;

7. North 50°38'51” West, a distance of 15.35 feet to a 5/8-inch iron rod with a cap stamped “KHA” found at the beginning of a tangential curve to the right;

8. With said curve having a radius of 41.50 feet, a delta angle of 25°21'41”, an arc length of 18.37 feet, a chord bearing of North 37°58'10” West and chord distance of 18.22 feet to a 5/8-inch iron rod with a cap stamped “KHA” found at the end of said curve;

9. North 25°17'29” West, a distance of 27.25 feet to a 5/8-inch iron rod with a cap stamped “KHA” found at the beginning of a tangential curve to the right;

10. With said curve having a radius of 131.50 feet, a delta angle of 11°26'52”, an arc length of 26.27 feet, a chord bearing of North 19°34'07” West and chord distance of 26.23 feet to a 5/8-inch iron rod with a cap stamped “KHA” found in the west line of said 278.29 acre tract;

THENCE North 13° 50' 45" West, with the west line of said 278.29 acre tract, a distance of 286.02 feet to a 5/8-inch iron rod with a cap stamped “KHA” found in the west line of said 278.29 acre tract;

THENCE North 00° 47' 53" West, with the west line of said 278.29 acre tract, a distance of 622.58 feet to the POINT OF BEGINNING and enclosing 11.674 acres (508,503 square feet) of land, more or less.

LEGAL DESCRIPTION

63.326 ACRES

BEING all that certain tract of land situated in the H. Cochran Survey, Abstract No. 192 and the G. Chenoweth Survey, Abstract No. 140, Collin County, Texas, and being a part of a called 278.29 acre tract of land described as Exhibit "A" and a called 344.75 acre tract described as Exhibit "B", in the deed to LMR Holdings, LTD., recorded in Instrument No. 20090213000158800, Official Public Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at 1-inch iron pipe found at the Northwest corner of said 278.29 acre tract and the southwest corner of a called 19.274 acre tract of land, described in deed to Grayson-Collin Electric Cooperative Inc, recorded in Instrument No. 2022000108950, said Official Public Records;

THENCE North 86° 42' 24" East, with the north line of said 278.29 acre tract and the south line of said 19.274 acre tract, a distance of 1206.21 feet to a 1/2-inch iron rod with a cap stamped “RPLS 6677” (hereinafter referred to as a capped iron rod set), with a mag nail in the west line of a called 22.57 acre tract of land, described in deed to Molly Ann Huie, recorded in Instrument No. 20110531000556580, said Official Public Records, for the southeast corner of said 19.274 acre tract;

THENCE South 48° 08' 07" East, with the north line of said 278.29 acre tract and the west line of said 22.57 acre tract, a distance of 30.69 feet to a 5/8-inch iron rod found at the southwest corner of said 22.57 acre tract;

THENCE North 89° 43' 14" East, north line of said 278.29 acre tract and the south line of said 22.57 acre tract, a distance of 241.87 feet to a 5/8-inch iron rod found at the southeast corner of said 22.57 acre tract and at the southwest corner of a called 18.202 acre tract, described in deed to Mary Carmen Esteso and David S. Gerkin, recorded in Instrument No. 20021007001449470, said Official Public Records;

THENCE North 89° 51' 36" East, with the north lines of said 278.29 acre tract and said 344.75 acre tract and the south line of said 18.202 acre tract, within County Road 58, a distance of 820.66 feet to a mag nail

set in the north line of said 344.75 acre tract and in the south line of a called 36.977 acre tract, described in deed to Mark A. Palmer and Spouse, Deborah Palmer, recorded in Instrument No. 20120120000072350, said Official Public Records;

THENCE severing said 344.75 acre tract and said 278.29 acre tract, the following courses:

1. South 00° 00' 00" West, a distance of 1453.86 feet to a capped iron rod set;

2. North 89° 56' 18" West, a distance of 1769.00 feet to a capped iron rod set;

3. North 00° 00' 40" East, a distance of 1060.26 feet to a capped iron rod set;

4. South 86° 40' 43" West, a distance of 416.47 feet to a capped iron rod set;

5. South 89° 23' 24" West, a distance of 99.97 feet to a capped iron rod set in the west line of said 278.29 acre tract;

THENCE North 00° 47' 53" West, with the west line of said 278.29 acre tract, a distance of 364.93 feet to the POINT OF BEGINNING and enclosing 63.326 acres (2,758,497 square feet) of land, more or less.

Exhibit B
Depiction of Property

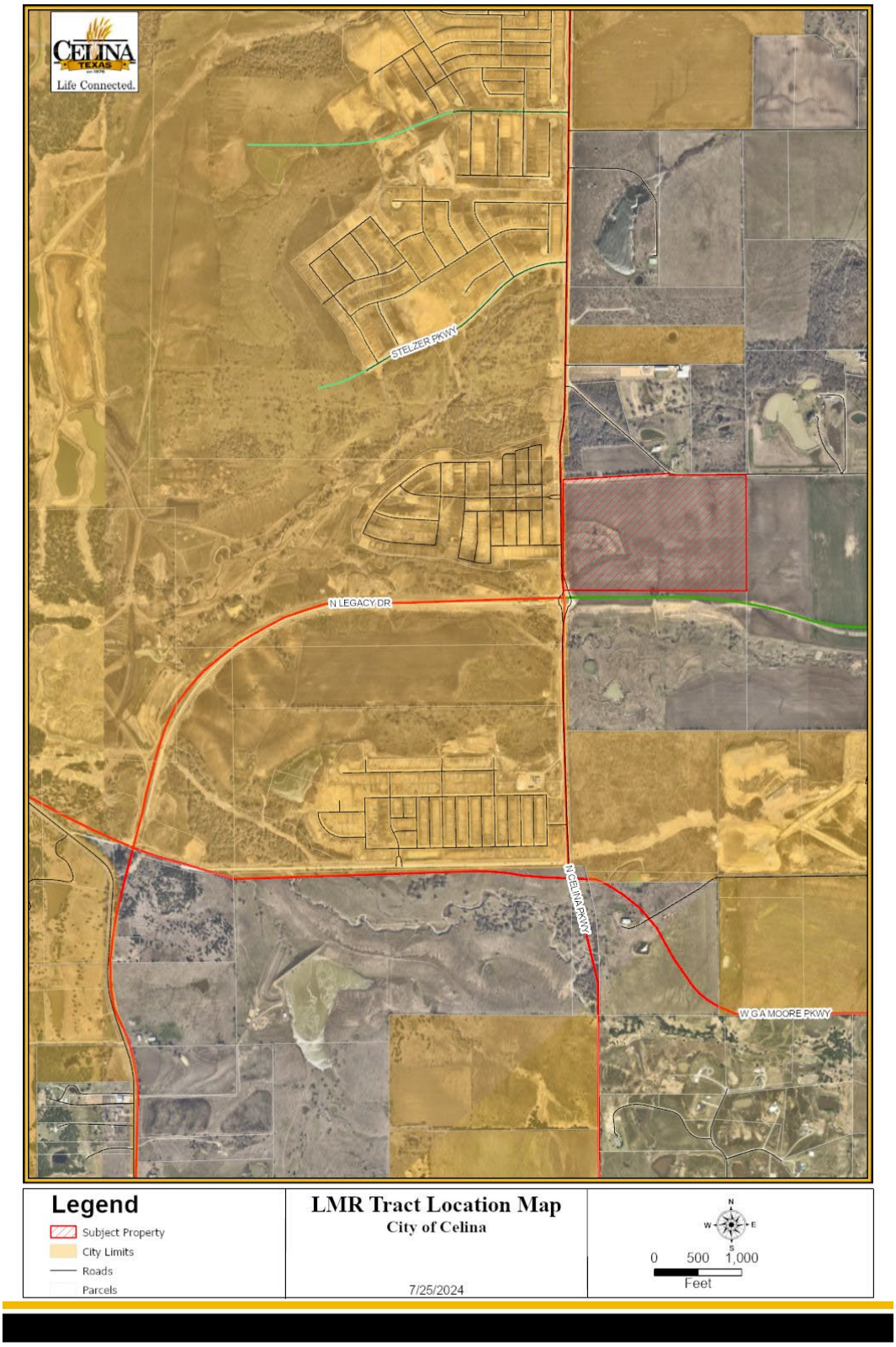


Exhibit C
Concept Plan

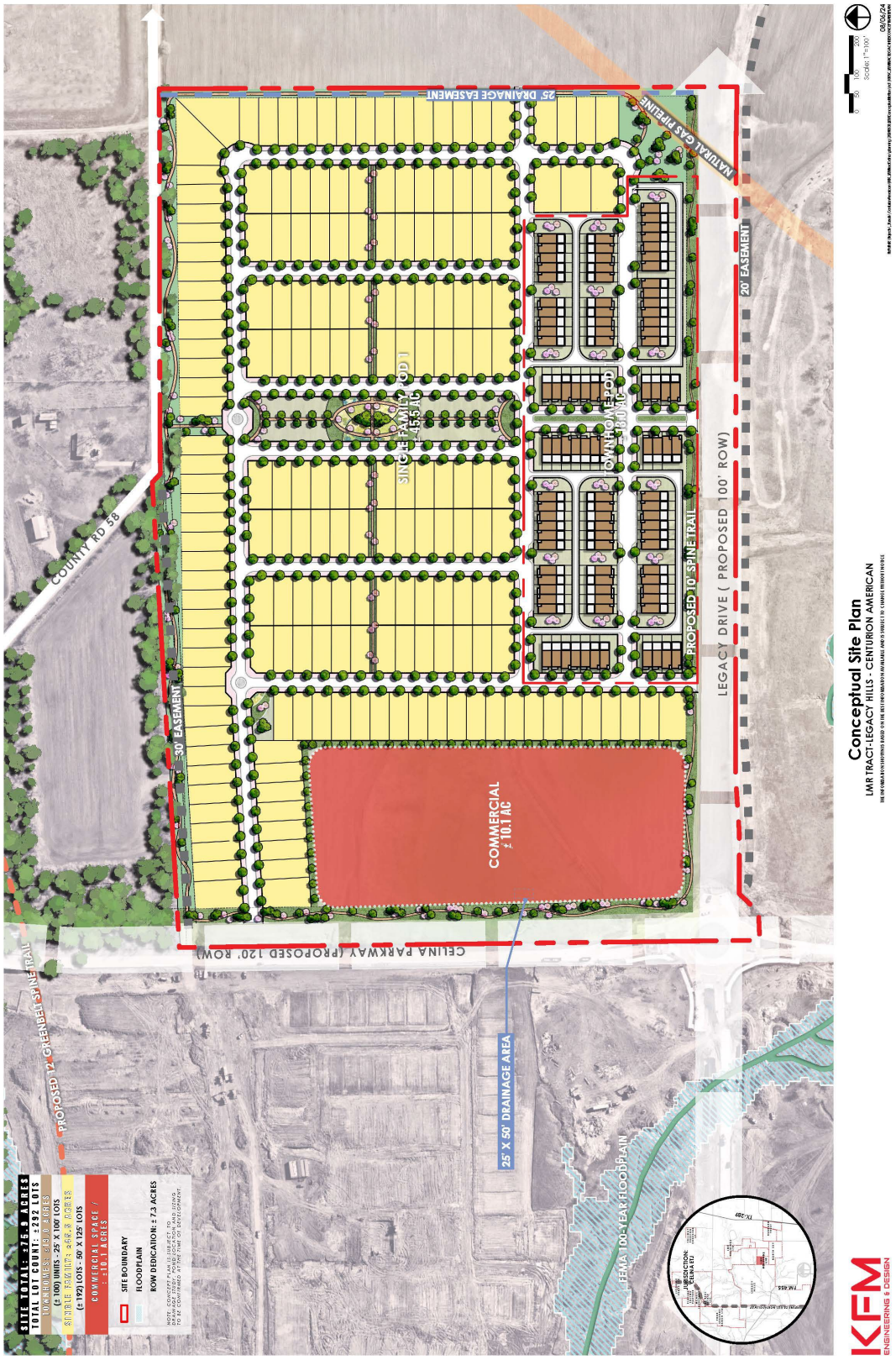


Exhibit D
Development Standards

Development of the subject property shall abide by all standards in the Zoning Ordinance, Subdivision Ordinance, and all other applicable City ordinances, as they exist or may be amended.

The property is zoned a Planned Development (PD) with a base zoning of Single-Family Residential, Detached District (SF-R), Single-Family Residential, Attached District (SF-A), and Commercial, Office, & Retail District (C) base zoning, with the following modified regulations:

1. The subject property shall generally develop per the attached Concept Plan. The Concept Plan displays the general location and configurations of major thoroughfares and zoning classifications, all of which can be adjusted for pragmatic purposes at time of permitting. Such modifications shall not be unreasonably withheld but are subject to review and approval by the Director of Development Services. Nothing on the Concept Plan precludes the administration of Engineering requirements, such as detention, right-of-way dedication, or any other design regulation.
2. Rear entry alley-loaded garages shall not be required, and front-loading garages are allowed, only for the Single-Family Residential, Detached District (SF-R) portion.
3. The minimum percentage of lot sizes may be as shown on the Concept Plan, and a 10’ variation in between lot sizes is not required.
4. Conformance with the Neighborhood Vision Book is required.

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Madhuri Mohan, Planning Director
CC:	Dusty McAfee, Director of Development Services
Intiated by:	Jonathan Pollard
Date:	September 10, 2024
Re:	Willard Cattle – Planned Development

Action Requested:
Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 66 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning, and modified development standards; generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway, within the City Limits. (Willard Cattle – Planned Development) (Mohan)

Background Information:
The property is currently zoned both Mixed-Use 2 District (MU-2 - approximately 33 acres) and Light Industrial District (L-1 - approximately 33 acres). A Development Agreement (DA) was approved by the City Council in June 2024 that outlined the realignment of Oklahoma Drive through the subject property and shifted the Land Use entitlements accordingly. This request is to rezone approximately 66 acres to a Planned Development (PD) with Mixed-Use District (MU) base zoning, and modified development standards, in accordance with the governing DA. The DA outlined the following uses permitted by right:

- MF-0: Max. 225 units
- MF-2: Max. 400 units
- Multi-Story, climate-controlled self-storage facility, by right (one)
- Gas station, by right (one
- Flex on the remainder (commercial, office, retail, and/or light industrial)

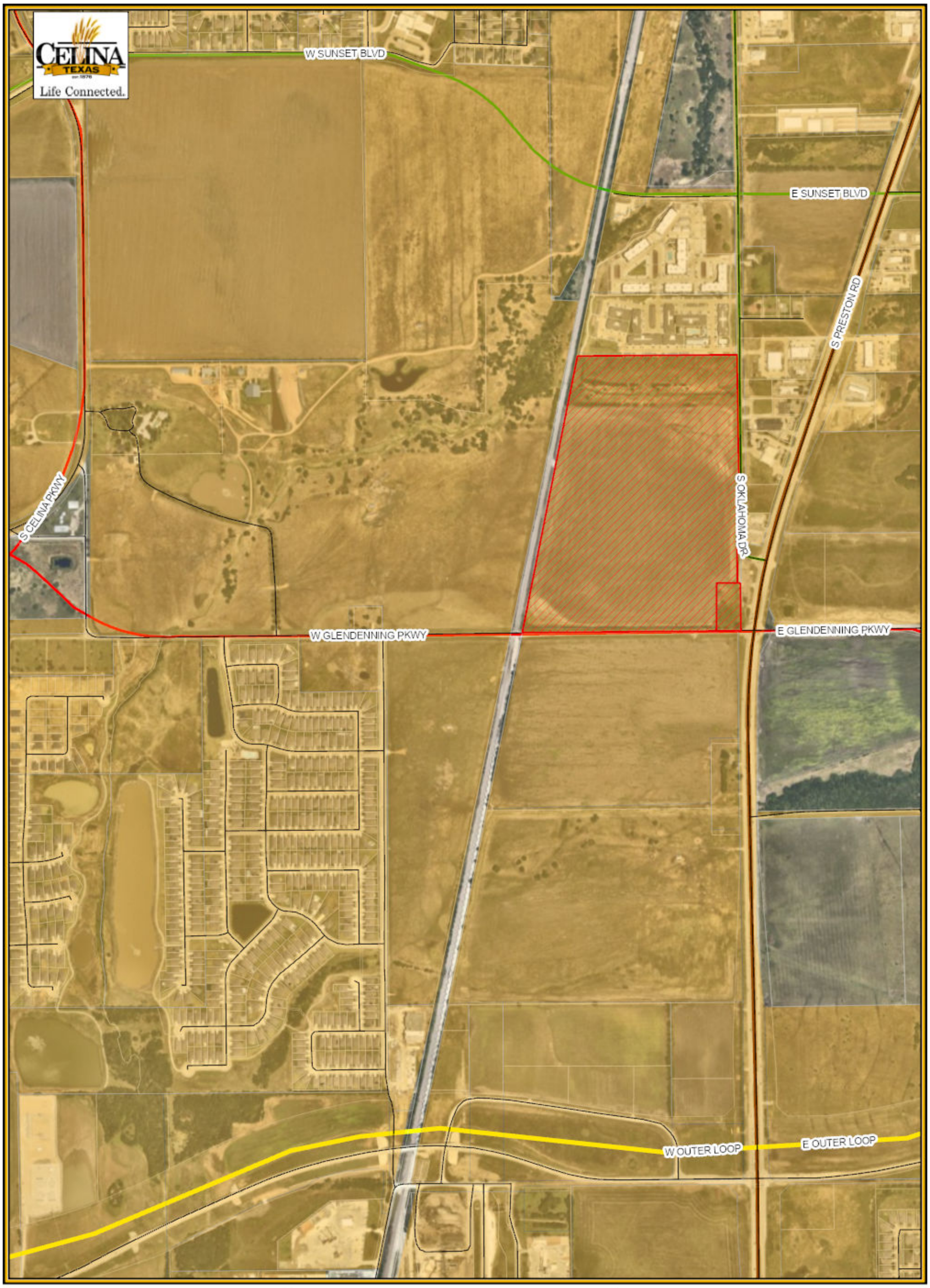
Please refer to the attached documents for further information.

Legal Review:
This zoning ordinance follows a standard template approved by the City Attorney's Office.

Supporting Documents:
1. Location Map
2. Staff Presentation
3. Draft Ordinance
4. _240829_Willard Cattle TIA - final

Financial Consideration:
N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Subject Property
- City Limits
- Roads
- Parcels

Willard Cattle - PD Zoning Location Map

City of Celina

6/26/2024

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W E
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0 500 1,000

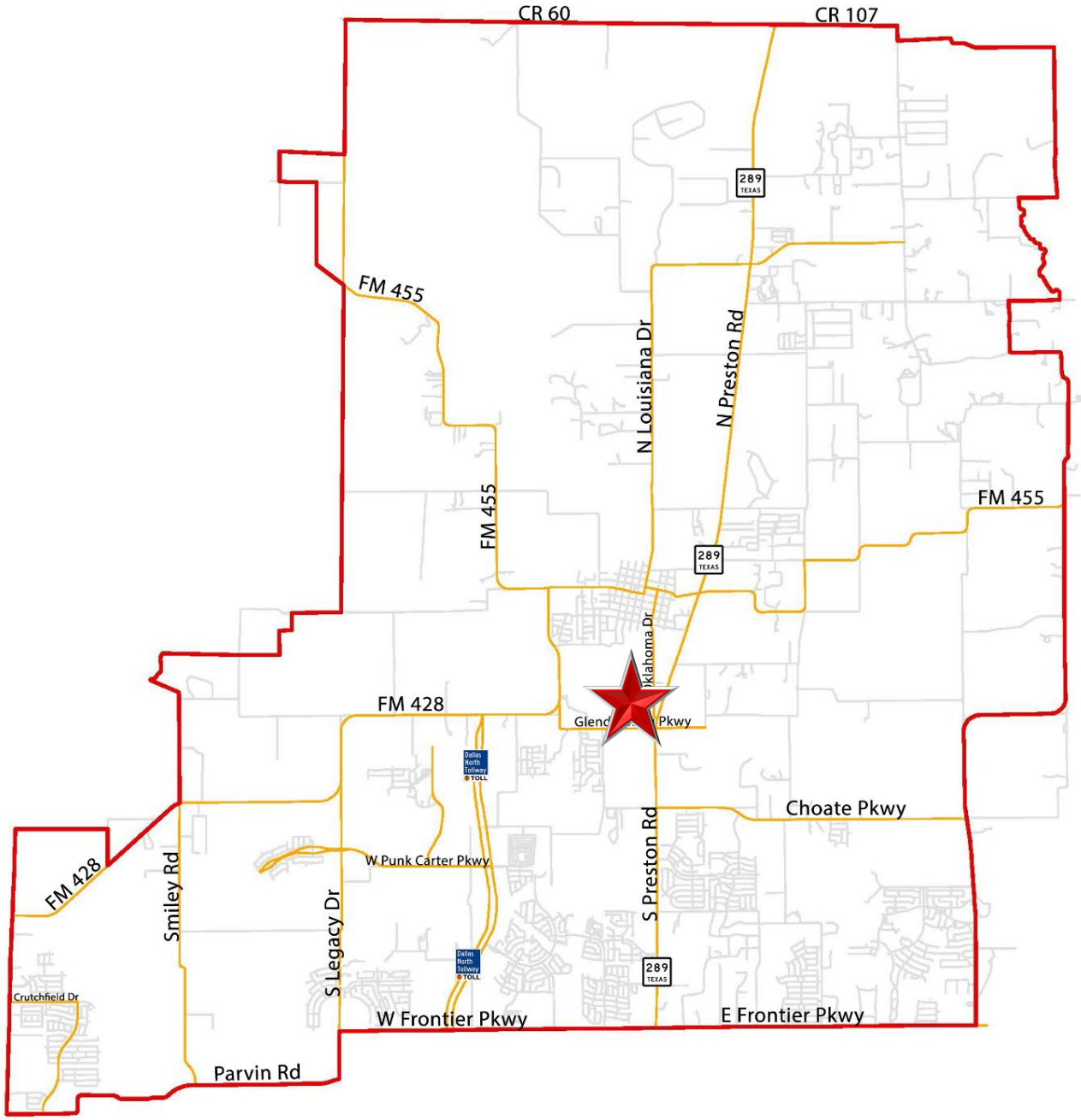
Feet

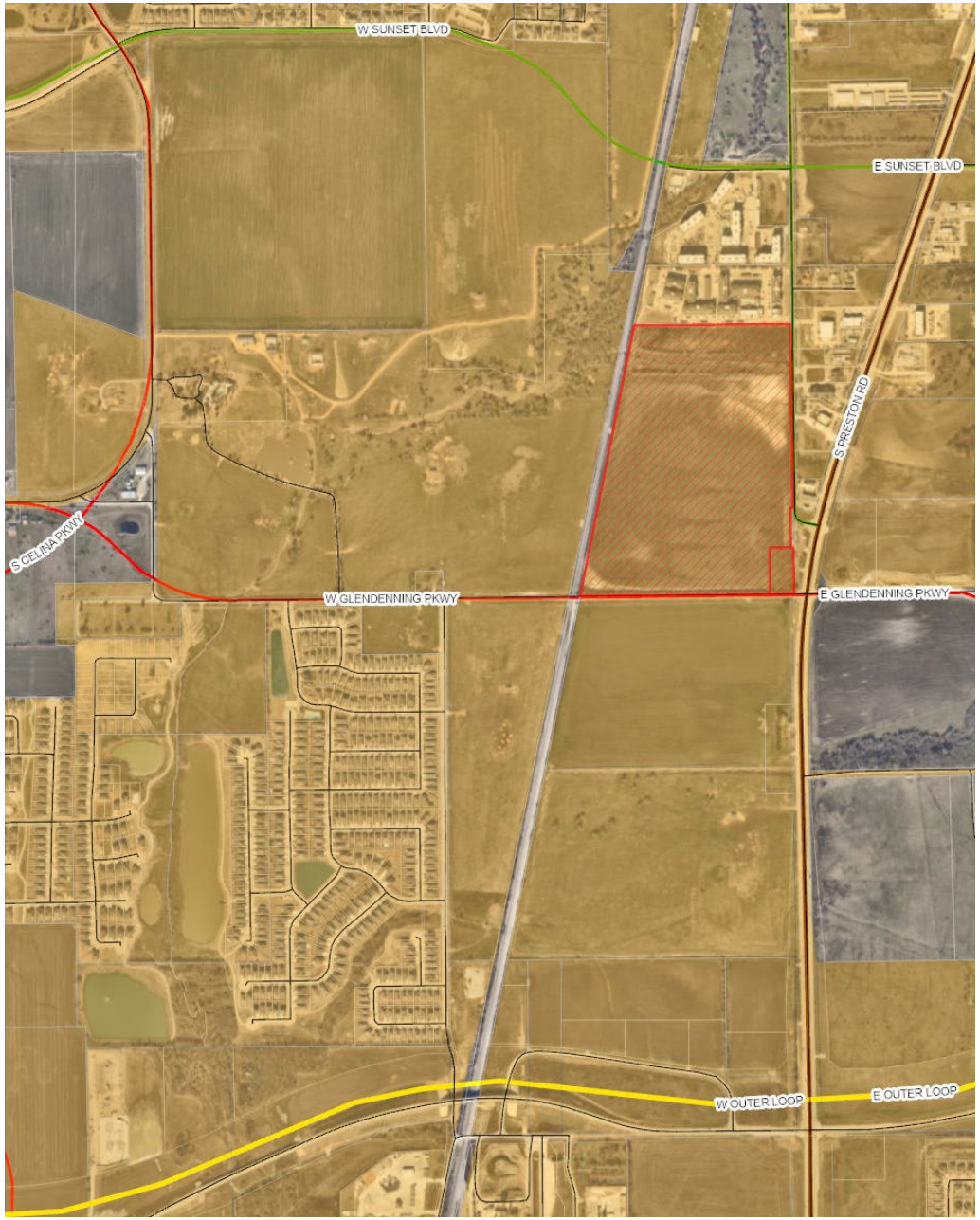
WILLARD CATTLE

Planned Development

City Council
September 10, 2024




CR 60
CR 107
289
TEXAS
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
TEXAS
Oklahoma Dr
FM 428
Pkwy
Dallas North Tollway TOLL
Choate Pkwy
W Punk Carter Pkwy
FM 428
Smiley Rd
S Legacy Dr
S Preston Rd
Dallas North Tollway TOLL
289
TEXAS
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



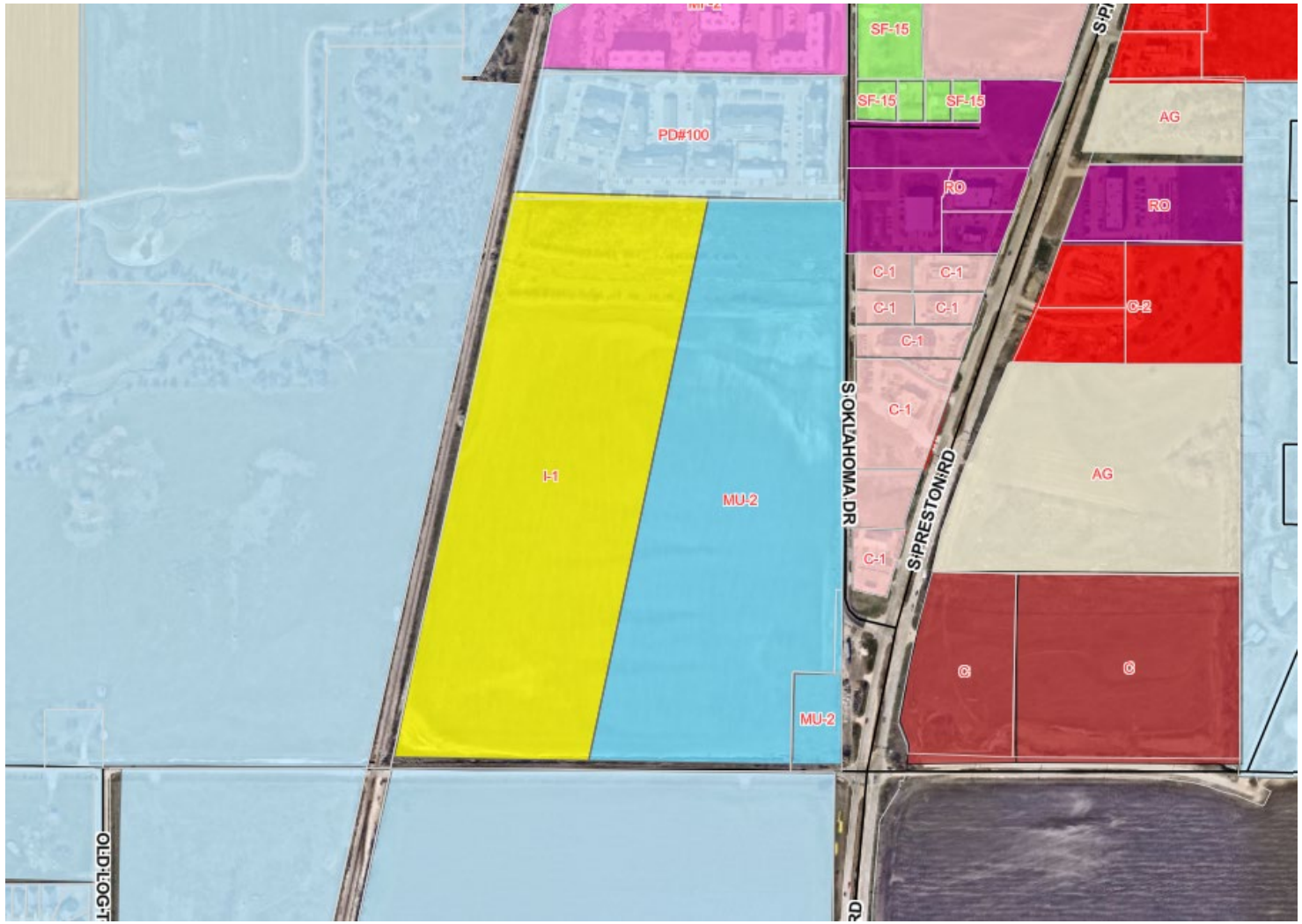
LOCATION MAP

The subject property is generally located at the northwest corner of Oklahoma Drive and Glendenning Parkway

BACKGROUND

- The subject property is approximately 66 acres and annexed into City Limits in 2004
- Today the property is zoned Mixed Use-2 District (MU-2) (~33 acres) and Light Industrial District (I-1) (~33 acres)
- A Development Agreement was approved by the City Council in June 2024 that outlined the realignment of Oklahoma Drive through the subject property and shifted the Land Use entitlements accordingly
- The applicant's request is to zone the property to a Planned Development (PD) that conforms to the approved Development Agreement

CURRENT ZONING



PROJECT OVERVIEW

- The request is for a Planned Development with a base of Mixed-Use, per the approved Development Agreement
- The following uses are permitted by right:
  - MF-0: Max. 225 units
  - MF-2: Max. 400 units
  - Multi-Story, climate-controlled self-storage facility, by right (one)
  - Gas station, by right (one)
  - Flex on the remainder (commercial, office, retail, and/or light industrial)

AGREEMENT OVERVIEW

Land Use	Existing Zoning	Proposed PD
Multi-Family, Horizontal (MF-0)	N/A	Max. 225 units
Multi-Family, Garden Style (MF-1)	Max. 15% (~89 units)	0 units
Multi-Family, Urban Edge (MF-2)	Max. 40% (~370 units)	Max. 400 units
Multi-Family, Urban Living (MF-3)	Max. 60% (~1,188 units)	0 units
Commercial, Office, & Retail (C)	• Min. 30% (~9.9 acres) • Storage facility with an SUP • Gas station with an SUP	• 1 multi-story, climate-controlled storage facility • 1 gas station • Flex (commercial, office, retail, and/or light industrial)

CONCEPT PLAN

ZONING USE

- MULTI-FAMILY
- RETAIL
- INDUSTRIAL





POLICY CONSIDERATIONS

- The request is in conformance with the previously approved Development Agreement
- The realignment of Oklahoma Drive is critical to traffic mobility for the area
- The proposed land uses are comparable to the existing entitlements and decrease the allowed density on the subject property, per the governing DA

RECOMMENDATION

- The Planning & Zoning Commission recommended approval 5-1 (with a dissenting vote from Commissioner Trigo) at its regular meeting in August
  - The dissenting vote cited that he did not want to pre-approve a Specific Use Permit for the gas station and storage use
- There was no public feedback at the public hearing
- Staff recommends approval as presented, per the governing Development Agreement

CITY OF CELINA, TEXAS

ORDINANCE 2024-_____
WILLARD TRACT

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE REZONING OF LAND THAT IS APPROXIMATELY 66 ACRES LOCATED IN THE BBB & RR CO SURVEY, ABSTRACT NO. 132, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED AT THE NORTHWEST CORNER OF OKLAHOMA DRIVE AND GLENDENNING PARKWAY; AS DESCRIBED IN EXHIBIT "A" AND DEPICTED IN EXHIBIT "B" AND INCORPORATED HEREIN TO BE REZONED FROM LIGHT INDUSTRIAL DISTRICT (L-I) AND MIXED-USE DISTRICT (MU-2), TO A "PD" PLANNED DEVELOPMENT DISTRICT NO. 153 WITH A BASE ZONING OF MIXED-USE DISTRICT (MU), WITH MODIFIED DEVELOPMENT STANDARDS; PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT STANDARDS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the "City Council") is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety, and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated as though fully set forth herein (the "Property"); and

WHEREAS, the Concept Plan and Development Standards, set forth in Exhibits "C" and "D," respectively, attached hereto and incorporated herein, define the base zoning districts, and provide for certain modifications to such district standards.

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS:

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety, and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as a "PD" Planned Development District No. 153 with a base zoning of Mixed-Use District (MU), with modified development standards, and is subject to the following PD standards, which exhibits are incorporated as if fully set forth herein:

Exhibit A: Legal Description
Exhibit B: Depiction of Property
Exhibit C: Concept Plan
Exhibit D: Development Standards

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT STANDARDS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated herein as PD No. 153 with a base zoning of Mixed-Use District (MU), with modified development standards, and incorporates the Concept Plan and Development Standards, attached hereto as Exhibit "C" and "D," respectively.

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars ($2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative, or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 10th day of September, 2024.

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Lauren Vaughns, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Exhibit A
Legal Description

TRACT 1

DESCRIPTION, OF A 64.405 ACRE (2,805,491 SQUARE FOOT) TRACT OF LAND SITUATED IN THE BBB & C RR CO SURVEY, ABSTRACT NO. 132, CITY OF CELINA, COLLIN COUNTY, TEXAS; SAID TRACT BEING ALL OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED TO WILLARD CATTLE COMPANY I LTD, RECORDED IN VOLUME 5169, PAGE 299 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS; SAID 64.405 ACRE (2,805,491 SQUARE FOOT) TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS (BEARING SYSTEM FOR THIS SURVEY IS BASED ON THE TEXAS COORDINATE SYSTEM OF 1983 (2011 ADJUSTMENT), NORTH CENTRAL ZONE 4202, BASED ON OBSERVATIONS MADE ON FEBRUARY 28, 2022 WITH A COMBINED SCALE FACTOR OF 1.00015271.):

BEGINNING, AT A PK-NAIL WITH "PACHECO KOCH" WASHER SET AT THE SOUTHWEST CORNER OF SAID WILLARD CATTLE COMPANY TRACT; SAID POINT BEING IN THE EAST RIGHT-OF-WAY LINE OF BNSF RAILWAY COMPANY RAILROAD (A 100-FOOT WIDE RIGHT-OF-WAY);

THENCE, NORTH 11 DEGREES, 20 MINUTES, 48 SECONDS EAST, ALONG SAID EAST LINE OF BNSF RAILWAY COMPANY RAILROAD, DISTANCE OF 2,092.20 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID WILLARD CATTLE COMPANY TRACT AND THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDORS LIEN TO ONE PRESTON STATION, LP RECORDED IN INSTRUMENT NO. 20210714001413760 OF THE OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS;

THENCE, NORTH 89 DEGREES, 32 MINUTES, 20 SECONDS EAST, DEPARTING SAID EAST LINE OF BNSF RAILWAY COMPANY RAILROAD AND ALONG THE NORTH LINE OF SAID WILLARD CATTLE COMPANY TRACT AND THE SOUTH LINE OF SAID ONE PRESTON STATION, LP TRACT, AT A DISTANCE OF 1,171.49 PASSING THE APPARENT WEST RIGHT-OF-WAY LINE OF OKLAHOMA DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) CONTINUING IN ALL A TOTAL DISTANCE OF 1,183.80 FEET TO A 1/2-INCH IRON ROD WITH "PACHECO KOCH" CAP SET FOR THE NORTHEAST CORNER OF SAID WILLARD CATTLE COMPANY, TRACT; SAID POINT BEING IN THE APPARENT RIGHT-OF-WAY OF SAID OKLAHOMA DRIVE;

THENCE, SOUTH 00 DEGREES, 49 MINUTES, 38 SECONDS EAST, ALONG THE EAST LINE OF SAID WILLARD CATTLE COMPANY TRACT, A DISTANCE OF 1,392.46 FEET TO A POINT FOR CORNER IN THE WEST RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 289;

THENCE, SOUTH 89 DEGREES, 27 MINUTES, 52 SECONDS WEST, DEPARTING SAID EAST LINE OF WILLARD CATTLE COMPANY TRACT AND ALONG SAID WEST LINE OF STATE HIGHWAY NO. 289, A DISTANCE OF 19.39 FEET TO AN ALUMINUM DISC STAMPED "TXDOT" FOR CORNER;

THENCE, SOUTH 00 DEGREES, 32 MINUTES, 09 SECONDS EAST, ALONG SAID WEST LINE OF STATE HIGHWAY NO. 289, A DISTANCE OF 299.57 FEET TO A 1/2-INCH IRON ROD WITH "PACHECO KOCH" CAP SET FOR CORNER IN THE NORTH LINE OF THAT TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED TO WILLARD PROPERTIES, LP RECORDED IN INSTRUMENT NO. 20070517000665000 OF SAID OFFICIAL PUBLIC RECORDS;

THENCE, SOUTH 89 DEGREES, 29 MINUTES, 42 SECONDS WEST, DEPARTING SAID WEST LINE OF STATE HIGHWAY NO. 289 AND ALONG SAID NORTH LINE OF THE WILLARD PROPERTIES TRACT, A DISTANCE OF 155.44 FEET TO A 1/2-INCH IRON WITH "PACHECO KOCH" CAP SET FOR CORNER;

THENCE, SOUTH 00 DEGREES, 06 MINUTES, 54 SECONDS WEST, ALONG THE WEST LINE OF SAID WILLARD PROPERTIES TRACT, A DISTANCE OF 354.70 FEET TO A PK-NAIL WITH "PACHECO KOCH" WASHER SET FOR THE MOST SOUTHERLY SOUTHEAST CORNER OF SAID WILLARD CATTLE COMPANY TRACT; SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 55;

THENCE, SOUTH 89 DEGREES, 29 MINUTES, 42 SECONDS WEST, ALONG THE SOUTH LINE OF SAID WILLARD CATTLE COMPANY TRACT AND SAID APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 55, A DISTANCE OF 1,442.82 FEET TO THE POINT OF BEGINNING;

CONTAINING: 2,805,491 SQUARE FEET OR 64.405 ACRES OF LAND, MORE OR LESS.

TRACT 2

BEING a tract of land situated in the B.B.B. & C. Railroad Co. Survey, Abstract No. 132 and being all of a called 1.460 acre tract of land conveyed to Willard Properties, LP as recorded in County Clerk No. 20070517000665000 of the Official Public Records of Collin County, Texas and being more particularly described in metes and bounds as follows;

BEGINNING in County Road 55 at an X Cut set for the southeast corner of the called 1.460 acre tract of land;

THENCE S 89°28'34" W down County Road 55 a distance of 182.18' to a Mag Nail with shiner set for the southwest corner of the called 1.460 acre tract of land and said Mag Nail with shiner being the most southerly southeast corner of a called 64.543 acre tract of land conveyed to Willard Cattle Company I, LTD as recorded in Volume 5169, Page 299 of the Deed Records of Collin County, Texas;

THENCE N 00°06'55" E with the mutual line of the called 1.460 acre tract of land and the called 64.543 acre tract of land distance of 354.78' to a 1/2" iron rod with plastic cap stamped "4613" set for the northwest corner of the called 1.460 acre tract of land;

THENCE N 89°29'44" E continuing with the mutual line of the called 1.460 acre tract of land and the called 64.543 acre tract of land a distance of 176.35' to a 1/2" iron rod with plastic cap stamped "4613" set for the northeast corner of the called 1.460 acre tract of land;

THENCE S 00°49'38" E a distance of 354.68' to the POINT OF BEGINNING, and containing 63,587 Square Feet or 1.460 acres of land.

Exhibit B
Depiction of Property



Exhibit C
Concept Plan

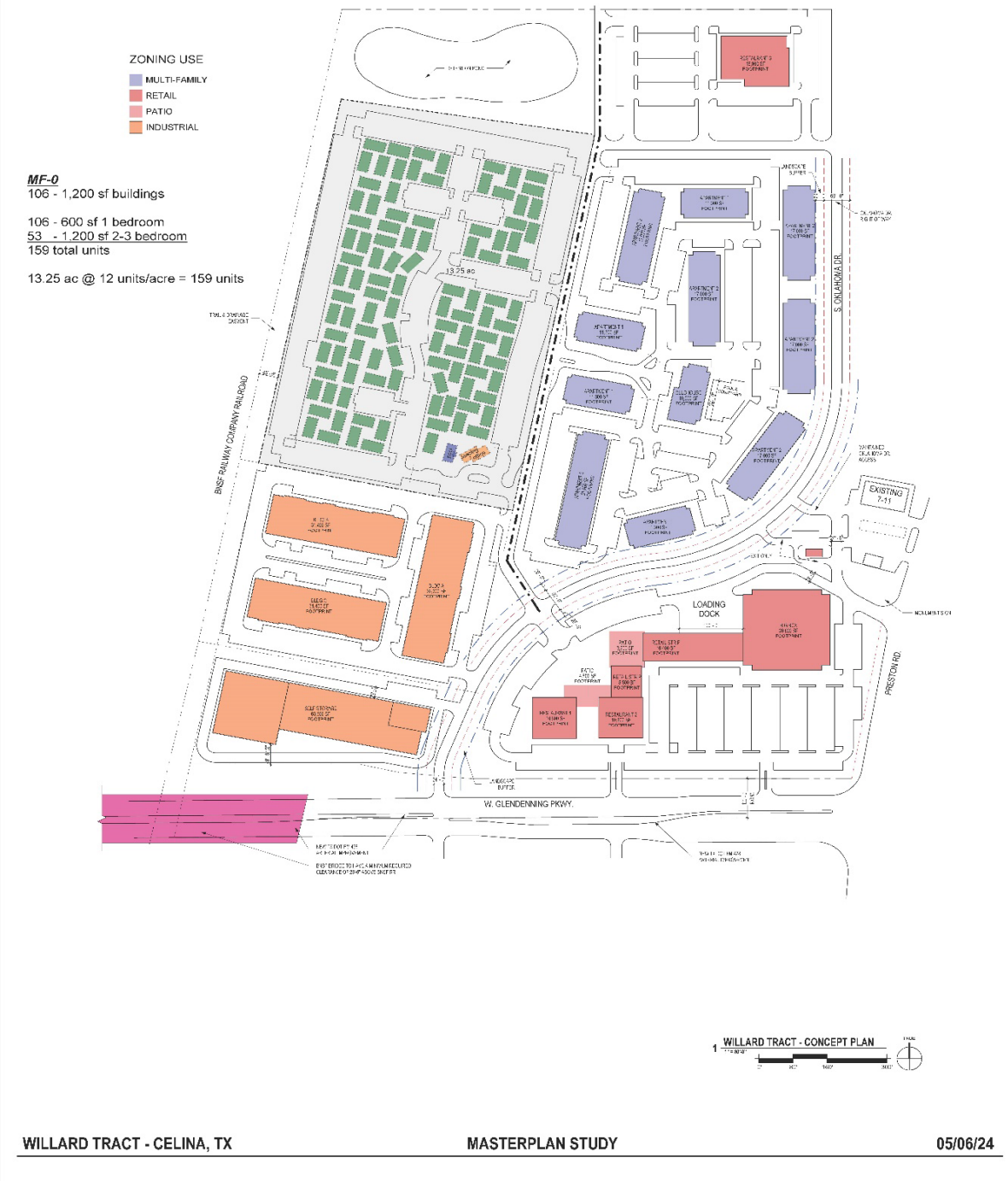


Exhibit D
Development Standards

The property is zoned a Planned Development (PD) with a base zoning of Mixed-Use District (MU), with the following modified regulations:

1. The following land uses are permitted by right:
    a. Multi-Family, Horizontal (MF-0): Max. 225 units
    b. Multi-Family, Urban Edge (MF-2): Max. 400 units
    c. Mini-Warehouse/Self-Storage: 1 multi-story, climate-controlled facility
    d. Auto, Gas Pumps/Fuel Sales: 1 site
    e. Flex: Uses permitted within the Commercial, Office, & Retail (C) or Industrial (I) zoning districts, as they exist or may be amended
2. The building exteriors shall conform to the architectural standards of the Zoning Ordinance, as it exists or may be amended; and
3. Conformance with the Multi-Family & Commercial Vision Book is required.

Traffic Impact Analysis

Willard Cattle Development

City of Celina

Prepared for:

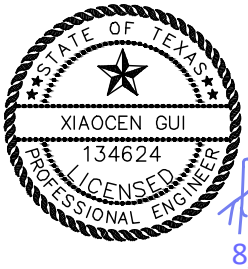
SLX Development

Prepared by:

Bowman

1445 North Loop West
Suite 450
Houston, Texas 77008
(713) 993-0333

August 29, 2024



8/29/24

This report summarizes the results of a traffic impact study conducted by Bowman Consulting Group Ltd. (Bowman) for the proposed Willard Cattle Development, a residential and commercial development with 159 units of single-family detached housing, 400 units of low-rise multifamily housing, fast food restaurants, supermarket, strip retail plaza, and mini warehouses. The development is located on the north side of W. Glendenning Parkway and on the east and west side of S. Oklahoma Drive, near the major arterial S. Preston Road (TX 289) in the City of Celina, Texas. The proposed development is approximately 32.86 acres, it is expected to be completed in two phases by Year 2029 (Phase I by 2027, Phase II by 2029).

The purpose of this traffic impact analysis is to determine the traffic impacts of the proposed Willard Cattle Development on the adjacent roadway system and the study intersections within the vicinity of the study area.

The trip generation analysis for the proposed development was conducted based on the units of residential houses and the square footage of the Commercial and Restaurant businesses. The development will add approximately 1,239 trips (598 entering and 641 exiting) during the weekday AM peak hour and 916 trips (514 entering and 402 exiting) during the weekday PM peak hour to the adjacent street system. Proposed site driveway intersections include –

- Driveways 1, 2, and 3 on W. Glendenning Parkway
- Driveways 4, 5, 6, 7, and 9 on S. Oklahoma Drive
- Driveway 8 on S. Preston Road

As part of this study, intersections along W. Glendenning Parkway, S. Oklahoma Drive, S. Preston Road, Sunset Boulevard, and E. Ash Street were analyzed using SYNCHRO traffic analysis software. The traffic forecast and traffic volume projections include a 4.59% annual linear background growth rate for S. Oklahoma Drive, 10% for W. Glendenning Parkway, and 10% for S. Preston Road. Two nearby developments known as One Preston Station and District at Celina were also included as background. The operation of the intersections was analyzed for the following traffic and land use conditions:

- Existing conditions (2024)
- Phase I background conditions (2027)
- Phase I build conditions (2027)
- Phase I mitigated conditions (2027)
- Phase II background conditions (2029)
- Phase II build conditions (2029)
- Phase II mitigated conditions (2029)
- Phase I horizon year background conditions (2032)
- Phase I horizon year build conditions (2032)
- Phase I horizon year mitigated conditions (2032)
- Phase II horizon year background conditions (2039)
- Phase II horizon year build conditions (2039)
- Phase II horizon year mitigated conditions (2039)

Utilizing the traffic volumes for each scenario, the AM and PM peak hour LOS and delay was found for each study intersection, signal warrant analysis was performed in E. Ash Street at S. Oklahoma Drive intersection, and turn lane analysis was performed at the location of the driveways, as shown in the report. Based on the results of the traffic analysis conducted to determine the impacts caused by the proposed Willard Cattle development, the following roadway improvements should be provided to mitigate the impacts to surrounding roadway network –

- S. Oklahoma Dr/Driveway 1 at Glendenning Pkwy does not pose an adverse impact at the intersection.
- Trips generated by the Willard Cattle development seem to cause significant delays at the intersection of S Oklahoma at Ash St. A traffic signal is to be installed to alleviate the congestion.

- S Preston Rd at Glendenning Pkwy experiences a significant delay after the construction of the Willard Cattle development.
- Left turn auxiliary lanes are to be provided to mitigate the delays at the intersections of Driveway 1 at W. Glendenning Parkway, Driveway 4 at S. Oklahoma Drive, Driveway 8 at S. Oklahoma Drive, and Driveway 8 at S. Preston Road in phase I build condition; the situation remains similar for phase II. Additionally, left turn lanes are provided at Driveway 6 at S. Oklahoma Drive, and Driveway 7 at S. Oklahoma Drive in phase II build condition.
- Right-turn auxiliary lanes are to be provided to mitigate delay in the intersections of Driveway 2 at W. Glendenning Parkway, Driveway 3 at W. Glendenning Parkway, Driveway 7 at S. Oklahoma Drive, and Driveway 8 at S. Preston Road in phase II build condition

  .

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Turn Lane Analysis ..... Appendix R
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Sight Distance Analysis ..... Appendix T

Introduction and Background Information

1. Overview

This report summarizes the results of a traffic impact study conducted by Bowman Consulting Group Ltd. (Bowman) for the proposed Willard Cattle Development, a residential and commercial development with 159 units of single-family detached housing, 400 units of low-rise multifamily housing, fast food restaurants, supermarket, strip retail plaza, and mini warehouses. The development is located on the north side of W. Glendenning Parkway and on the east and west side of S. Oklahoma Drive, near the major arterial S. Preston Road (TX 289) in the City of Celina, Texas. The proposed development is approximately 32.86 acres, it is expected to be completed in two phases by Year 2029 (Phase I by 2027, Phase II by 2029). **Figure 1** shows the Vicinity map of Willard Cattle Development. The purpose of this report is to serve as Traffic Impact Assessment (TIA) along TxDOT and City of Celina roadways.



Figure 1: Vicinity Map

Study Area

The subject property is generally located to the northwest of the intersection of W. Glendenning Parkway and S. Preston Road in the City of Celina, Texas.

The study area analyzed as part of this TIA was developed based on previous discussions with City of Celina and TxDOT staff. Following intersections were analyzed in addition to nine (9) proposed driveway intersections.

- W. Glendenning Parkway and S. Preston Road
- W. Glendenning Parkway and S. Oklahoma Drive
- S. Oklahoma Drive and S. Preston Road
- W. Glendenning Parkway and Old Log Trail
- S. Oklahoma Drive and future Sunset Boulevard
- S. Oklahoma Drive and Ash Street

W. Glendenning Parkway is a major thoroughfare in the Master Thoroughfare Plan with a posted speed limit of 40 miles per hour in the vicinity of the site. The roadway consists of undivided 2 lanes, one lane in each direction and intersects with a railroad at the southwest corner of the site limit. According to the tube counts conducted by Quality Counts for this study, the road carries approximately 5786 vehicles per day (ADT both directions) in the vicinity of the site. For purposes of this analysis, W. Glendenning Parkway was assumed to run east-west through the study area.



W. Glendenning Parkway

S. Oklahoma Drive is a major thoroughfare in the Master Thoroughfare Plan in the vicinity of the site which consists of undivided 2 lanes, one lane in each direction with a posted speed limit of 50 miles per hour at S. Preston Road, 40 miles per hour at the proposed Sunset Boulevard, and 30 miles per hour at Ash Street. According to the tube counts conducted by Quality Counts for this study, the road carries approximately 2162-2351 vehicles per day (ADT both directions) in the vicinity of the site. For purposes of this analysis, S. Oklahoma Drive was assumed to run north-south through the study area.



S. Oklahoma Drive

S. Preston Road is a principal arterial in the vicinity of the site consists of divided 4 lanes, two lanes in each direction and dedicated left turn lanes (storage) at some accesses, with a posted speed limit of 55 miles per hour. According to the tube counts conducted by Quality Counts for this study, the road carries approximately 25,521 vehicles per day (ADT both directions) in the vicinity of the site. For purposes of this analysis, S. Preston Road was assumed to run north-south through the study area.



S. Preston Road

The land use in the vicinity is predominantly residential and commercial development. Proposed site driveway intersections include –

- Driveways 1, 2, and 3 on W. Glendenning Parkway
- Driveways 4, 5, 6, 7, and 9 on S. Oklahoma Drive
- Driveway 8 on S. Preston Road

Figure 1A shows the Site Area Roadways Map and **Figure 2** in **Appendix A** shows the proposed development site plan.



Figure 1A: Site Area Roadways Map

Land Use Context

The proposed development is located in the southern part of the City of Celina. The surrounding area is mostly undeveloped, but there are some retail land uses to the north and east along S. Preston Road, and a low- to medium-density housing development to the west off of W. Glendenning Parkway. Two more housing developments of higher density are under construction to the north on S. Oklahoma Drive.

Transit, Pedestrian, and Bicycle Facilities

The area surrounding the proposed development is a suburban-rural residential area and is not served by any fixed public transit routes. S. Preston Road is a high-speed road with no pedestrian facilities. S. Oklahoma Drive and W. Glendenning Parkway are medium-speed roads which are also not suitable for walking. No bike lanes or other bicycle infrastructure are present within the study area. There are also no nearby land uses which are likely to generate pedestrian or bicycle traffic.

Data Collection

Weekday peak hour turning movement counts were collected at the study intersections in January 2023. The volumes are shown in **Figure 4**. The traffic forecast and traffic volume projections include a 4.59% annual linear background growth rate for S. Oklahoma Drive, 10% for W. Glendenning Parkway, and 10% for S. Preston Road. The Year 2023 collected traffic counts were increased by the growth rate factors to generate the Year 2024 existing condition traffic volumes. The existing lane configurations, and Year 2024 existing condition AM and PM peak hour volumes are shown on **Figures 3 and 5**. Raw turning movement counts are included in **Appendix C**.

Adjacent Developments: Two nearby developments known as One Preston Station and District at Celina were also included as background.

Infrastructure Improvement: A signal will be constructed at the intersection of S. Oklahoma Dr/Driveway 1 at Glendenning Pkwy. This improvement will be reflected in the build conditions in the years of 2027, 2029, 2032, and 2039.

2. ANALYSIS

The analysis of the proposed development's impact includes estimates of vehicle trip generation, distribution of trips onto the street network, and analysis of peak hour operations. Each of these analysis techniques and their results are described below. The study focused on weekday AM and PM peak hours.

2.1 Site Access

Nine (9) driveways are proposed as part of this development: three (3) on W. Glendenning Parkway, one (1) on S. Preston Road, and five (5) on S. Oklahoma Drive.

Driveways 2 and 3 along W. Glendenning Parkway will have right-in/right-out access. The other seven driveways will be full access driveways.

2.2 Trip Generation

The vehicle trips generated by the proposed development were estimated using the Institute of Transportation Engineers' Trip Generation, 11th Edition. The estimated daily, AM peak hour, and PM peak hour traffic volumes associated with this development are shown in **Table 1**.

The trip generation analysis for the proposed development was conducted based on the units of residential houses and the square footage of the Commercial and Restaurant businesses. The development will add approximately 1,239 trips (598 entering and 641 exiting) during the weekday AM peak hour and 916 trips (514 entering and 402 exiting) during the weekday PM peak hour to the adjacent street system.

Table 1 – Willard Cattle Trip Generations

Phase	Descripiton	Land Use	ITE Code	Area (sq.ft.)/ Dwelling Units	Weekday AM Peak Hour			Weekday PM Peak Hour		
					Total Trips	Trips Entering	Trips Exiting	Total Trips	Trips Entering	Trips Exiting
Phase I	Single-Family Houses	Single-Family Detached Housing	210	159	114	30	84	154	97	57
Phase I	Multi-Family Houses	Multifamily Housing (Low-Rise)	220	400	152	44	108	244	146	98
Phase II	Restaurant 1	Fast Food Restaurant with Drive-Thru Window	934	10600	473	241	232	350	182	168
Phase II	Restaurant 2	Fast Food Restaurant with Drive-Thru Window	934	10600	473	241	232	350	182	168
Phase II	Restaurant 3	Fast Food Restaurant with Drive-Thru Window	934	18900	843	430	413	624	325	300
Phase II	Big Box	Supermarket	850	39800	114	67	47	366	183	183
Phase II	Retail Strip	Strip Retail Plaza (<40k)	822	21900	52	31	21	144	72	72
Phase I	Building A	Mini-Warehouse	151	31400	3	2	1	5	2	2
Phase I	Building B	Mini-Warehouse	151	31400	3	2	1	5	2	2
Phase I	Building C	Mini-Warehouse	151	31400	3	2	1	5	2	2
Phase I	Self Storage	Mini-Warehouse	151	254400	23	14	9	38	18	20
		Total			2253	1104	1149	2283	1211	1072
		Internal Capture Reduction			124	61	63	730	364	366
		Pass by trips			890	445	445	637	333	304
		Net Total			1239	598	641	916	514	402

2.3 Trip Distribution

The estimated peak hour trips generated by the proposed development were distributed onto the street system based on the trip distributions summarized below. **Table 2** illustrates the general distributions used in this study, which were derived based on existing traffic patterns and site geometry.

It should be noted that these trip distribution percentages were adjusted to reflect future regional attractiveness of the proposed development, future proposed developments in the vicinity, and the proposed S. Oklahoma Drive roadway re-routing.

Figures 10-13 show the development trip distribution for each proposed land use. **Figure 14** shows the development trips at the study intersections during AM and PM peak hours for Phase I, while **Figure 19** shows the development trips at the study intersections during AM and PM peak hours for Phase II.

Table 1 Trip Distribution	
Direction To/From	**Distribution**
From West on W. Glendenning Parkway	30%
From South on S. Preston Road	30%
From North on S. Oklahoma Drive	20%
From East on Ash Street	10%
From West on Ash Street	10%
Total	**100%**

2.4 Traffic Operations Assessment

An assessment of traffic operations was made for nine separate traffic and land use scenarios. These scenarios allowed for comparison of the before and after impacts of the proposed development in the study area. The scenarios include:

- Existing conditions (2024)
- Phase I background conditions (2027)
- Phase I build conditions (2027)
- Phase II background conditions (2029)
- Phase II build conditions (2029)
- Phase I horizon year background conditions (2032)
- Phase I horizon year build conditions (2032)
- Phase II horizon year background conditions (2039)
- Phase II horizon year build conditions (2039)

The study intersections were evaluated based on the methodologies outlined in the Highway Capacity Manual, 7th Edition, published by the Transportation Research Board. The operating conditions at an intersection are graded by the "level of service" experienced by drivers. Level of service (LOS) describes the quality of traffic operating conditions and is rated from "A" to "F". LOS A represents the most desirable condition with free-flow movement of traffic with minimal delays. LOS F generally indicates severely congested conditions with significant delays to motorists. Intermediate grades of B, C, D, and E reflect incremental increases in the average delay per stopped vehicle. Delay is measured in seconds per vehicle. **Table 4** shows the upper limit of delay associated with each level of service for signalized and unsignalized intersections.

Table 3 Unsignalized and Signalized Intersection Level of Service Delay Thresholds

Level of Service (LOS)	Unsignalized Intersection	Signalized Intersection
A	≤ 10	≤ 10
B	>10 - 15	> 10-20
C	>15 -25	> 20-35
D	>25 - 35	> 35-55
E	>35 - 50	> 55-80
F	>50	> 80

2.5.1 2024 Existing Conditions

Utilizing the existing traffic volumes, AM and PM peak hour operational analysis was conducted using Synchro software. LOS results for the study intersections are summarized in **Table 4**, while detailed Synchro LOS reports can be found in **Appendix E** of this report. **Figure 3 and 5** show the existing lane configurations and Year 2024 existing condition peak hour volumes used for the analysis. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted.

Table 4 – Intersection Level of Service - 2022 Existing Condition

Unsignalized Intersections	AM Peak Hour LOS/Delay												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & S Oklahoma Dr		F/122.1	-	F/122.1	-	-	-	C/19.9	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	A/8.1	A/0	-	B/12	-	B/12	-	-	-
04: Oklamhama Drive (S Oklahoma Dr) & Sunset Boulevard		A/0	-	A/0	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		C/17.9	C/17.9	C/17.9	C/15	C/15	A/8.7	A/7.4	A/0	-	A/7.4	A/0	-
Signalized Intersections	**AM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	D/41.6	F/97.9	-	F/97.9	C/34.8	-	-	C/25.1	B/12.8	-	A/6.4	D/50.2	-
Unsignalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & S Oklahoma Dr		F/57.9	-	F/57.9	-	-	-	B/13.8	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	A/7.9	A/0	-	B/11	-	B/11	-	-	-
04: Oklamhama Drive (S Oklahoma Dr) & Sunset Boulevard		A/0	-	A/0	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		B/13.9	B/13.9	B/13.9	C/15.7	C/15.7	A/9.1	A/7.4	A/0	-	A/7.6	A/0	-
Signalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	C/22.9	D/38.6	-	D/38.6	C/32.9	C/32.9	-	C/28.7	B/12.5	-	A/6.7	C/30.3	-

2.5.2 Phase I Background Conditions (2027)

The traffic volumes for the 2027 no-build condition were forecasted by projecting the existing volumes to the Phase I buildout year (2027) utilizing the estimated annual growth rates. Site generated trips from the two nearby developments (One Preston Station and District at Celina) were also included in the Willard Cattle background conditions.

Please Note: This is prior to the W. Glendenning Parkway roadway widening construction is completed. The background condition also assumes the existing S. Oklahoma Drive roadway configuration, which would remain the same without the Willard Cattle development being built. Traffic analysis was conducted using lane configurations shown in **Figure 3**.

2027 No-Build weekday AM and PM peak hour volumes which includes the existing volumes with growth rates and One Preston Station's and District at Celina's site generated trips is shown in **Figure 8**. The AM and PM peak hour LOS and delay for the study intersections are summarized in **Table 5**, while detailed individual level of service analysis worksheets are included in **Appendix F**. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted. Light-colored highlights indicate the LOS results remain the same as 2024 Existing conditions, while dark-colored highlights indicate the LOS have worsened from the 2024 Existing conditions.

Table 5 – Intersection Level of Service - 2027 No-Build/Background Condition

Unsignalized Intersections	AM Peak Hour LOS/Delay												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & S Oklahoma Dr		F/3793.2	-	F/3793.2	-	-	-	F/60	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	A/8.4	A/0	-	B/13.4	-	B/13.4	-	-	-
04: Oklamhama Drive (S Oklahoma Dr) & Sunset Boulevard		A/9.9	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		D/26	D/26	D/26	C/20.3	C/20.3	A/9	A/7.5	A/0	-	A/7.6	A/0	-
Signalized Intersections	**AM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/127.8	F/215.4	-	F/215.4	D/37.9	-	-	C/33	B/16.2	-	A/6.9	F/193.6	-
Unsignalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & S Oklahoma Dr		F/1919.8	-	F/1919.8	-	-	-	D/30.4	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	A/8.1	A/0	-	B/12.1	-	B/12.1	-	-	-
04: Oklamhama Drive (S Oklahoma Dr) & Sunset Boulevard		B/10.4	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		C/16.2	C/16.2	C/16.2	C/22.5	C/22.5	A/9.4	A/7.5	A/0	-	A/7.7	A/0	-
Signalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	D/43.9	E/66.7	-	E/66.7	D/35.6	D/35.6	-	E/63.9	B/18.6	-	A/6.8	E/65.1	-

2.5.3 Phase I Build Conditions (2027)

Phase I of the proposed development is anticipated to be built by 2027. 2027 Build Conditions analysis includes the study intersections in the Existing Conditions and additional 6 of the 9 proposed site driveway intersections.

- Driveway 1 on W. Glendenning Parkway
- Driveways 4, 5, 6, and 9 on S. Oklahoma Drive
- Driveway 8 on S. Preston Road

Please Note: The Phase I Build Condition in 2027 assumes the existing W. Glendenning Parkway roadway condition prior to the widening construction is completed, but also with the S. Oklahoma Drive re-route. Traffic analysis was conducted using lane configurations shown in **Figure 9**.

Peak hour traffic volumes for this scenario were obtained by combining the aforementioned Phase I Background Conditions traffic and the Willard Cattle Phase I development trips anticipated to be generated. The 2027 Build Conditions with weekday AM and PM peak hour intersection LOS is summarized in **Table 6**, while detailed Synchro LOS reports can be found in **Appendix G** of this report. 2027 Build Condition weekday AM and PM peak hour traffic volumes is presented in **Figure 15**. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted. Light-colored highlights indicate the LOS results remain the same as 2027 Phase I background conditions, while dark-colored highlights indicate the LOS have worsened from the 2027 Phase I background conditions.

Table 6 – Intersection Level of Service - 2027 Phase I Build Condition

Unsignalized Intersections	AM Peak Hour LOS/Delay												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/1862.7	-	F/1862.7	-	-	-	E/40	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	A/8.5	A/0	-	B/14.2	-	B/14.2	-	-	-
04: S Oklahoma Dr & Sunset Boulevard		B/10.9	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		E/48.1	E/48.1	E/48.1	E/35.2	E/35.2	A/9.4	A/7.6	A/0	-	A/7.8	A/0	-
08: S Oklahoma Dr & DWY-8		-	-	-	A/9	-	A/9	-	-	-	A/7.4	A/0	-
21: S Oklahoma Dr & DWY-9		B/10.8	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	A/0	-	-	A/0	-	-	-	-	-	-	-
25: Glendenning Parkway & DWY-3		-	A/0	-	-	A/0	-	-	-	-	-	-	-
27: DWY-1 (S Oklahoma Dr) & DWY-4		A/9.6	-	A/9.6	-	-	-	A/7.6	A/0	-	-	-	-
29: S Oklahoma Dr & DWY-5		A/0	-	A/0	-	-	-	A/7.5	A/0	-	-	-	-
31: S Oklahoma Dr & DWY-7/DWY-6		A/8.9	A/8.9	A/8.9	A/0	A/0	A/0	A/7.4	A/0	A/0	-	-	-
Signalized Intersections	**AM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/129.5	F/234.4	-	F/234.4	D/43.9	-	-	D/41.1	B/16	-	A/6.9	F/193.2	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	A/8.8	A/8.8	A/8.8	-	-	A/5.6	A/5.6	-	-	-	B/14.6	-	B/14.6
Unsignalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/1294.8	-	F/1294.8	-	-	-	D/29.8	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	A/8.6	A/0	-	C/16.2	-	C/16.2	-	-	-
04: S Oklahoma Dr & Sunset Boulevard		B/12	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		C/23	C/23	C/23	F/65.7	F/65.7	A/9.8	A/7.7	A/0	-	A/7.9	A/0	-
08: S Oklahoma Dr & DWY-8		-	-	-	A/9.1	-	A/9.1	-	-	-	A/7.5	A/0	-
21: S Oklahoma Dr & DWY-9		B/11.6	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	A/0	-	-	A/0	-	-	-	-	-	-	-
25: Glendenning Parkway & DWY-3		-	A/0	-	-	A/0	-	-	-	-	-	-	
27: DWY-1 (S Oklahoma Dr) & DWY-4		A/9.9	-	A/9.9	-	-	-	A/7.5	A/0	-	-	-	-
29: S Oklahoma Dr & DWY-5		A/9.6	-	A/9.6	-	-	-	A/7.5	A/0	-	-	-	-
31: S Oklahoma Dr & DWY-7/DWY-6		A/8.9	A/8.9	A/8.9	A/0	A/0	A/0	A/7.6	A/0	-	A/0	-	-
Signalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	E/68.6	E/65.5	-	E/65.5	D/41.1	D/41.1	-	F/143.2	C/25.3	-	A/6.8	F/103.8	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	A/8.9	A/8.7	A/8.7	-	-	A/7.2	A/7.2	-	-	-	B/15.1	-	B/15.1

2.5.4 Phase II Background Conditions (2029)

The traffic volumes for the 2029 no-build condition were forecasted by projecting the existing volumes to the Phase II buildout year (2029) utilizing the estimated annual growth rates. Site generated trips from the two nearby developments (One Preston Station and District at Celina) were also included in the Willard Cattle background conditions.

Please Note: This is after the W. Glendenning Parkway roadway widening construction is completed. The Phase II background condition assumes the future W. Glendenning Parkway roadway configuration and the existing S. Oklahoma Drive roadway configuration, since S. Oklahoma Drive would remain the same without the Willard Cattle development being built. Traffic analysis was conducted using lane configurations shown in **Figure 16**.

2029 No-Build weekday AM and PM peak hour volumes which includes the existing volumes with growth rates and One Preston Station's and District at Celina's site generated trips is shown in **Figure 17**. The AM and PM peak hour LOS and delay for the study intersections are summarized in **Table 7**, while detailed individual level of service analysis worksheets are included in **Appendix H**. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted. Light-colored highlights indicate the LOS results remain the same as 2027 Phase I background conditions, while dark-colored highlights indicate the LOS have worsened from the 2027 Phase I background conditions.

Table 7 – Intersection Level of Service - 2029 No-Build/Background Condition

Unsignalized Intersections	AM Peak Hour LOS/Delay												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & S Oklahoma Dr		F/238.4	-	F/238.4	-	-	-	F/172.1	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/11	A/0.3	-	B/13	-	B/13	-	-	-
04: S Oklahoma Dr & Sunset Boulevard		B/10	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		D/28.9	D/28.9	D/28.9	C/21.7	C/21.7	A/9.1	A/7.5	A/0	-	A/7.6	A/0	-
Signalized Intersections	**AM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	E/71.1	E/71.5	-	F/146.8	E/56.9	-	-	F/167.4	B/14.3	-	A/5	F/94.6	-
Unsignalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & S Oklahoma Dr		F/59.6	-	F/59.6	-	-	-	F/62	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/10.1	A/0.4	-	B/11.9	-	B/11.9	-	-	-
04: S Oklahoma Dr & Sunset Boulevard		B/10.5	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		C/17.2	C/17.2	C/17.2	C/24.7	C/24.7	A/9.4	A/7.5	A/0	-	A/7.8	A/0	-
Signalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	C/28.3	F/84.6	-	B/13.8	E/64.7	E/62.8	-	E/68.3	A/9.8	-	A/5.8	D/39.4	-

2.5.5 Phase II Build Conditions (2029)

Phase II of the proposed development is anticipated to be built by 2029. 2029 Build Conditions analysis includes the study intersections in the Existing Conditions and all of the additional 9 proposed site driveway intersections.

- Driveway 1, 2, and 3 on W. Glendenning Parkway
- Driveways 4, 5, 6, 7, and 9 on S. Oklahoma Drive
- Driveway 8 on S. Preston Road

Please Note: This is after the W. Glendenning Parkway roadway widening construction is completed. The Phase II Build Condition in 2029 assumes the future W. Glendenning Parkway roadway configuration, as well as the future S. Oklahoma Drive roadway configuration. Traffic analysis was conducted using lane configurations shown in **Figure 18**.

Peak hour traffic volumes for this scenario were obtained by combining the aforementioned Phase II Background Conditions traffic and the Willard Cattle Phase II development trips anticipated to be generated. The 2029 Build Conditions with weekday AM and PM peak hour intersection LOS is summarized in **Table 8**, while detailed Synchro LOS reports can be found in **Appendix I** of this report. 2029 Build Condition weekday AM and PM peak hour traffic volumes is presented in **Figure 20**. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted. Light-colored highlights indicate the LOS results remain the same as 2029 Phase II Background conditions, while dark-colored highlights indicate the LOS have worsened from the 2029 Phase II Background conditions.

Table 8 – Intersection Level of Service - 2029 Phase II Build Condition

Unsignalized Intersections	AM Peak Hour LOS/Delay												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/27001.7	-	F/27001.7	-	-	-	F/68.6	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/11.7	A/0.4	-	B/13.6	-	B/13.6	-	-	-
04: Sunset Boulevard & S Oklahoma Dr		B/14.2	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		F/239	F/239	F/239	F/631.3	F/631.3	B/10	A/7.9	A/0	-	A/8	A/0	-
08: S Oklahoma Dr & DWY-8		-	-	-	B/10.2	-	B/10.2	-	-	-	A/7.8	A/0	-
21: S Oklahoma Dr & DWY-9		B/14.6	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	A/0	-	-	A/0	A/0	-	-	-	-	-	A/9.3
25: Glendenning Parkway & DWY-3		-	-	-	-	-	-	-	-	-	-	-	-
27: DWY-1 (S Oklahoma Dr) & DWY-4		B/10.5	-	B/10.5	-	-	-	A/7.7	A/0	-	-	-	-
29: S Oklahoma Dr & DWY-5		B/10.2	-	B/10.2	-	-	-	A/7.7	A/0	-	-	-	-
31: DWY-7/DWY-6 & S Oklahoma Dr		A/8.8	A/8.8	A/8.8	C/16	C/16	C/16	A/7.4	A/0	-	A/8	A/0	-
Signalized Intersections	**AM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/118.5	E/64.3	-	F/387.8	E/56	-	-	F/628.9	B/12.2	-	A/4.9	E/67.6	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	B/10.8	A/6.5	A/4.7	-	-	B/17.9	B/17.9	-	-	-	B/16.5	-	B/16.5
Unsignalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/18362.9	-	F/18362.9	-	-	-	E/43.6	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/11.3	A/0.6	-	B/13.8	-	B/13.8	-	-	-
04: Sunset Boulevard & S Oklahoma Dr		B/13.7	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		D/30	D/30	D/30	F/176.2	F/176.2	B/10.1	A/7.9	A/0	-	A/8.1	A/0	-
08: S Oklahoma Dr & DWY-8		-	-	-	A/9.8	-	A/9.8	-	-	-	A/7.7	A/0	-
21: S Oklahoma Dr & DWY-9		B/13.6	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	A/0	-	-	A/0	A/0	-	-	-	-	-	A/9.5
25: Glendenning Parkway & DWY-3		-	-	-	-	-	-	-	-	-	-	-	-
27: DWY-1 (S Oklahoma Dr) & DWY-4		B/10.1	-	B/10.1	-	-	-	A/7.6	A/0	-	-	-	-
29: S Oklahoma Dr & DWY-5		A/9.8	-	A/9.8	-	-	-	A/7.5	A/0	-	-	-	-
31: DWY-7/DWY-6 & S Oklahoma Dr		A/8.8	A/8.8	A/8.8	B/13.1	B/13.1	B/13.1	A/7.5	A/0	-	A/7.8	A/0	-
Signalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	D/43.7	E/71.3	-	E/62.9	E/65.3	E/62.8	-	F/178.2	A/9.8	-	A/5.8	D/44.4	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	B/11.0	A/5.5	A/3.8	-	-	B/16.3	B/16.3	-	-	-	B/14.8	-	B/14.8

2.5.6 Phase I Horizon Background Conditions (2032)

The traffic volumes for the 2032 no-build condition were forecasted by projecting the existing volumes to the horizon year Phase I build conditions (2032) utilizing the estimated annual growth rates. Site generated trips from the two nearby developments (One Preston Station and District at Celina) were also included in the Willard Cattle background conditions.

Please Note: The Phase I horizon background condition assumes the future W. Glendenning Parkway roadway configuration and the existing S. Oklahoma Drive roadway configuration, since S. Oklahoma Drive would remain the same without the Willard Cattle development being built. Traffic analysis was conducted using lane configurations shown in **Figure 16**.

2032 No-Build weekday AM and PM peak hour volumes which includes the existing volumes with growth rates and One Preston Station's and District at Celina's site generated trips is shown in **Figure 21**. The AM and PM peak hour LOS and delay for the study intersections are summarized in **Table 9**, while detailed individual level of service analysis worksheets are included in **Appendix J**. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted. Light-colored highlights indicate the LOS results remain the same as 2027 Phase I background conditions, while dark-colored highlights indicate the LOS have worsened from the 2027 Phase I background conditions.

Table 9 – Intersection Level of Service - 2032 Phase I Horizon Background Condition

Unsignalized Intersections	AM Peak Hour LOS/Delay												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & S Oklahoma Dr		F/550	-	F/550	-	-	-	F/571	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/11.9	A/0.4	-	B/14.1	-	B/14.1	-	-	-
04: S Oklahoma Dr & Sunset Boulevard		B/10.1	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		D/33.7	D/33.7	D/33.7	C/24.3	C/24.3	A/9.1	A/7.6	A/0	-	A/7.6	A/0	-
Signalized Intersections	**AM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/130.1	F/80.2	-	F/234.1	E/57.2	-	-	F/182.1	B/19.6	-	A/6.1	F/196.7	-
Unsignalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & S Oklahoma Dr		F/158.2	-	F/158.2	-	-	-	F/223.9	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/10.7	A/0.5	-	B/13	-	B/13	-	-	-
04: S Oklahoma Dr & Sunset Boulevard		B/10.7	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		C/18.7	C/18.7	C/18.7	D/28.2	D/28.2	A/9.5	A/7.5	A/0	-	A/7.8	A/0	-
Signalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	D/50.0	F/121.5	-	D/36.5	E/67.3	E/63.8	-	F/121.3	B/14.1	-	A/5.7	E/74.6	-

2.5.7 Phase I Horizon Build Conditions (2032)

Phase I horizon build conditions analyze the study intersections five years after Phase I of the development is built. The 2032 Phase I Build Conditions analysis includes the study intersections in the Existing Conditions and additional 6 of the 9 proposed site driveway intersections.

- Driveway 1 on W. Glendenning Parkway
- Driveways 4, 5, 6, and 9 on S. Oklahoma Drive
- Driveway 8 on S. Preston Road

Please Note: The Phase I horizon build condition assumes the future W. Glendenning Parkway roadway configuration, as well as the future S. Oklahoma Drive roadway configuration. Traffic analysis was conducted using lane configurations shown in **Figure 18**.

Peak hour traffic volumes for this scenario were obtained by combining the aforementioned horizon year 2032 Phase I Background Conditions traffic and the Willard Cattle Phase I development trips anticipated to be generated. The 2032 Phase I horizon build conditions with weekday AM and PM peak hour intersection LOS is summarized in **Table 10**, while detailed Synchro LOS reports can be found in **Appendix K** of this report. 2032 Phase I horizon build conditions weekday AM and PM peak hour traffic volumes is presented in **Figure 22**. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted. Light-colored highlights indicate the LOS results remain the same as 2032 Phase I horizon background conditions, while dark-colored highlights indicate the LOS have worsened from the 2032 Phase I horizon background conditions.

Table 10 – Intersection Level of Service - 2032 Phase I Horizon Build Condition

Unsignalized Intersections	AM Peak Hour LOS/Delay												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/292.3	-	F/292.3	-	-	-	F/228.4	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/11.1	A/0.3	-	B/12.9	-	B/12.9	-	-	-
04: Sunset Boulevard & S Oklahoma Dr		B/11.1	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		F/50.2	F/50.2	F/50.2	E/39.4	E/39.4	A/9.4	A/7.6	A/0	-	A/7.8	A/0	-
08: S Oklahoma Dr & DWY-8		-	-	-	A/9.3	-	A/9.3	-	-	-	A/7.5	A/0	-
21: S Oklahoma Dr & DWY-9		B/11.6	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	A/0	-	-	A/0		-	-	-	-	-	-
25: Glendenning Parkway & DWY-3		-	-	-	-	-	-	-	-	-	-	-	-
27: DWY-1 (S Oklahoma Dr) & DWY-4		A/9.6	-	A/9.6	-	-	-	A/7.6	A/0	-	-	-	-
29: S Oklahoma Dr & DWY-5		A/9.5	-	A/9.5	-	-	-	A/7.6	A/0	-	-	-	-
31: DWY-7/DWY-6 & S Oklahoma Dr		A/9	A/9	A/9	A/0	A/0	A/0	A/7.4	A/0	-	A/0	-	-
Signalized Intersections	**AM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/103.7	E/67.2	-	F/279.4	E/56.2	-	-	F/215.1	B/15.3	-	A/5.7	F/134	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	A/7.5	A/5	A/4.8	-	-	B/11.2	B/11.2	-	-	-	B/10.7	-	B/10.7
Unsignalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/91.9	-	F/91.9	-	-	-	F/125.9	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/11.4	A/0.6	-	B/14.1	-	B/14.1	-	-	-
04: Sunset Boulevard & S Oklahoma Dr		B/12.4	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		C/24.7	C/24.7	C/24.7	F/87.5	F/87.5	A/9.9	A/7.7	A/0	-	A/8	A/0	-
08: S Oklahoma Dr & DWY-8		-	-	-	A/9.4	-	A/9.4	-	-	-	A/7.6	A/0	-
21: S Oklahoma Dr & DWY-9		B/12.5	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	A/0	-	-	A/0		-	-	-	-	-	-
25: Glendenning Parkway & DWY-3		-	-	-	-	-	-	-	-	-	-	-	-
27: DWY-1 (S Oklahoma Dr) & DWY-4		B/10	-	B/10	-	-	-	A/7.6	A/0	-	-	-	-
29: S Oklahoma Dr & DWY-5		A/9.7	-	A/9.7	-	-	-	A/7.5	A/0	-	-	-	-
31: DWY-7/DWY-6 & S Oklahoma Dr		A/9	A/9	A/9	A/0	A/0	A/0	A/7.6	A/0	-	A/0	-	-
Signalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	D/54.1	E/79.7	-	E/70.3	E/67.3	E/63.8	-	F/207.8	B/14.1	-	A/5.7	E/65.5	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	B/10.0	A/5.1	A/3.9	-	-	B/13.5	B/13.5	-	-	-	B/14.2	-	B/14.2

2.5.8 Phase II Horizon Background Conditions (2039)

The traffic volumes for the 2039 no-build condition were forecasted by projecting the existing volumes to the horizon year Phase II build conditions (2039) utilizing the estimated annual growth rates. Site generated trips from the two nearby developments (One Preston Station and District at Celina) were also included in the Willard Cattle background conditions.

Please Note: The 2039 Phase II horizon background condition assumes the future W. Glendenning Parkway roadway configuration and the existing S. Oklahoma Drive roadway configuration, since S. Oklahoma Drive would remain the same without the Willard Cattle development being built. Traffic analysis was conducted using lane configurations shown in **Figure 16**.

The 2039 Phase II horizon background condition weekday AM and PM peak hour volumes which includes the existing volumes with growth rates and One Preston Station's and District at Celina's site generated trips is shown in **Figure 23**. The AM and PM peak hour LOS and delay for the study intersections are summarized in **Table 11**, while detailed individual level of service analysis worksheets are included in **Appendix L**. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted. Light-colored highlights indicate the LOS results remain the same as 2029 Phase II background conditions, while dark-colored highlights indicate the LOS have worsened from the 2029 Phase II background conditions.

Table 11 – Intersection Level of Service – 2039 Phase II Horizon Background Condition

Unsignalized Intersections	AM Peak Hour LOS/Delay												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & S Oklahoma Dr		F/2184.1	-	F/2184.1	-	-	-	F/3153	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/15	A/1	-	C/18.7	-	C/18.7	-	-	-
04: S Oklahoma Dr & Sunset Boulevard		B/10.5	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		F/53.8	F/53.8	F/53.8	D/33.1	D/33.1	A/9.2	A/7.6	A/0	-	A/7.7	A/0	-
Signalized Intersections	**AM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/310.4	F/93.8	-	F/349.6	D/54.2	-	-	F/313.5	F/130.5	-	A/8.1	F/457.6	-
Unsignalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & S Oklahoma Dr		F/783.7	-	F/783.7	-	-	-	F/1220.4	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/12.7	A/1.1	-	C/18.2	-	C/18.2	-	-	-
04: S Oklahoma Dr & Sunset Boulevard		B/11.2	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		C/23.9	C/23.9	C/23.9	E/42.4	E/42.4	A/9.7	A/7.6	A/0	-	A/8	A/0	-
Signalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/174.0	F/220.2	-	F/123.6	E/68.9	E/63.9	-	F/272.8	F/103.6	-	A/6	F/240.5	-

2.5.9 Phase II Horizon Build Conditions (2039)

Phase II horizon build conditions analyze the study intersections ten years after Phase II of the development is built. The 2039 Phase II Build Conditions analysis includes the study intersections in the Existing Conditions and additional 9 proposed site driveway intersections.

- Driveway 1, 2, and 3 on W. Glendenning Parkway
- Driveways 4, 5, 6, 7, and 9 on S. Oklahoma Drive
- Driveway 8 on S. Preston Road

Please Note: The Phase I horizon build condition assumes the future W. Glendenning Parkway roadway configuration, as well as the future S. Oklahoma Drive roadway configuration. Traffic analysis was conducted using lane configurations shown in **Figure 18**.

Peak hour traffic volumes for this scenario were obtained by combining the aforementioned 2039 Phase II horizon background condition traffic and the Willard Cattle Phase II development trips anticipated to be generated. The 2039 Phase II Build Conditions with weekday AM and PM peak hour intersection LOS is summarized in **Table 12**, while detailed Synchro LOS reports can be found in **Appendix M** of this report. 2039 Build Condition weekday AM and PM peak hour traffic volumes is presented in **Figure 24**. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted. Light-colored highlights indicate the LOS results remain the same as 2039 Phase II horizon background condition, while dark-colored highlights indicate the LOS have worsened from the 2039 Phase II horizon background condition.

Table 12 – Intersection Level of Service - 2039 Phase II Horizon Build Condition

Unsignalized Intersections	AM Peak Hour LOS/Delay												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/2888.3	-	F/2888.3	-	-	-	F/1769.3	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	C/15.2	A/1.1	-	C/18.6	-	C/18.6	-	-	-
04: Sunset Boulevard & S Oklahoma Dr		C/15.1	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		F/512.9	F/512.9	F/512.9	-	-	B/10.1	A/8.1	A/0	-	A/8.2	A/0	-
08: S Oklahoma Dr & DWY-8		-	-	-	B/11.2	-	B/11.2	-	-	-	A/8	A/0	-
21: S Oklahoma Dr & DWY-9		C/17.3	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	A/0	-	-	A/0	A/0	-	-	-	-	-	A/9.6
25: Glendenning Parkway & DWY-3		-	-	-	-	-	-	-	-	-	-	-	-
27: DWY-1 (S Oklahoma Dr) & DWY-4		B/10.7	-	B/10.7	-	-	-	A/7.7	A/0	-	-	-	-
29: S Oklahoma Dr & DWY-5		B/10.3	-	B/10.3	-	-	-	A/7.7	A/0	-	-	-	-
31: DWY-7/DWY-6 & S Oklahoma Dr		A/8.9	A/8.9	A/8.9	C/17.7	C/17.7	C/17.7	A/7.4	A/0	-	A/8.1	A/0	-
Signalized Intersections	**AM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/299.3	E/67.5	-	F/556.9	D/53.1	-	-	F/701.8	E/59.6	-	A/8	F/392.9	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	B/11.5	A/7	A/5	-	-	B/19.6	B/19.6	-	-	-	B/19.7	-	B/19.7
Unsignalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/1015	-	F/1015	-	-	-	F/917.9	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/15	A/1.9	-	D/29.9	-	D/29.9	-	-	-
04: Sunset Boulevard & S Oklahoma Dr		B/14.8	-	-	-	-	-	A/0	-	-	-	-	-
05: S Oklahoma Dr & Ash Street		F/67.7	F/67.7	F/67.7	F/431	F/431	B/10.4	A/8	A/0	-	A/8.3	A/0	-
08: S Oklahoma Dr & DWY-8		-	-	-	B/10.8	-	B/10.8	-	-	-	A/7.9	A/0	-
21: S Oklahoma Dr & DWY-9		C/16.3	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	A/0	-	-	A/0	A/0	-	-	-	-	-	B/10.1
25: Glendenning Parkway & DWY-3		-	-	-	-	-	-	-	-	-	-	-	-
27: DWY-1 (S Oklahoma Dr) & DWY-4		B/10.4	-	B/10.4	-	-	-	A/7.6	A/0	-	-	-	-
29: S Oklahoma Dr & DWY-5		B/10.1	-	B/10.1	-	-	-	A/7.6	A/0	-	-	-	-
31: DWY-7/DWY-6 & S Oklahoma Dr		A/8.9	A/8.9	A/8.9	B/13.8	B/13.8	B/13.8	A/7.5	A/0	-	A/7.9	A/0	-
Signalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/198.5	F/97.5	-	F/283.6	E/68.9	E/63.9	-	F/470.3	F/103.6	-	A/6	F/241.9	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	B/13.1	A/7.1	A/3.8	-	-	B/18.8	B/18.8	-	-	-	C/20	-	C/20

2.5.10 Phase I Mitigated Conditions (2027)

The analysis of the Phase I Build conditions indicates that several intersections, approaches, and movements lack sufficient capacity to handle traffic during weekday peak hours. These inefficiencies are primarily due to a combination of background traffic, high growth rates, and site-generated traffic. As a result, mitigation measures were necessary to accommodate the site-generated traffic expected upon the Phase I opening in 2027.

Please Note: The Phase I Mitigated Conditions in 2027 assume the same conditions as those in the Phase I Build conditions in 2027, with the exception of improvements at the following intersections: -

Intersection of W. Glendenning Parkway and Driveway 1 (S. Oklahoma Drive)
The proposed mitigation includes adding a left-turn lane at the eastbound approach with storage, deceleration and taper length, in accordance with the criteria outlined in the TXDOT Roadway Design Manual Chapter 3 Section 2.

Intersection of Driveway 1 (S. Oklahoma Drive) and Driveway 4
The proposed mitigation includes adding an exclusive left-turn lane at the northbound approach.

Intersection of S. Oklahoma Drive and Driveway 8
The proposed mitigation includes adding a left-turn lane at the southbound approach with storage, deceleration and taper length, in accordance with the criteria outlined in the TXDOT Roadway Design Manual Chapter 3 Section 2.

Intersection of S. Oklahoma Drive and E. Ash Street
The proposed mitigation includes installing a new signal that will be actuated and operate uncoordinated. All left-turn phasing will be permitted.

Traffic analysis was conducted using lane configurations shown in **Figure 25**.

The peak hour traffic volumes for this scenario are the same as those for Phase I Build Conditions. The 2027 Phase I Mitigated Condition, including the weekday AM and PM peak hour intersection Level of Service (LOS), is summarized in **Table 13**. Detailed Synchro LOS reports can be found in **Appendix N** of this report. The 2027 Phase I Mitigated Condition weekday AM and PM peak hour traffic volumes were taken to be the same as the 2027 Phase I Build Condition. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted. Orange-colored highlights indicate that the Level of Service (LOS) results remain the same or have not worsened compared to the 2027 Phase I Background conditions, while green-colored highlights indicate that the LOS has improved from the 2027 Phase I Background and Build conditions.

Table 13 – Intersection Level of Service - 2027 Phase I Mitigated Condition

Unsignalized Intersections	Intersection	AM Peak Hour LOS/Delay											
		EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/1862.7	-	F/1862.7	-	-	-	E/40	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	A/8.5	A/0	-	B/14.2	-	B/14.2	-	-	-
04: S Oklahoma Dr & Sunset Boulevard		B/10.9	-	-	-	-	-	A/0	-	-	-	-	-
08: S Oklahoma Dr & DWY-8		-	-	-	A/9	-	A/9	-	-	-	A/7.4	-	-
21: S Oklahoma Dr & DWY-9		B/10.8	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	A/0	-	-	A/0	-	-	-	-	-	-	-
25: Glendenning Parkway & DWY-3		-	A/0	-	-	A/0	-	-	-	-	-	-	-
27: DWY-1 (S Oklahoma Dr) & DWY-4		A/9.6	-	A/9.6	-	-	-	A/7.6	-	-	-	-	-
29: S Oklahoma Dr & DWY-5		A/0	-	A/0	-	-	-	A/7.5	A/7.5	-	-	-	-
31: S Oklahoma Dr & DWY-7/DWY-6		A/8.9	A/8.9	A/8.9	A/0	A/0	A/0	A/7.4	A/0	-	A/0	-	-
Signalized Intersections	**Intersection**	**AM Peak Hour LOS/Delay**											
		EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/129.5	F/234.4	-	F/234.4	D/43.9	-	-	D/41.1	B/16	-	A/6.9	F/193.2	-
05: S Oklahoma Dr & Ash Street	B/11.2	-	B/12.3	-	-	A/9.9	A/3.4	-	B/11.6	-	-	B/12.9	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	A/7.8	A/5.6	A/7.7	-	-	A/5.9	A/5.9	-	-	-	B/12.7	-	B/12.7
Unsignalized Intersections	**Intersection**	**PM Peak Hour LOS/Delay**											
		EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/1294.8	-	F/1294.8	-	-	-	D/29.8	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	A/8.6	A/0	-	C/16.2	-	C/16.2	-	-	-
04: S Oklahoma Dr & Sunset Boulevard		B/12	-	-	-	-	-	A/0	-	-	-	-	-
08: S Oklahoma Dr & DWY-8		-	-	-	A/9.8	-	A/9.8	-	-	-	A/7.7	-	-
21: S Oklahoma Dr & DWY-9		B/11.6	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	A/0	-	-	A/0	-	-	-	-	-	-	-
25: Glendenning Parkway & DWY-3		-	A/0	-	-	A/0	-	-	-	-	-	-	-
27: DWY-1 (S Oklahoma Dr) & DWY-4		A/9.9	-	A/9.9	-	-	-	A/7.5	-	-	-	-	-
29: S Oklahoma Dr & DWY-5		A/9.6	-	A/9.6	-	-	-	A/7.5	-	-	-	-	-
31: S Oklahoma Dr & DWY-7/DWY-6		A/8.9	A/8.9	A/8.9	A/0	A/0	A/0	A/7.6	A/0	-	A/0	-	-
Signalized Intersections	**Intersection**	**PM Peak Hour LOS/Delay**											
		EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	E/68.6	E/65.5	-	E/65.5	D/41.1	D/41.1	-	F/143.2	C/25.3	-	A/6.8	F/103.8	-
05: S Oklahoma Dr & Ash Street	B/10.6	-	A/9.9	-	-	B/12.8	A/4	-	B/10.6	-	-	B/11.4	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	A/8.0	A/7.9	A/5.8	-	-	A/7.8	A/7.8	-	-	-	B/13.1	-	B/13.1

2.5.11 Phase II Mitigated Conditions (2029)

The analysis of the Phase II Build conditions indicates that several intersections, approaches, and movements lack sufficient capacity to handle traffic during weekday peak hours. These inefficiencies are primarily due to a combination of background traffic, high growth rates, and site-generated traffic. As a result, mitigation measures were necessary to accommodate the site-generated traffic expected upon the Phase II opening in 2029.

Please Note: The Phase II Mitigated Conditions in 2029 assume the same conditions as those in the Phase II Build conditions in 2029, with the exception of improvements at the following intersections: -

Intersection of W. Glendenning Parkway and Driveway 2
The proposed mitigation includes converting one shared right-turn and through lane into two separate lanes: one through lane and one right-turn lane at the westbound approach with storage, deceleration and taper length, in accordance with the criteria outlined in the TXDOT Roadway Design Manual Chapter 3 Section 2. Rest of the lane configurations in this intersection remain unchanged.

Intersection of W. Glendenning Parkway and Driveway 3
The proposed mitigation includes converting one shared right-turn and through lane into two separate lanes: one through lane and one right-turn lane at the westbound approach with storage, deceleration and taper length, in accordance with the criteria outlined in the TXDOT Roadway Design Manual Chapter 3 Section 2. Rest of the lane configurations in this intersection remain unchanged.

Intersection of Driveway 1 (S. Oklahoma Drive) and Driveway 4
The proposed mitigation establishes a separate left-turn lane and a separate through lane at the northbound approach, eliminating the shared lane.

Intersection of S. Oklahoma Drive and Driveway 6 / Driveway 7
The proposed mitigation includes adding an exclusive left-turn lane at the northbound approach. Additionally, a left-turn lane will be added at the southbound approach with storage, deceleration and taper length, in accordance with the criteria outlined in the TXDOT Roadway Design Manual Chapter 3 Section 2.

Intersection of S. Oklahoma Drive and Driveway 8
The proposed mitigation includes adding a left-turn lane at the southbound approach with storage, deceleration and taper length, in accordance with the criteria outlined in the TXDOT Roadway Design Manual Chapter 3 Section 2.

Intersection of S. Preston Road and Driveway 8
The proposed mitigation includes converting the shared right-turn and through lane into two separate lanes: one through lane and one right-turn lane at the southbound approach with storage, deceleration and taper length, in accordance with the criteria outlined in the TXDOT Roadway Design Manual Chapter 3 Section 2. Rest of the lane configurations in this intersection remain unchanged.

Intersection of S. Oklahoma Drive and E. Ash Street
The proposed mitigation includes installing a new signal that will be actuated and operate uncoordinated. All left-turn phasing will be permitted.

Intersection of S. Preston Road and W. Glendenning Parkway
The proposed mitigation includes converting one exclusive through lane into a shared right-turn and through lane, keeping rest of the lane configurations unchanged for this intersection.

Traffic analysis was conducted using lane configurations shown in **Figure 26**.

The peak hour traffic volumes for this scenario are the same as those for Phase II Build Conditions. The 2029 Phase II Mitigated Condition, including the weekday AM and PM peak hour intersection Level of Service (LOS), is summarized in **Table 14**. Detailed Synchro LOS reports can be found in **Appendix O** of this report. The 2029 Phase II Mitigated Condition weekday AM and PM peak hour traffic volumes were taken to be the same as the 2029 Phase II Build Condition. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted. Orange-colored highlights indicate that the Level of Service (LOS) results remain the same or have not worsened compared to the 2029 Phase II Background conditions, while green-colored highlights indicate the LOS has improved from the 2029 Phase II Background and Build conditions.

Table 14 – Intersection Level of Service - 2029 Phase II Mitigated Condition

Unsignalized Intersections	Intersection	AM Peak Hour LOS/Delay											
		EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/27001.7	-	F/27001.7	-	-	-	F/68.6	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/11.7	A/0.4	-	B/13.6	-	B/13.6	-	-	-
04: Sunset Boulevard & S. Oklahoma Drive		B/14.2	-	-	-	-	-	A/0	-	-	-	-	-
08: S. Oklahoma Drive & DWY-8		-	-	-	B/10.2	-	B/10.2	-	-	-	A/7.8	-	-
21: S. Oklahoma Drive & DWY-9		B/14.6	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	-	-	-	-	-	-	-	-	-	-	-
25: Glendenning Parkway & DWY-3		-	-	-	-	-	-	-	-	-	-	-	-
27: DWY-1/S. Oklahoma Drive & DWY-4		B/10.5	-	B/10.5	-	-	-	A/7.7	-	-	-	-	-
29: S. Oklahoma Drive & DWY-5		B/10.2	-	B/10.2	-	-	-	A/7.7	A/0	-	-	-	-
31: S. Oklahoma Drive & DWY-7/DWY-6		A/8.8	A/8.8	A/8.8	C/15.9	C/15.9	C/15.9	A/7.4	-	-	A/8	-	-
Signalized Intersections	**Intersection**	**AM Peak Hour LOS/Delay**											
		EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/87.7	E/64.3	D/42.2	F/96.4	E/56.8	-	-	F/628.9	B/12.2	-	A/4.9	E/67.6	-
05: S Oklahoma Dr & Ash Street	B/15.1	-	B/18	-	-	B/15.5	A/4.8	-	B/15.8	-	-	B/12.9	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	B/10.8	A/6.5	A/4.7	-	-	B/17.9	B/17.9	-	-	-	B/16.5	-	B/16.5
Unsignalized Intersections	**Intersection**	**PM Peak Hour LOS/Delay**											
		EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/18362.9	-	F/18362.9	-	-	-	E/43.6	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/11.3	A/0.6	-	B/13.8	-	B/13.8	-	-	-
04: Sunset Boulevard & S. Oklahoma Drive		B/13.7	-	-	-	-	-	A/0	-	-	-	-	-
08: S. Oklahoma Drive & DWY-8		-	-	-	A/9.8	-	A/9.8	-	-	-	A/7.7	-	-
21: S. Oklahoma Drive & DWY-9		B/13.6	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	-	-	-	-	-	-	-	-	-	-	-
25: Glendenning Parkway & DWY-3		-	-	-	-	-	-	-	-	-	-	-	-
27: DWY-1/S. Oklahoma Drive & DWY-4		B/10.1	-	B/10.1	-	-	-	A/7.6	-	-	-	-	-
29: S. Oklahoma Drive & DWY-5		A/9.8	-	A/9.8	-	-	-	A/7.5	A/0	-	-	-	-
31: S. Oklahoma Drive & DWY-7/DWY-6		A/8.8	A/8.8	A/8.8	B/13	B/13	B/13	A/7.5	-	-	A/7.8	-	-
Signalized Intersections	**Intersection**	**PM Peak Hour LOS/Delay**											
		EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	D/36.5	E/77.8	A/3.2	A/8.2	E/68.1	E/63.4	-	F/154.5	A/8.7	-	A/5.6	D/42	-
05: S Oklahoma Dr & Ash Street	B/11.9	-	B/11.3	-	-	B/15.9	A/4.7	-	B/12.4	-	-	B/10.9	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	B/11.0	A/5.5	A/3.8	-	-	B/16.3	B/16.3	-	-	-	B/14.8	-	B/14.8

2.5.12 Phase I Horizon Mitigated Conditions (2032)

Phase I Horizon Mitigated conditions analyze the study intersections five years after the completion of Phase I of the development with necessary improvements.

Please Note: The Phase I Horizon Mitigated Conditions in 2032 assume the same conditions as those in the Phase II Mitigated Conditions. Traffic analysis was conducted using lane configurations shown in **Figure 26**.

The peak hour traffic volumes for this scenario are the same as those for the Phase I Horizon Build Conditions. The 2032 Phase I Horizon Mitigated Condition, including the weekday AM and PM peak hour intersection Level of Service (LOS), is summarized in **Table 15**. Detailed Synchro LOS reports can be found in **Appendix P** of this report. The 2032 Phase I Horizon Mitigated Condition weekday AM and PM peak hour traffic volumes were taken to be the same as the 2032 Phase I Horizon Build Condition. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted. Orange-colored highlights indicate that the Level of Service (LOS) results remain the same or have not worsened compared to the 2032 Phase I Horizon Background conditions, while green-colored highlights indicate the LOS has improved from the 2032 Phase I Horizon Background and Build conditions.

Table 15 – Intersection Level of Service - 2032 Phase I Horizon Mitigated Condition

Unsignalized Intersections	AM Peak Hour LOS/Delay												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/287.3	-	F/287.3	-	-	-	F/228.4	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/11.1	A/0.3	-	B/12.9	-	B/12.9	-	-	-
04: Sunset Boulevard & S. Oklahoma Drive		B/11.1	-	-	-	-	-	A/0	-	-	-	-	-
08: S. Oklahoma Drive & DWY-8		-	-	-	A/9.3	-	A/9.3	-	-	-	A/7.5	-	-
21: S. Oklahoma Drive & DWY-9		B/11.6	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	-	-	-	-	-	-	-	-	-	-	-
25: Glendenning Parkway & DWY-3		-	-	-	-	-	-	-	-	-	-	-	-
27: DWY-1/S. Oklahoma Drive & DWY-4		A/9.6	-	A/9.6	-	-	-	A/7.6	-	-	-	-	-
29: S. Oklahoma Drive & DWY-5		A/9.5	-	A/9.5	-	-	-	A/7.6	A/0	-	-	-	-
31: S. Oklahoma Drive & DWY-7/DWY-6		A/9	A/9	A/9	A/0	A/0	A/0	A/7.4	-	-	A/0	-	-
Signalized Intersections	**AM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/81.0	E/71.8	D/39.5	F/82.1	E/57.2	-	-	F/206.2	B/14.2	-	A/5.6	F/122.4	-
05: S Oklahoma Dr & Ash Street	B/11.0	-	B/12.1	-	-	B/10.1	A/3.6	-	B/11.4	-	-	B/12	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	A/7.5	A/5	A/4.8	-	-	B/11.2	B/11.2	-	-	-	B/10.7	-	B/10.7
Unsignalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/89.3	-	F/89.3	-	-	-	F/125.9	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/11.4	A/0.6	-	B/14.1	-	B/14.1	-	-	-
04: Sunset Boulevard & S. Oklahoma Drive		B/12.4	-	-	-	-	-	A/0	-	-	-	-	-
08: S. Oklahoma Drive & DWY-8		-	-	-	A/9.4	-	A/9.4	-	-	-	A/7.6	-	-
21: S. Oklahoma Drive & DWY-9		B/12.5	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	-	-	-	-	-	-	-	-	-	-	-
25: Glendenning Parkway & DWY-3		-	-	-	-	-	-	-	-	-	-	-	-
27: DWY-1/S. Oklahoma Drive & DWY-4		B/10	-	B/10	-	-	-	A/7.6	-	-	-	-	-
29: S. Oklahoma Drive & DWY-5		A/9.7	-	A/9.7	-	-	-	A/7.5	A/0	-	-	-	-
31: S. Oklahoma Drive & DWY-7/DWY-6		A/9	A/9	A/9	A/0	A/0	A/0	A/7.6	-	-	A/0	-	-
Signalized Intersections	**PM Peak Hour LOS/Delay**												
	Intersection	EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	D/48.0	F/88.1	A/4	A/9.3	E/70.1	E/64	-	F/201.3	B/13.1	-	A/5.5	E/60.5	-
05: S Oklahoma Dr & Ash Street	B/10.9	-	A/9.9	-	-	B/13.4	A/4.2	-	B/11.1	-	-	B/11.2	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	B/10.0	A/5.1	A/3.9	-	-	B/13.5	B/13.5	-	-	-	B/14.2	-	B/14.2

2.5.13 Phase II Horizon Mitigated Conditions (2039)

Phase II Horizon Mitigated conditions analyze the study intersections ten years after the completion of Phase II of the development with necessary improvements.

Please Note: The Phase II Horizon Mitigated Conditions in 2039 assume the same conditions as those in the Phase II Mitigated conditions. Traffic analysis was conducted using lane configurations shown in **Figure 26**.

The peak hour traffic volumes for this scenario are the same as those for Phase II Horizon Build Conditions. The 2039 Phase II Horizon Mitigated Condition, including the weekday AM and PM peak hour intersection Level of Service (LOS), is summarized in **Table 16**. Detailed Synchro LOS reports can be found in **Appendix Q** of this report. The 2039 Phase II Mitigated Condition weekday AM and PM peak hour traffic volumes were taken to be the same as the 2039 Phase II Horizon Build Condition. The study intersection approaches that exceed the minimum acceptable LOS D are highlighted. Orange-colored highlights indicate that the Level of Service (LOS) results remain the same or have not worsened compared to the 2039 Phase II Horizon Background conditions, while green-colored highlights indicate the LOS has improved from the 2039 Phase II Horizon Background and Build conditions.

Table 16 – Intersection Level of Service - 2039 Phase II Horizon Mitigated Condition

Unsignalized Intersections	Intersection	AM Peak Hour LOS/Delay											
		EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/2710.4	-	F/2710.4	-	-	-	F/1769.3	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	C/15.2	A/1.1	-	C/18.6	-	C/18.6	-	-	-
04: Sunset Boulevard & S. Oklahoma Drive		C/15.1	-	-	-	-	-	A/0	-	-	-	-	-
08: S. Oklahoma Drive & DWY-8		-	-	-	B/11.2	-	B/11.2	-	-	-	A/8	-	-
21: S. Oklahoma Drive & DWY-9		C/17.3	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	-	-	-	-	-	-	-	-	-	-	-
25: Glendenning Parkway & DWY-3		-	-	-	-	-	-	-	-	-	-	-	-
27: DWY-1/S. Oklahoma Drive & DWY-4		B/10.7	-	B/10.7	-	-	-	A/7.7	-	-	-	-	-
29: S. Oklahoma Drive & DWY-5		B/10.3	-	B/10.3	-	-	-	A/7.7	A/0	-	-	-	-
31: S. Oklahoma Drive & DWY-7/DWY-6		A/8.9	A/8.9	A/8.9	C/17.6	C/17.6	C/17.6	A/7.4	-	-	A/8.1	-	-
Signalized Intersections	**Intersection**	**AM Peak Hour LOS/Delay**											
		EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/260.3	E/67.5	D/45.8	F/162.7	E/55.2	-	-	F/701.8	E/59.6	-	A/8	F/392.9	-
05: S Oklahoma Dr & Ash Street	B/16.6	-	C/20.1	-	-	B/17.3	A/5.2	-	B/16.5	-	-	B/15.2	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	B/11.5	A/7	A/5	-	-	B/19.6	B/19.6	-	-	-	B/19.7	-	B/19.7

Table 16 – Intersection Level of Service - 2039 Phase II Horizon Mitigated Condition

Unsignalized Intersections	Intersection	PM Peak Hour LOS/Delay											
		EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
02: S Preston Road (TX 289) & DWY-8		F/948.4	-	F/948.4	-	-	-	F/917.9	-	-	-	-	-
03: Old Log Trail & Glendenning Parkway		-	-	-	B/15	A/1.9	-	D/29.9	-	D/29.9	-	-	-
04: Sunset Boulevard & S. Oklahoma Drive		B/14.8	-	-	-	-	-	A/0	-	-	-	-	-
08: S. Oklahoma Drive & DWY-8		-	-	-	B/10.8	-	B/10.8	-	-	-	A/7.9	-	-
21: S. Oklahoma Drive & DWY-9		C/16.3	-	-	-	-	-	A/0	-	-	-	-	-
23: Glendenning Parkway & DWY-2		-	-	-	-	-	-	-	-	-	-	-	-
25: Glendenning Parkway & DWY-3		-	-	-	-	-	-	-	-	-	-	-	-
27: DWY-1/S. Oklahoma Drive & DWY-4		B/10.4	-	B/10.4	-	-	-	A/7.6	-	-	-	-	-
29: S. Oklahoma Drive & DWY-5		B/10.1	-	B/10.1	-	-	-	A/7.6	A/0	-	-	-	-
31: S. Oklahoma Drive & DWY-7/DWY-6		A/8.9	A/8.9	A/8.9	B/13.8	B/13.8	B/13.8	A/7.5	-	-	A/7.9	-	-
Signalized Intersections	**Intersection**	**PM Peak Hour LOS/Delay**											
		EB			WB			NB			SB		
		Left	Thru	Right	Left	Thru	Right	Left	Thru	Right	Left	Thru	Right
01: S Preston Road (TX 289) & Glendenning Parkway	F/181.8	F/102.5	B/16.6	D/36.3	E/74.3	E/64	-	F/467.8	F/101.8	-	A/6	F/239.9	-
05: S Oklahoma Dr & Ash Street	B/13.4	-	B/13.5	-	-	B/18.5	A/5.5	-	B/13.4	-	-	B/12.3	-
20: Glendenning Parkway & DWY-1 (S Oklahoma Dr)	B/13.1	A/7.1	A/3.8	-	-	B/18.8	B/18.8	-	-	-	C/20	-	C/20

3. TURN LANE ANALYSIS

The recommendations for turn lanes are established by TxDOT in the Roadway Design Manual. Right turn and Left turn lane warrant analyses were conducted at the proposed driveways on W. Glendenning Parkway, Preston Rd., and S. Oklahoma Drive to determine the need for the installation of auxiliary turning lanes into the site in accordance with the criteria outlined in the TXDOT Roadway Design Manual Chapter 3 Section 2. For the analysis, the phase I year 2027 and phase II year 2029 Build volumes were used to account for background as well as site-generated traffic.

The results of the analysis for the proposed site driveways are shown in **Table 17** below. Spreadsheets containing volume analyses and the resultant turn lane lengths are provided in **Appendix R**.

Table 17: Turn Lane Warrant Summary

Intersection	Auxiliary Lane Warrant	Warrant Satisfied?	
		Phase-I Build	Phase-II Build
Driveway #1 - W. Glendenning Parkway (Full Movement)	Eastbound Left	Yes	No
	Westbound Right	Yes	No
Driveway #2 - W. Glendenning Parkway (Right-in/Right-out)	Eastbound Left	N/A	N/A
	Westbound Right	No	Yes
Driveway #3 - W. Glendenning Parkway (Right-in/Right-out)	Eastbound Left	N/A	N/A
	Westbound Right	No	Yes
Driveway #4 - S. Oklahoma Drive (Full Movement)	Northbound Left	Yes	Yes
	Southbound Right	No	No
Driveway #5 - S. Oklahoma Drive (Full Movement)	Northbound Left	No	No
	Southbound Right	No	No
Driveway #6 - S. Oklahoma Drive (Full Movement)	Northbound Left	No	Yes
	Southbound Right	No	No
Driveway #7 - S. Oklahoma Drive (Full Movement)	Southbound Left	No	Yes
	Northbound Right	No	Yes
Driveway #8 - S. Oklahoma Drive (Full Movement)	Southbound Left	Yes	Yes
	Northbound Right	No	No
Driveway #8 - S Preston Road (Full Movement)	Northbound Left	Yes	Yes
	Southbound Right	No	Yes
Driveway #9 - S. Oklahoma Drive (Full Movement)	Northbound Left	No	No
	Southbound Right	No	No

Based on the turn lane analysis results, auxiliary left-turn lanes are recommended at Driveway 1, Driveway 4, Driveway 8 at S. Oklahoma Drive, and Driveway 8 at S Preston Road in the Phase I year 2027 build conditions. Similarly, auxiliary left-turn lanes are recommended at Driveway 4, Driveway 6, Driveway 7, Driveway 8 at S. Oklahoma Drive, and Driveway 8 at S Preston Road in the Phase II year 2029 build conditions. Based on this analysis, right turn lanes are recommended at Driveway 1 on Phase I year 2027 build conditions, and at Driveway 2, Driveway 3, Driveway 7, and Driveway 8 at S Preston Road in Phase II year 2029 build conditions to accommodate safe deceleration zones for the vehicles entering the site.

4. SIGNAL WARRANT ANALYSIS

Per the approved scope, a signal warrant analysis was performed at the intersection of E. Ash Street and S. Oklahoma Drive. This signal warrant study was conducted in accordance with chapter 4C of the Texas Manual on Uniform Traffic Control Devices (TMUTCD). As stated in the TMUTCD, traffic control signals should not be installed unless one or more of the signal warrants are met. Per the TMUTCD, there are nine warrants that could be used to justify the installation of a traffic signal. Traffic mitigation at the intersection becomes necessary in both Phase I build year 2027, and Phase II build year 2029, so the warrants at the intersection were conducted.

Warrant 1, Eight-Hour Vehicular Volume
Tube counts were used to determine the hourly percentages of each roadway's ADT, which were then applied to the peak hour volumes to estimate the future eight-hour volumes at each intersection.

Warrant 2, Four-Hour Vehicular Volume
Tube counts were used to determine the hourly percentages of each roadway's ADT, which were then applied to the peak hour volumes to estimate the future four-hour volumes at each intersection.

Warrant 3, Peak Hour
Peak hour volume data obtained from the survey was used for the analysis.

Warrant 4, Pedestrian Volume
Pedestrian volume is very minimal in this area, so this warrant does not apply.

Warrant 5, School Crossing
There are no schools within walking distance of the intersections, therefore this warrant does not apply.

Warrant 6, Coordinated Signal System
Proposed signals may be coordinated if a detailed engineering analysis deems it necessary, but the warrant does not apply in this case as there is no existing coordinated signal system.

Warrant 7, Crash Experience
Crash data from the CRIS (Crash Records Information System) indicates that the intersection is not an immediate safety concern.

Warrant 8, Roadway Network
As the intersection of E. Ash Street and S. Oklahoma Drive is not a major route, the roadway network warrant is not evaluated.

Warrant 9, Intersection Near a Grade Crossing
This warrant is only to be used if no other warrant is met. Since other warrants are met, Warrant 9 does not apply.

Table 18 summarizes the applicability of each warrant for the study intersections

Table 18: Signal Warrant Summary- E. Ash Street and S. Oklahoma Drive

Warrant	Year 2024 Existing Condition	Year-2027 Phase I Background Condition	Year-2027 Phase I Build Condition	Year-2029 Phase II Background Condition	Year-2029 Phase II Build Condition
1 – Eight Hour	No	No	No	No	No
2 – Four Hour	No	No	No	No	Yes
3 – Peak Hour	No	No	Yes	No	Yes
4 – Pedestrian	No	No	No	No	No
5 – School Zone	No	No	No	No	No
6 – Coordination	No	No	No	No	No
7 – Crash History	No	No	No	No	No
8 – Roadway Network	No	No	No	No	No
9 – Grade Crossing	N/A	N/A	N/A	N/A	N/A

The spreadsheets used to conduct the signal warrant analyses are included in **Appendix S**.

5. SIGHT DISTANCE ANALYSIS

Sight Distance Analysis was conducted at the following locations:

- Driveway 1 at W. Glendenning Parkway
- Driveway 2 at W. Glendenning Parkway
- Driveway 3 at W. Glendenning Parkway
- Driveway 4 at S. Oklahoma Dive
- Driveway 5 at S. Oklahoma Dive
- Driveway 6 at S. Oklahoma Dive
- Driveway 7 at S. Oklahoma Dive
- Driveway 8 at S. Oklahoma Dive
- Driveway 9 at S. Oklahoma Dive

Driveway 2 and 3 site distance analysis was conducted to the left only; since left turns into and out of the site are banned and physically restricted, site distance to the right is not needed.

Design sight distance was determined using the AASHTO criteria for both Intersection Sight Distance (ISD) and Stopping Sight Distance (SSD). The results of the sight distance analysis are shown in **Table 19** below.

Table 19: Sight Distance Analysis

Left Turns from Stop					
Driveway	Major Road	Design Speed V (mph)	AASHTO ISD (ft)	AASHTO SSD (ft)	Available ISD (ft)
1	W. Glendenning Parkway	40	445	305	434
2	W. Glendenning Parkway	40	N/A	305	N/A
3	W. Glendenning Parkway	40	N/A	305	N/A
4	S. Oklahoma Drive	40	445	305	91
5	S. Oklahoma Drive	40	445	305	230
6	S. Oklahoma Drive	40	445	305	557
7	S. Oklahoma Drive	40	445	305	230
8	S. Oklahoma Drive	40	445	305	557
9	S. Oklahoma Drive	40	445	305	1460
Right Turns from Stop					
Driveway	Major Road	Design Speed V (mph)	AASHTO ISD (ft)	AASHTO SSD (ft)	Available ISD (ft)
1	W. Glendenning Parkway	40	445	305	1693
2	W. Glendenning Parkway	40	385	305	434
3	W. Glendenning Parkway	40	385	305	337
4	S. Oklahoma Drive	40	445	305	279
5	S. Oklahoma Drive	40	445	305	91
6	S. Oklahoma Drive	40	445	305	230
7	S. Oklahoma Drive	40	445	305	557
8	S. Oklahoma Drive	40	445	305	1049
9	S. Oklahoma Drive	40	445	305	1049

The spreadsheets used to conduct the signal warrant analyses are included in **Appendix T**. Wherever the sight distance is inadequate, a sign can be installed to provide a warning of the upcoming intersection.

6. CONCLUSION

Based on the results of the traffic analysis conducted to determine the impacts caused by the proposed Willard Cattle development, the following roadway improvements should be provided to mitigate the impacts to the surrounding roadway network –

- S. Oklahoma Dr/Driveway 1 at Glendenning Pkwy does not pose an adverse impact at the intersection.
- Trips generated by the Willard Cattle development seem to cause significant delays at the intersection of S Oklahoma at Ash St. A traffic signal is to be installed to alleviate the congestion.
- S Preston Rd at Glendenning Pkwy experiences a significant delay but this delay existed prior to 2024 existing conditions and is not caused by the construction of the Willard Cattle development. Will discuss with City of Celina and TXDOT on possible mitigation measures, such as signalization timing optimization.
- Left turn auxiliary lanes are to be provided to mitigate the delays at the intersections of Driveway 1 at W. Glendenning Parkway, Driveway 4 at S. Oklahoma Drive, Driveway 8 at S. Oklahoma Drive, and Driveway 8 at S. Preston Road in phase I build condition; the situation remains similar for phase II. Additionally, left turn lanes are provided at Driveway 6 at S. Oklahoma Drive, and Driveway 7 at S. Oklahoma Drive in phase II build condition.
- Right-turn auxiliary lanes are to be provided to mitigate delay in the intersections of Driveway 2 at W. Glendenning Parkway, Driveway 3 at W. Glendenning Parkway, Driveway 7 at S. Oklahoma Drive, and Driveway 8 at S. Preston Road in phase II build condition.

The proposed Driveway 8 at S Preston Rd experiences significant delay after the construction of the Willard Cattle development. However, this delay is also noticeable in background conditions. The increased traffic in build condition stack within the site and will not impact the major road.

Appendices

A. Figures
B. Scoping Meeting Documents
C. Turning Movement Count Reports
D. Trip Generation Worksheet
E. Synchro Analysis for Existing Condition Year 2024
F. Synchro Analysis for Phase I Background Condition Year 2027
G. Synchro Analysis for Phase I Build Condition Year 2027
H. Synchro Analysis for Phase II Background Condition Year 2029
I. Synchro Analysis for Phase II Build Condition Year 2029
J. Synchro Analysis for Horizon Year Phase I Background Condition Year 2032
K. Synchro Analysis for Horizon Year Phase I Build Condition Year 2032
L. Synchro Analysis for Horizon Year Phase II Background Condition Year 2039
M. Synchro Analysis for Horizon Year Phase II Build Condition Year 2039
N. Synchro Analysis for Phase I Mitigated Condition Year 2027
O. Synchro Analysis for Phase II Mitigated Condition Year 2029
P. Synchro Analysis for Phase I Horizon Mitigated Condition Year 2032
Q. Synchro Analysis for Phase II Horizon Mitigated Condition Year 2039
R. Turn Lane Analysis
S. Signal Warrant Analysis
T. Sight Distance Analysis

APPENDIX A

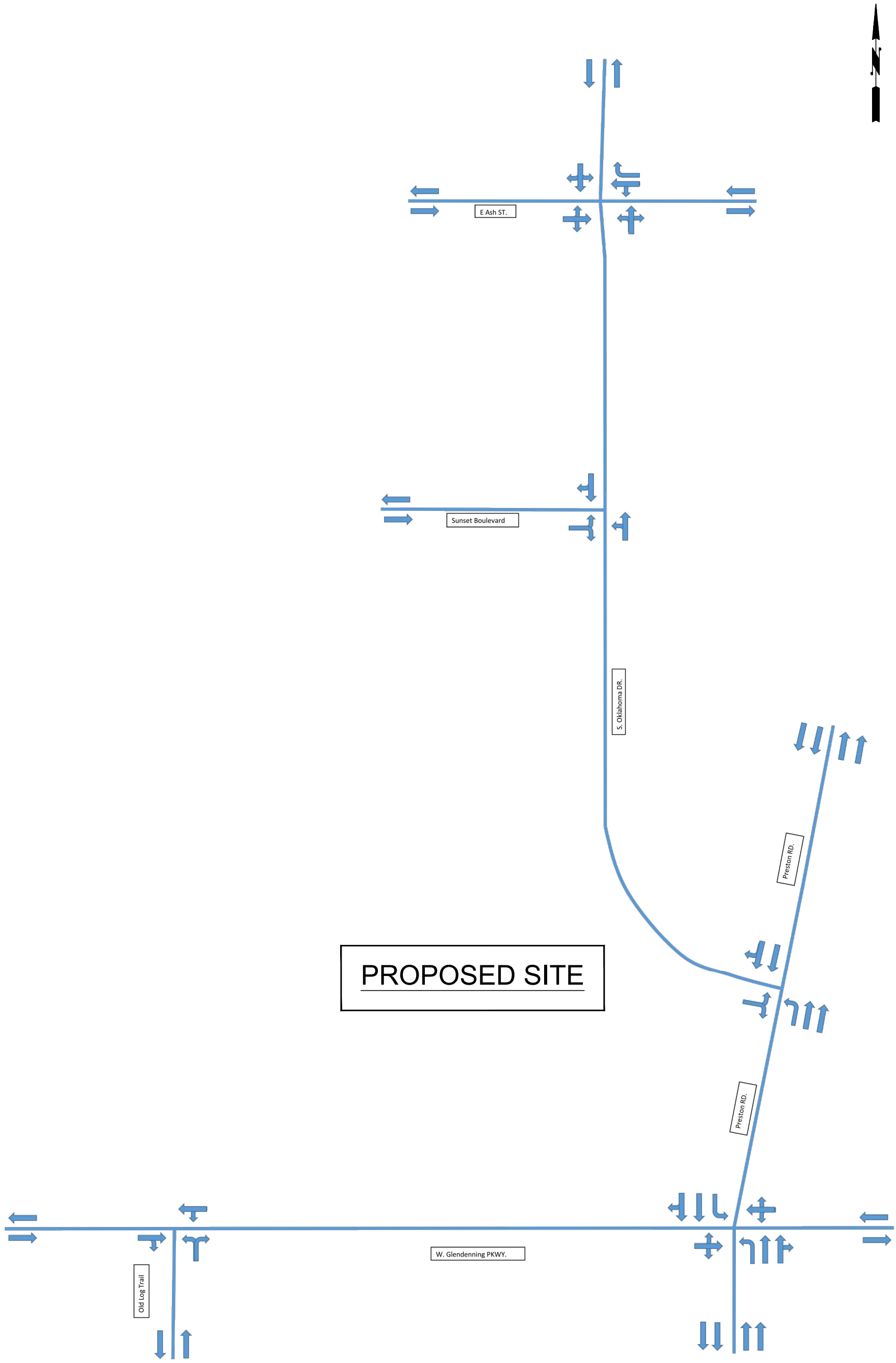
Figures

ZONING USE

- MULTI-FAMILY
- RETAIL
- PATIO
- INDUSTRIAL

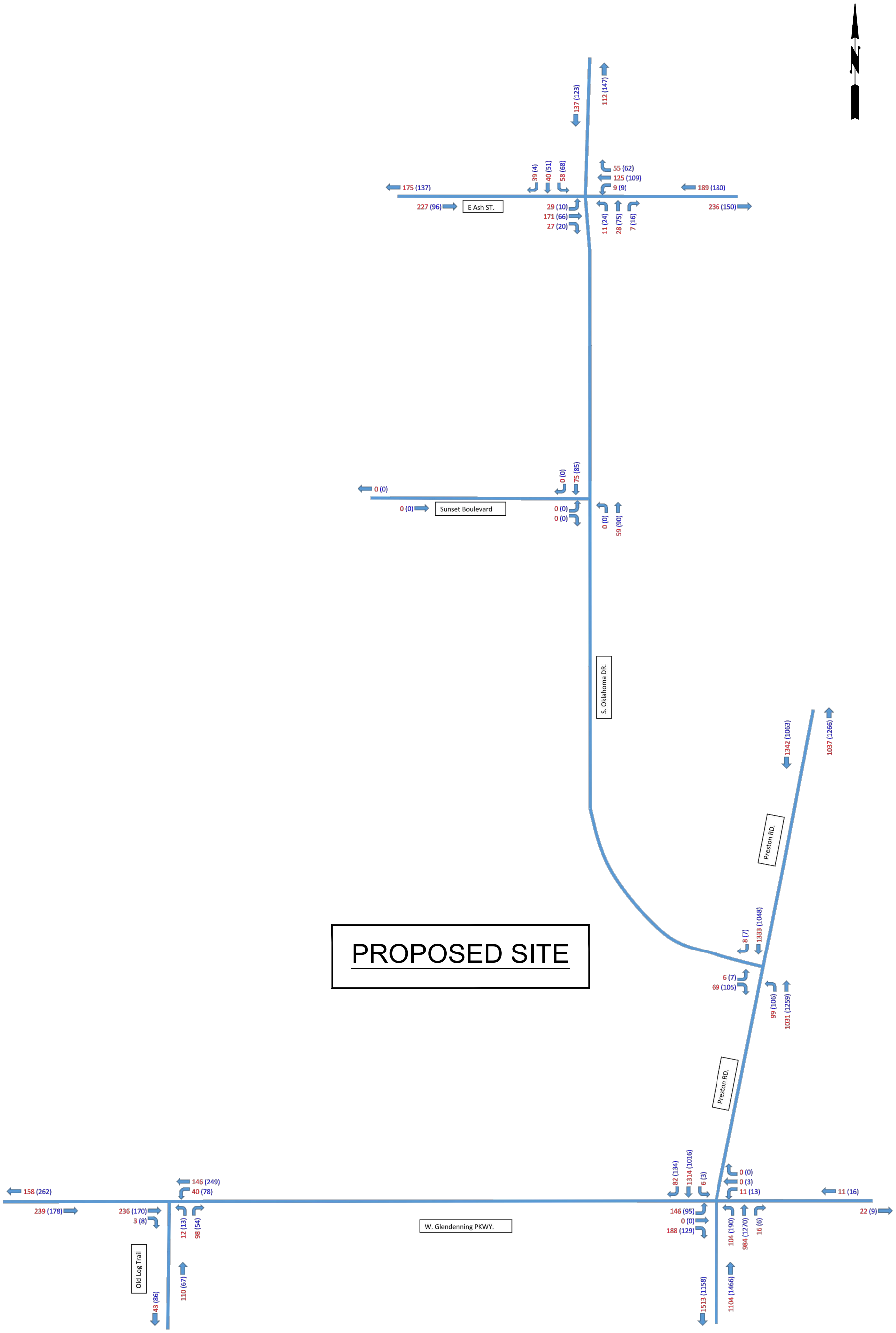


1 **WILLARD TRACT - CONCEPT PLAN**
1" = 80'-0"
0' 80' 160' 300'
TRUE



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FIGURE 3
EXISTING (YEAR 2024) & PHASE I (YEAR 2027) BACKGROUND CONDITIONS - LANE CONFIGURATIONS



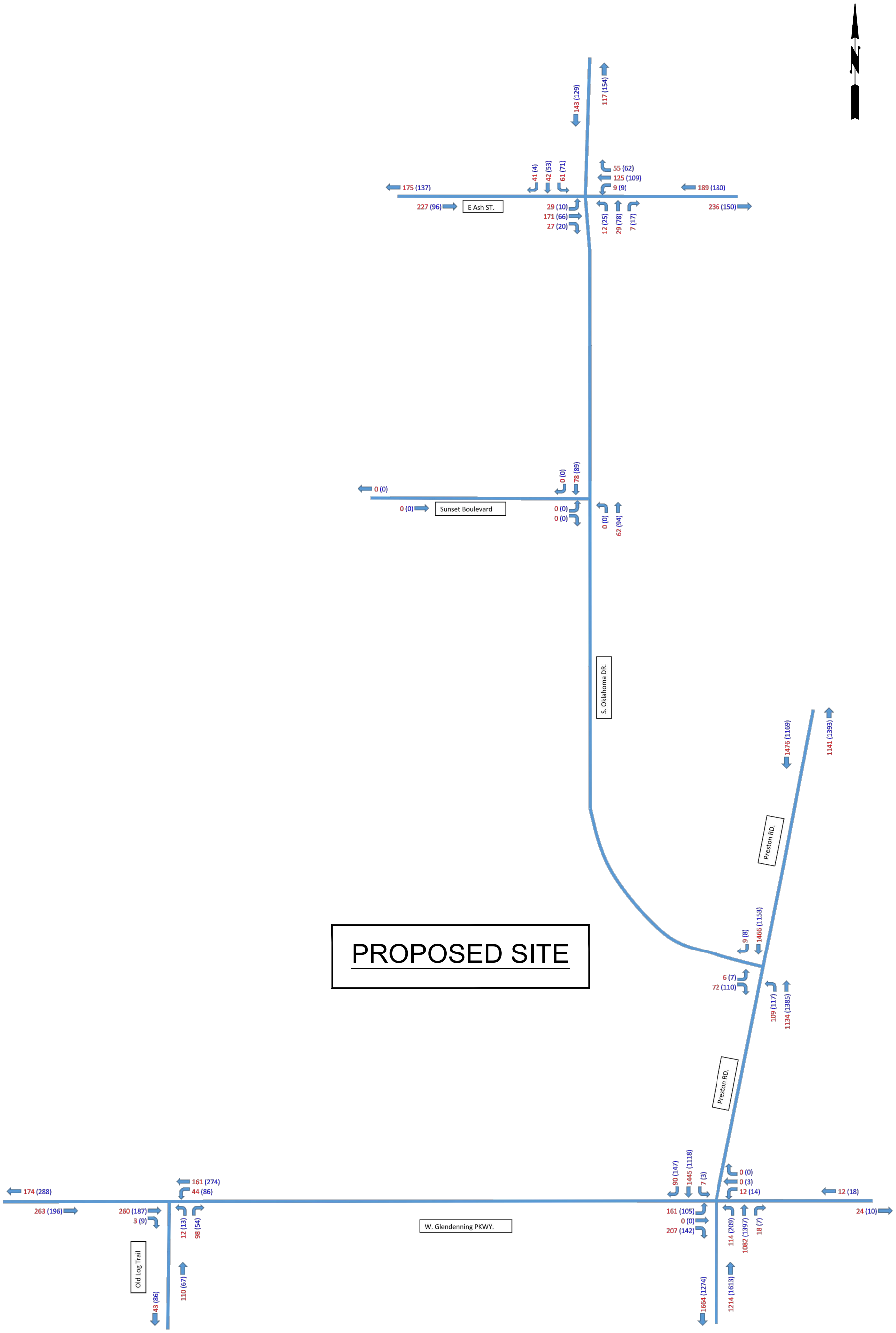
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LEGEND

XXX **AM PEAK HOUR VOLUMES**

(XXX) **PM PEAK HOUR VOLUMES**

FIGURE 4
YEAR 2023 TRAFFIC COUNTS -
AM & PM PEAK HOURS VOLUMES



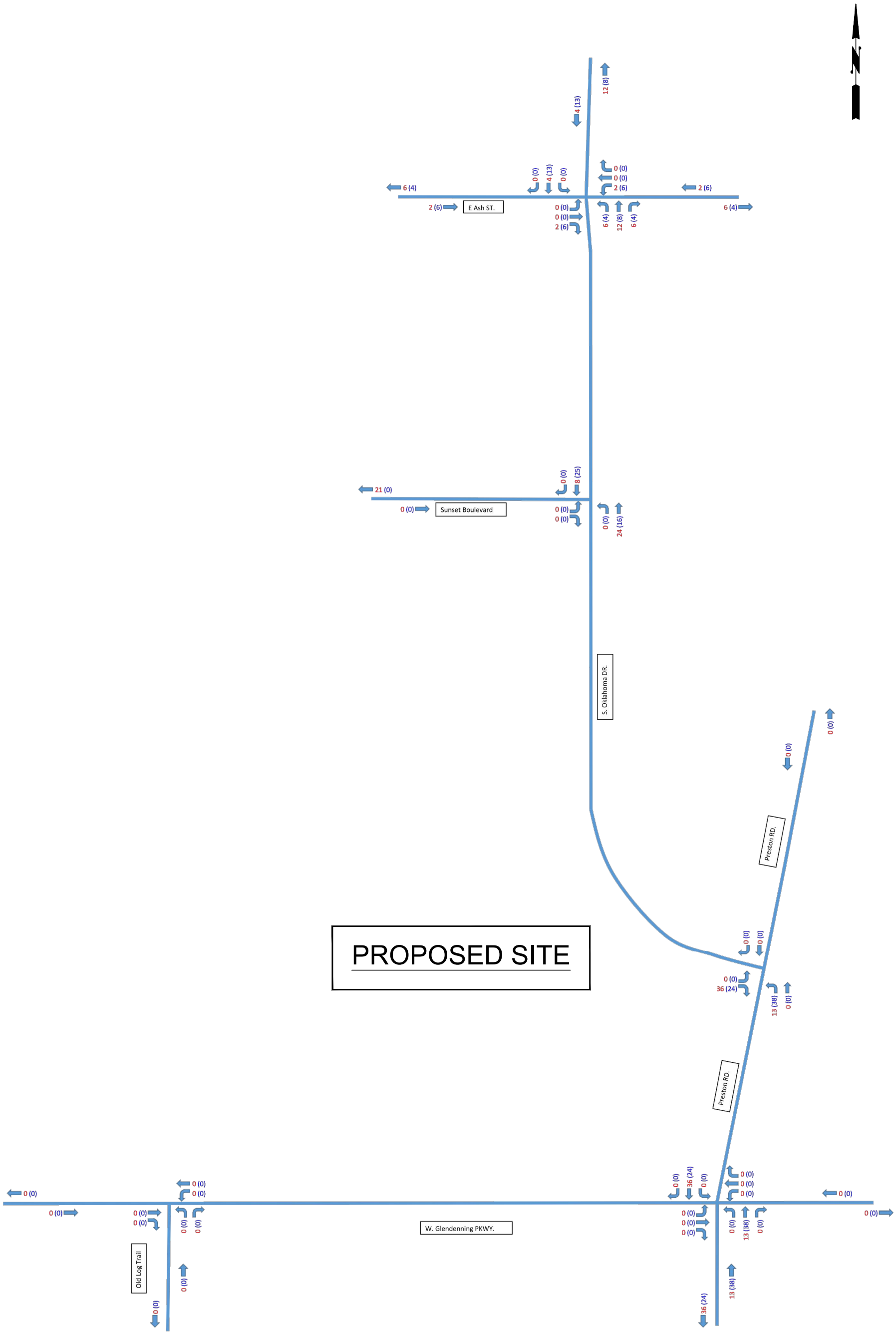
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XXX **AM PEAK HOUR VOLUMES**

(XXX) **PM PEAK HOUR VOLUMES**

FIGURE 5
YEAR 2024 EXISTING CONDITIONS -
AM & PM PEAK HOURS VOLUMES



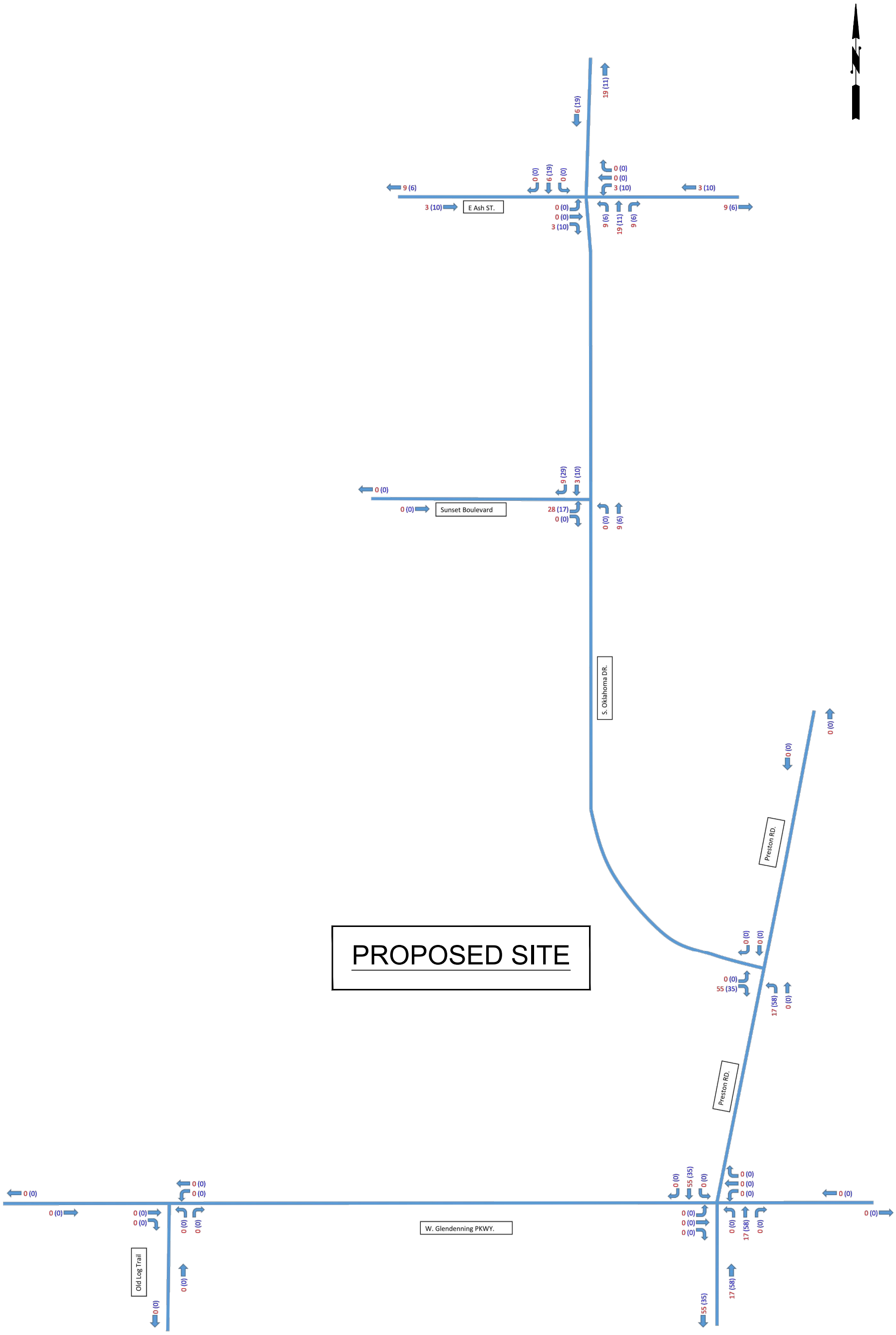
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LEGEND

XXX **AM PEAK HOUR VOLUMES**

(XXX) **PM PEAK HOUR VOLUMES**

FIGURE 6
ONE PRESTON STATION -
AM & PM PEAK HOURS VOLUMES



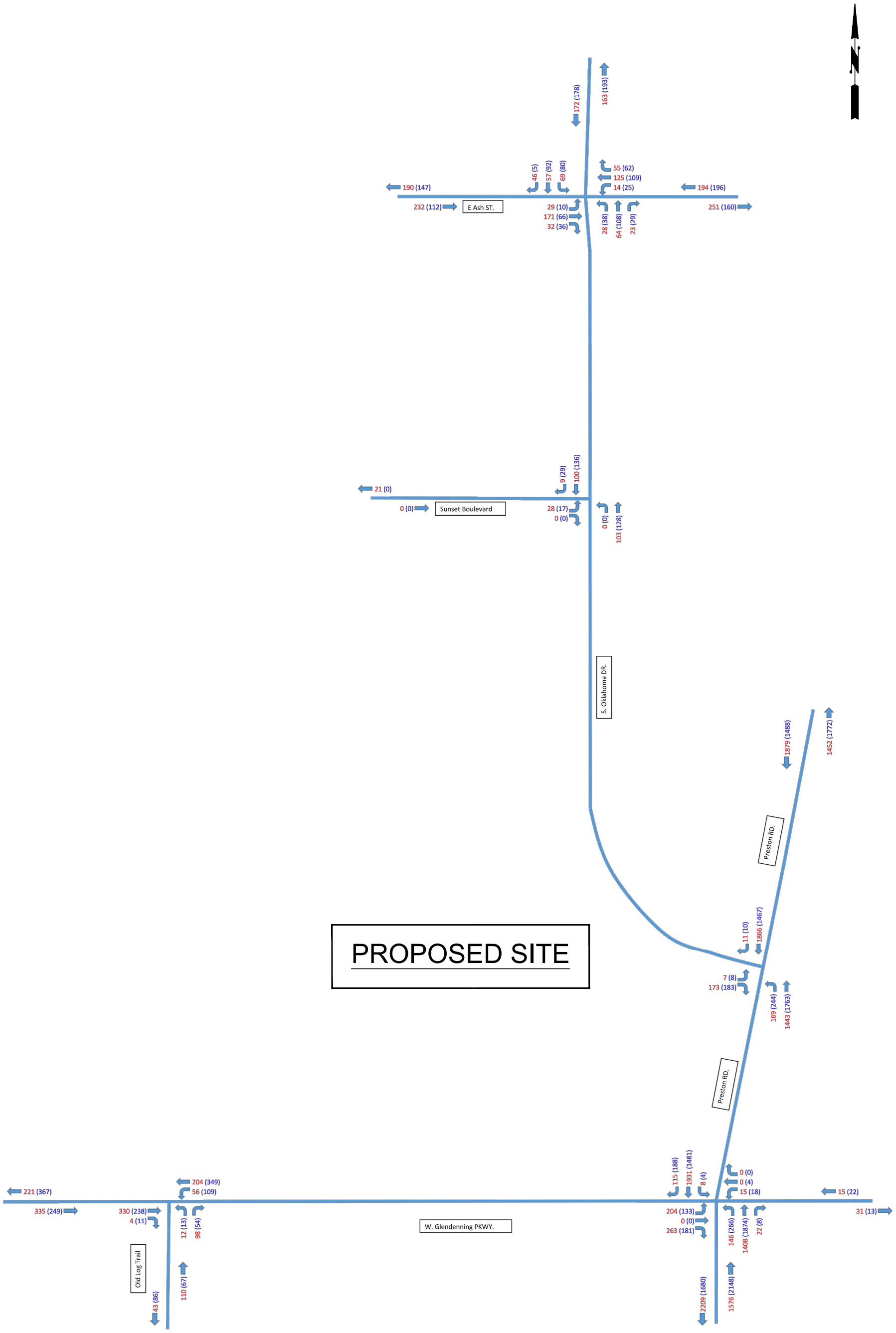
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LEGEND

XXX **AM PEAK HOUR VOLUMES**

(XXX) **PM PEAK HOUR VOLUMES**

FIGURE 7
DISTRICT AT CELINA -
AM & PM PEAK HOURS VOLUMES



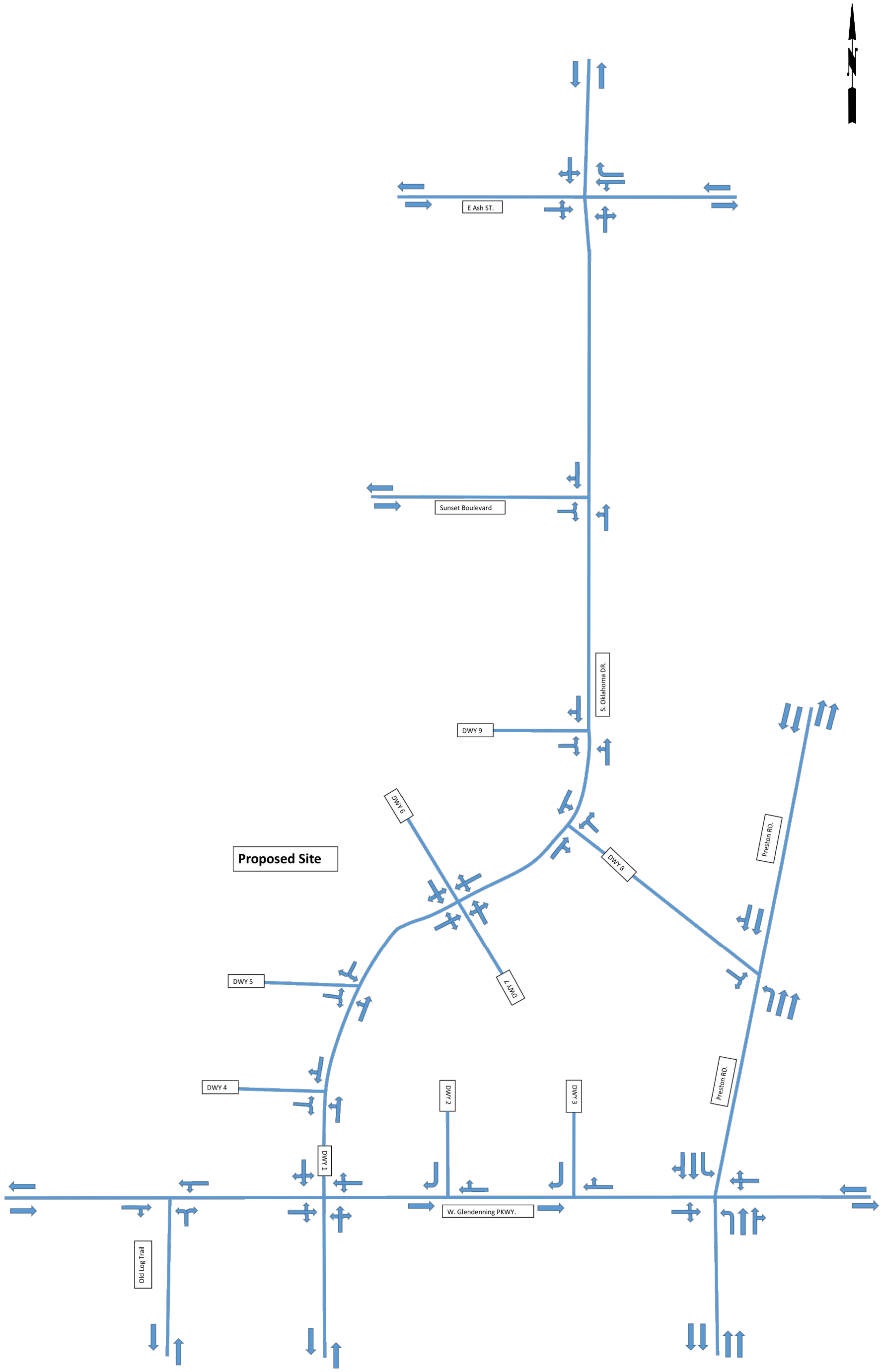
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XXX AM PEAK HOUR VOLUMES

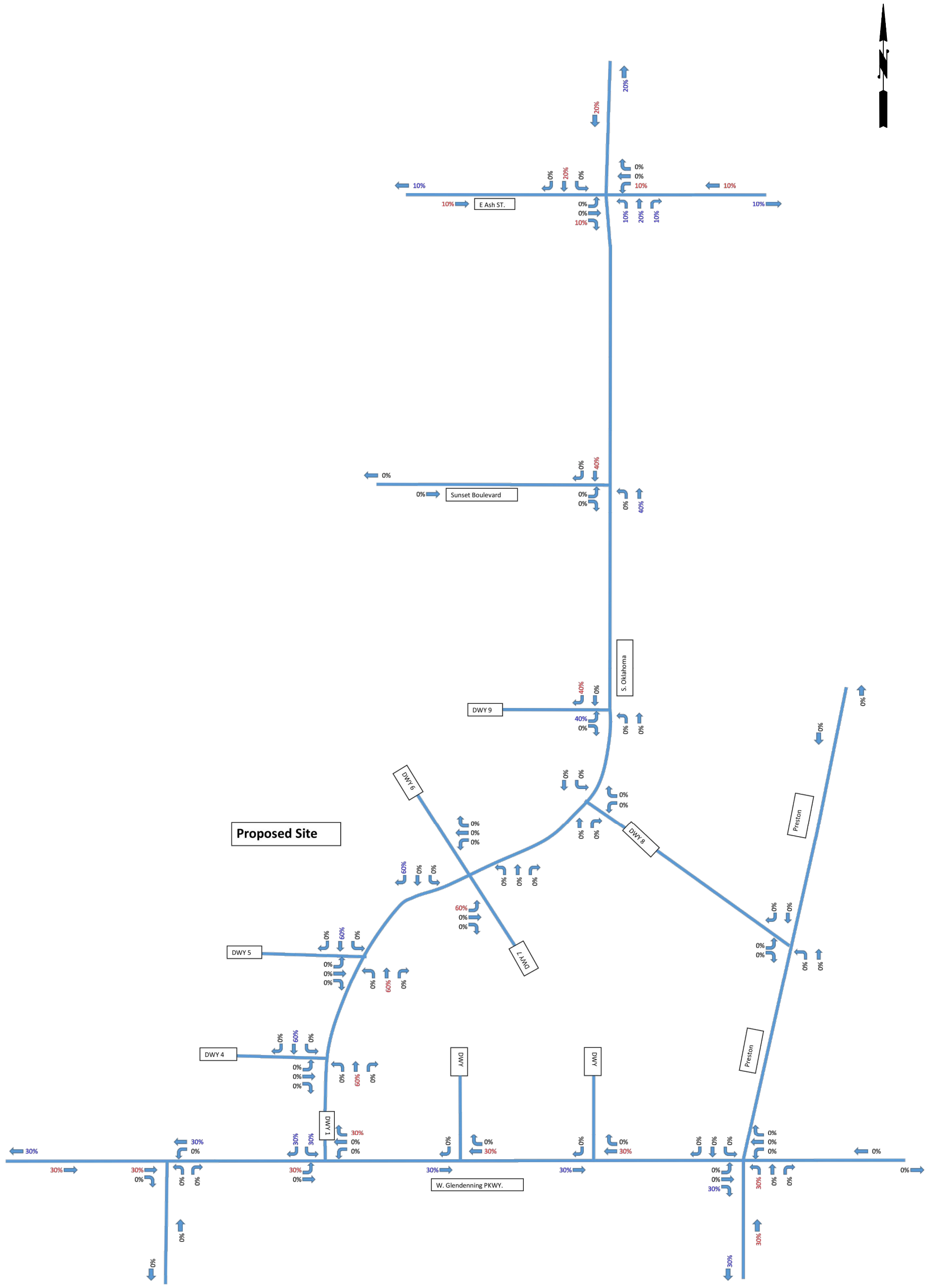
(XXX) PM PEAK HOUR VOLUMES

FIGURE 8
ADJUSTED YEAR 2027 PHASE I BACKGROUND CONDITIONS - AM & PM PEAK HOURS VOLUMES



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FIGURE 9
PHASE I (YEAR 2027) BUILD CONDITIONS - LANE CONFIGURATIONS



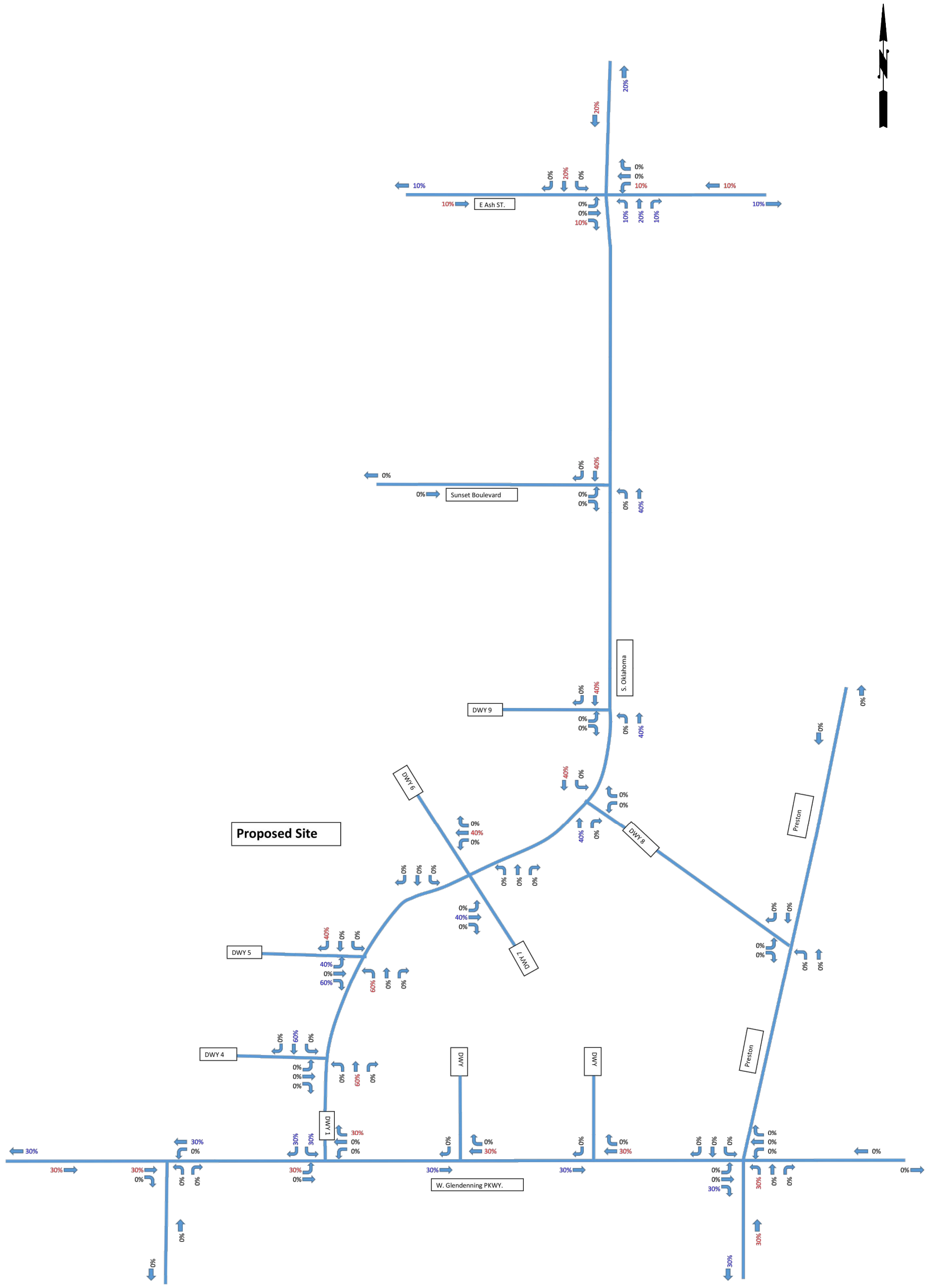
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LEGEND

XX% **TRIP ENTER**

XX% **TRIP EXIT**

FIGURE 10
TRIP DISTRIBUTION BY MULTIFAMILY DEVELOPMENT



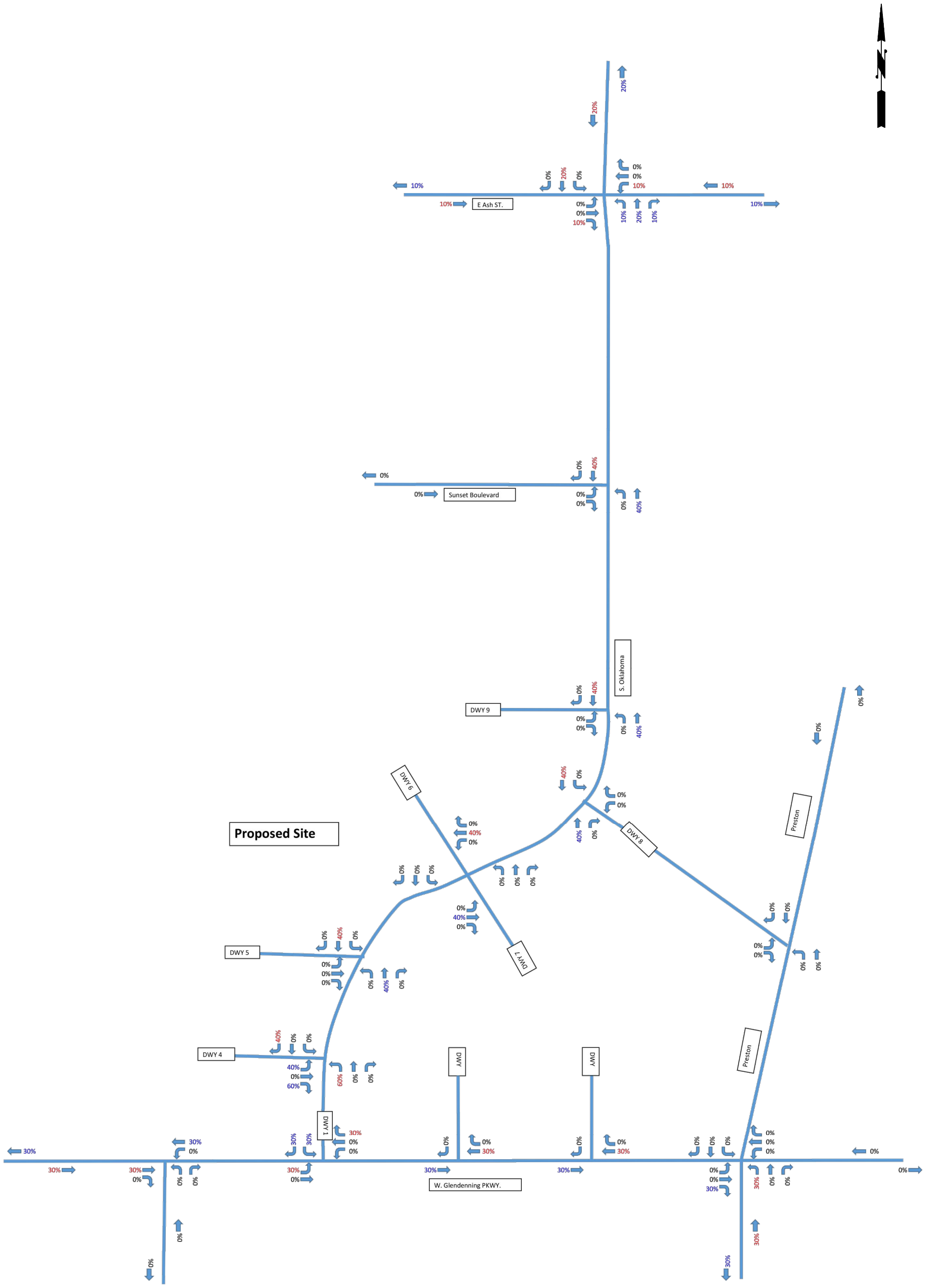
LEGEND

XX% TRIP ENTER

XX% TRIP EXIT

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FIGURE 11
TRIP DISTRIBUTION BY MINIWAREHOUSE DEVELOPMENT



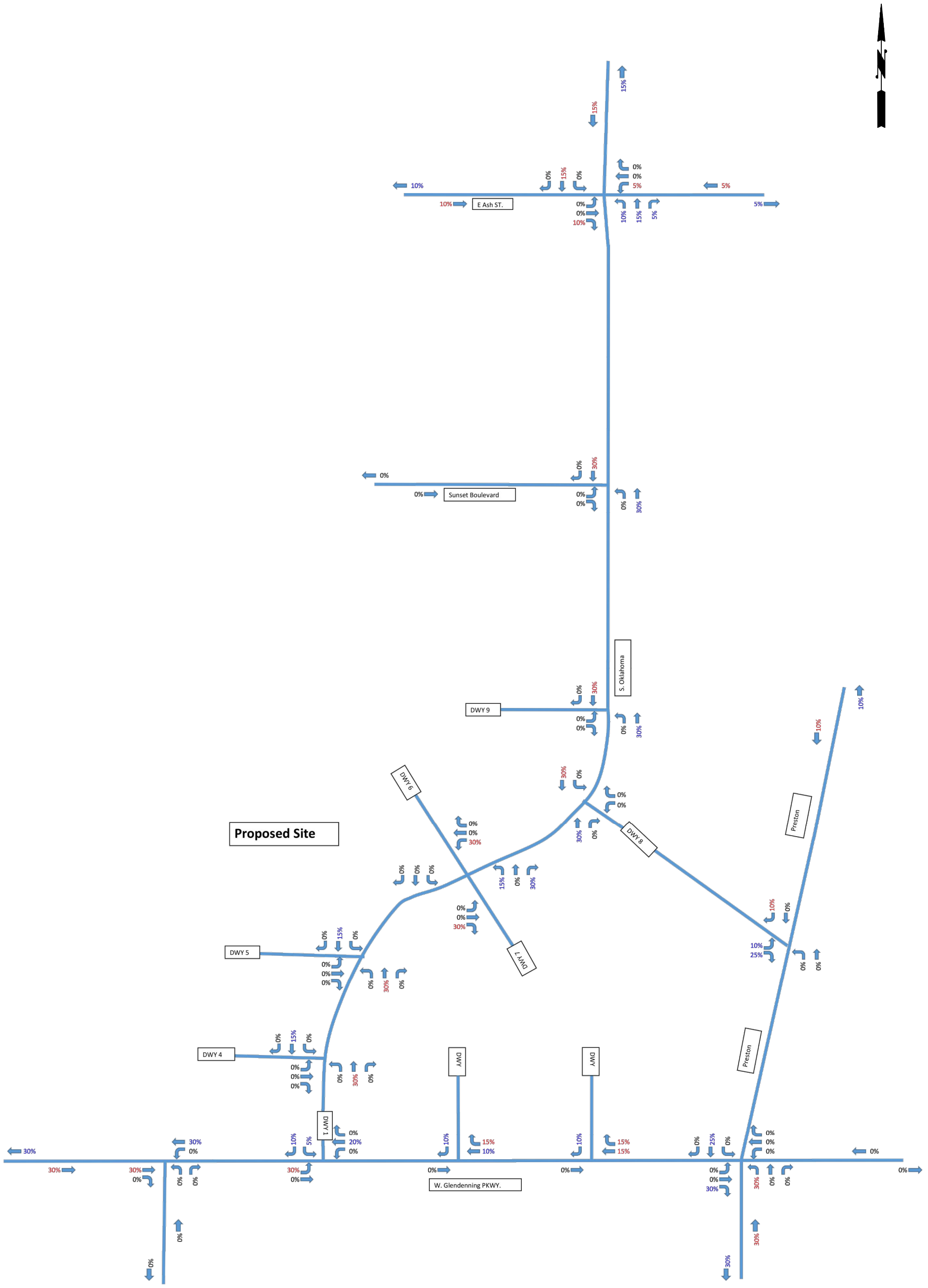
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LEGEND

XX% TRIP ENTER

XX% TRIP EXIT

FIGURE 12
TRIP DISTRIBUTION BY SELF-STORAGE DEVELOPMENT



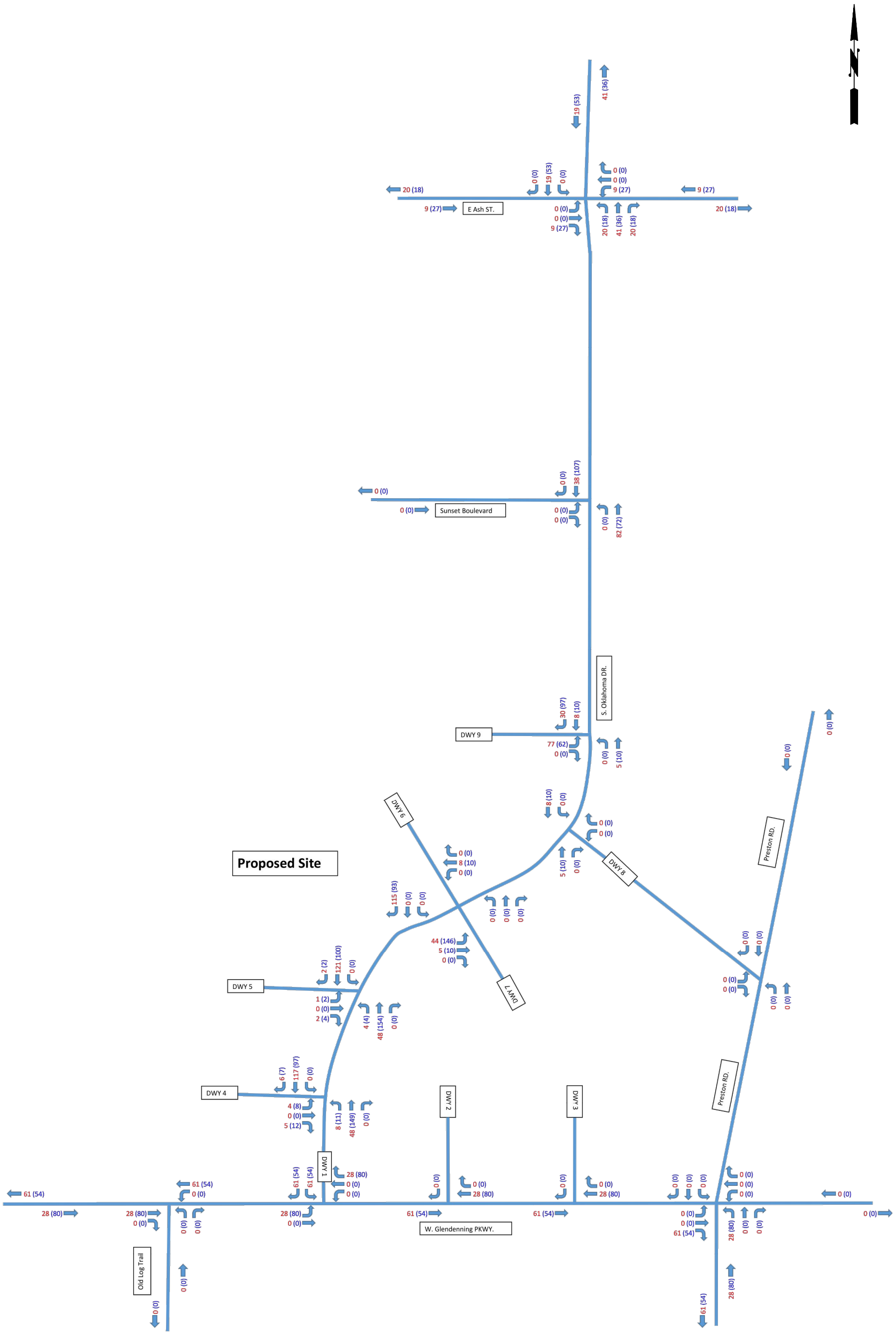
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LEGEND

XX% **TRIP ENTER**

XX% **TRIP EXIT**

FIGURE 13
TRIP DISTRIBUTION BY RETAIL DEVELOPMENT



LEGEND

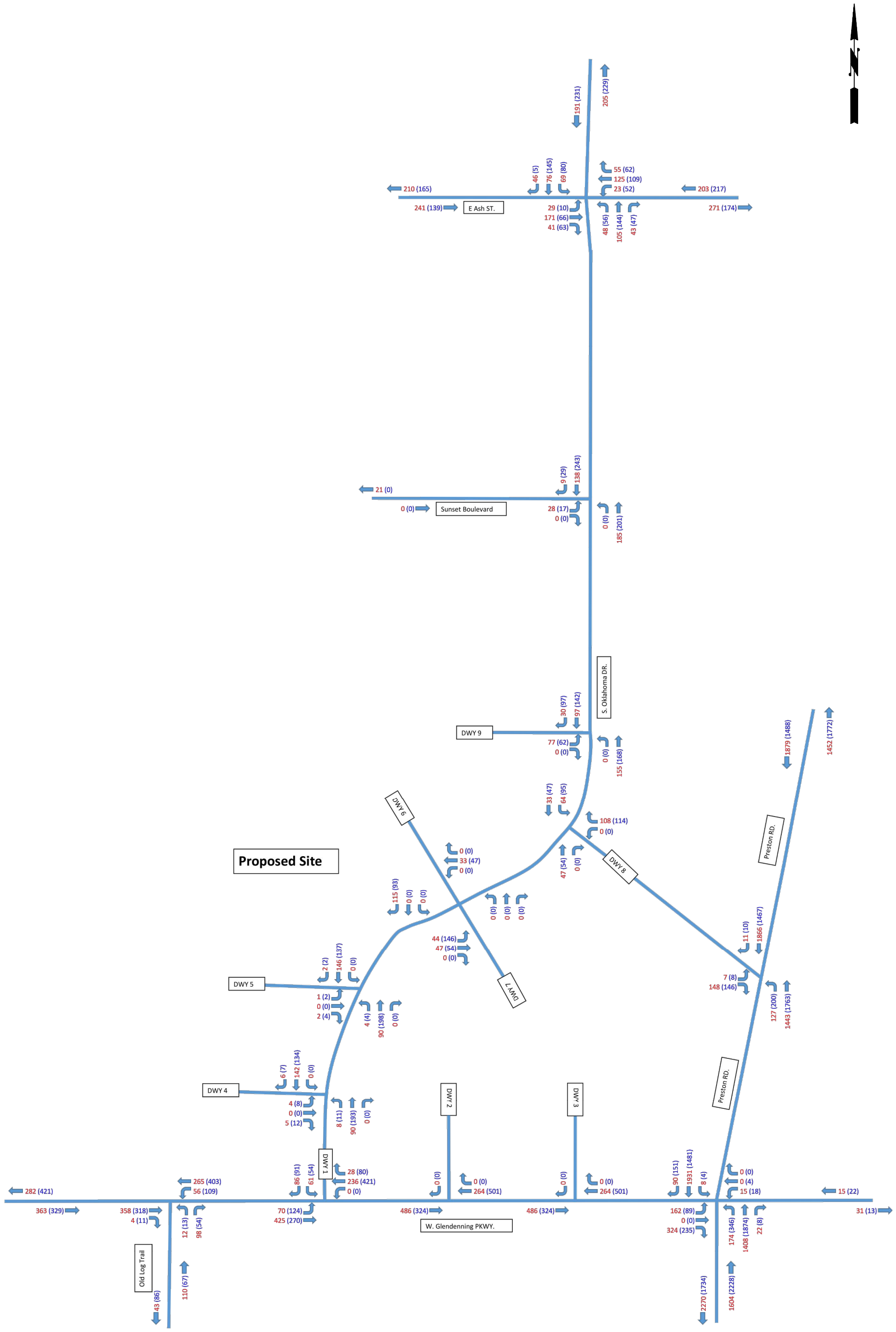
XXX AM PEAK HOUR VOLUMES

(XXX) PM PEAK HOUR VOLUMES

FIGURE 14

TRIPS GENERATED BY PHASE I (YEAR 2027) BUILD CONDITIONS

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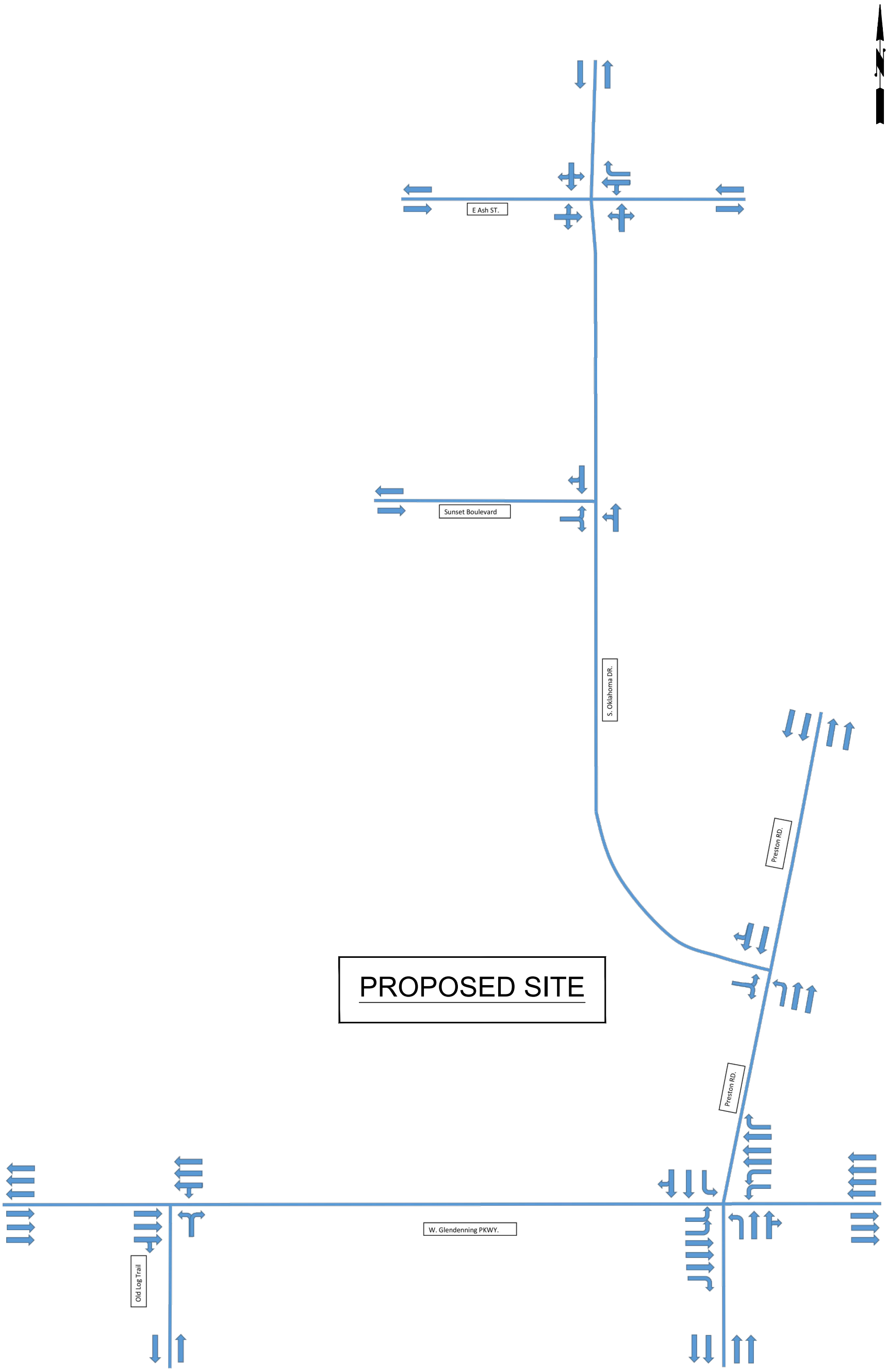
LEGEND

XXX AM PEAK HOUR VOLUMES

(XXX) PM PEAK HOUR VOLUMES

FIGURE 15
YEAR 2027 PHASE I BUILD CONDITIONS -
AM & PM PEAK HOURS VOLUMES

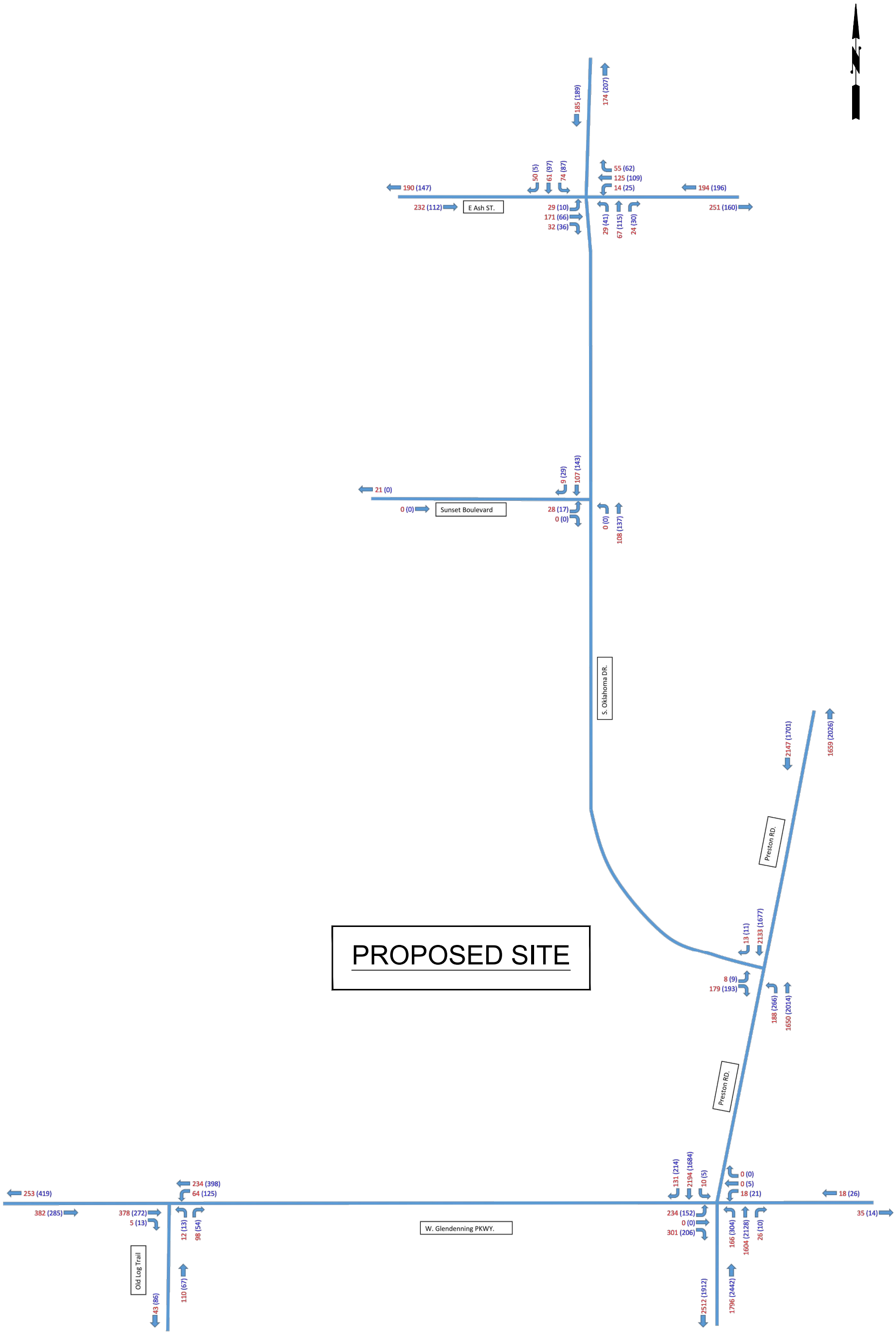
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PROPOSED SITE

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FIGURE 16
PHASE II (YEAR 2029, 2032, 2039) BACKGROUND CONDITIONS - LANE CONFIGURATIONS



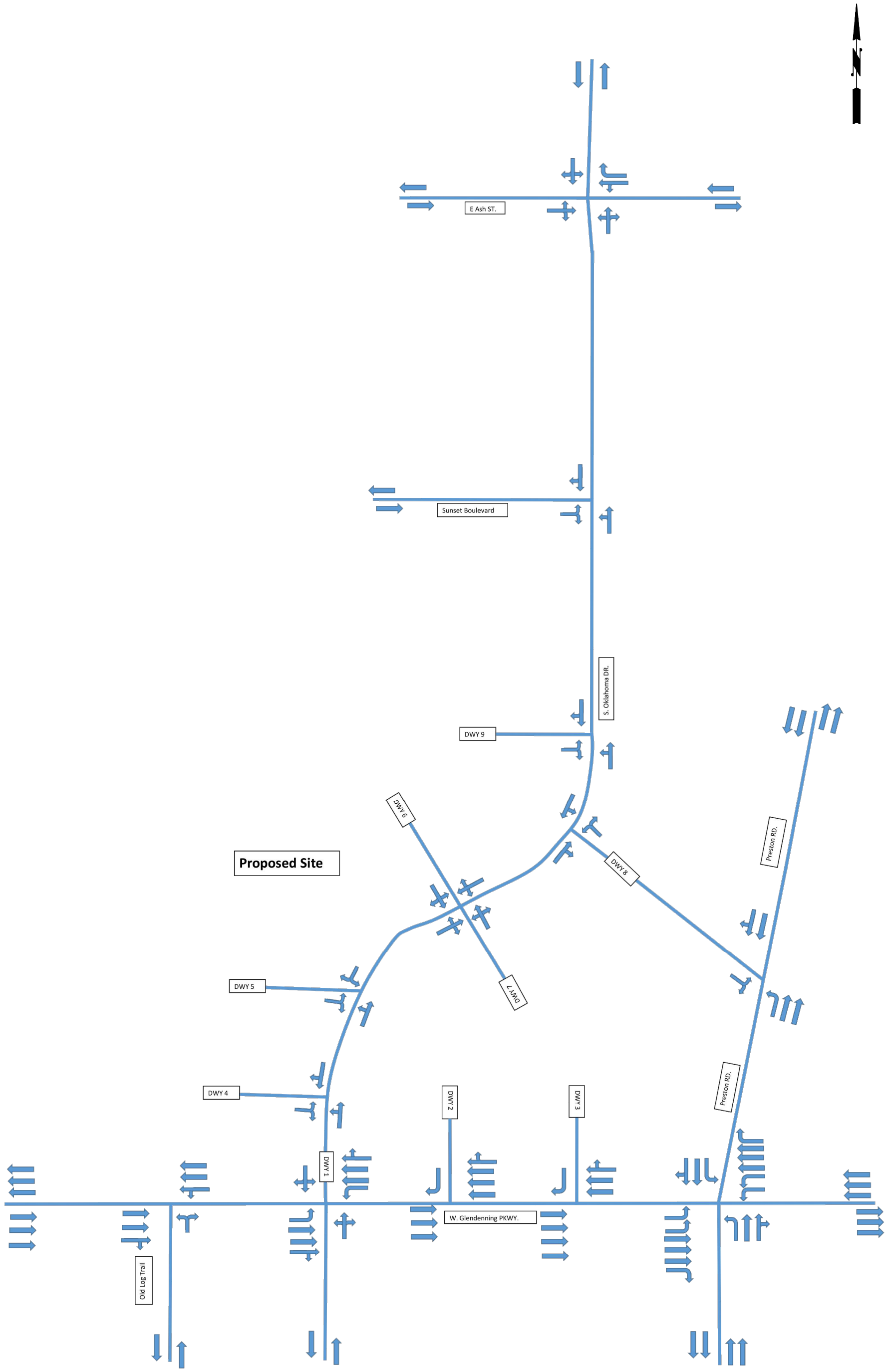
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LEGEND

XXX AM PEAK HOUR VOLUMES

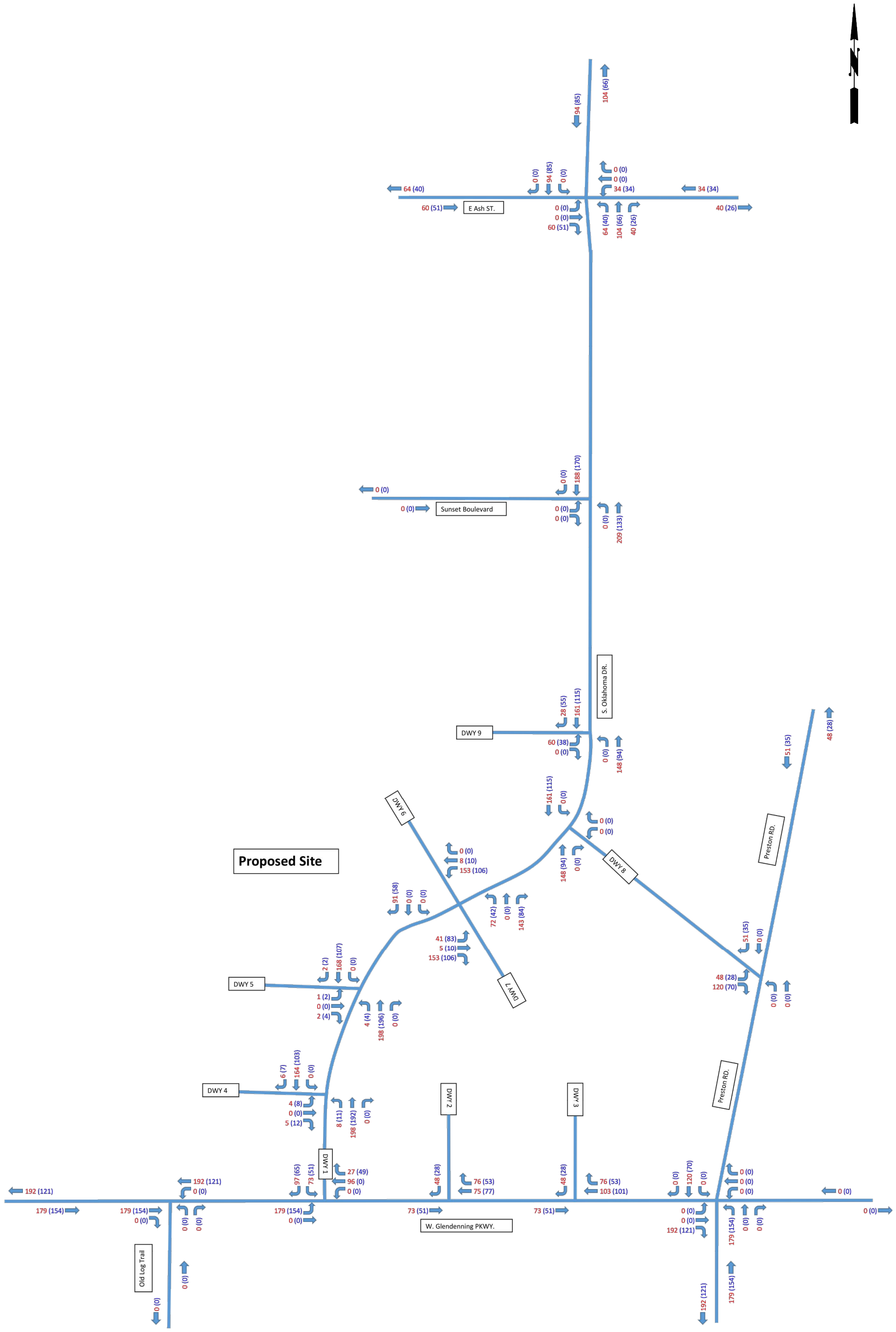
(XXX) PM PEAK HOUR VOLUMES

FIGURE 17
ADJUSTED YEAR 2029 PHASE II BACKGROUND CONDITIONS - AM & PM PEAK HOURS VOLUMES



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FIGURE 18
PHASE II (YEAR 2029, 2032, 2039) BUILD CONDITIONS - LANE CONFIGURATIONS



Bowman

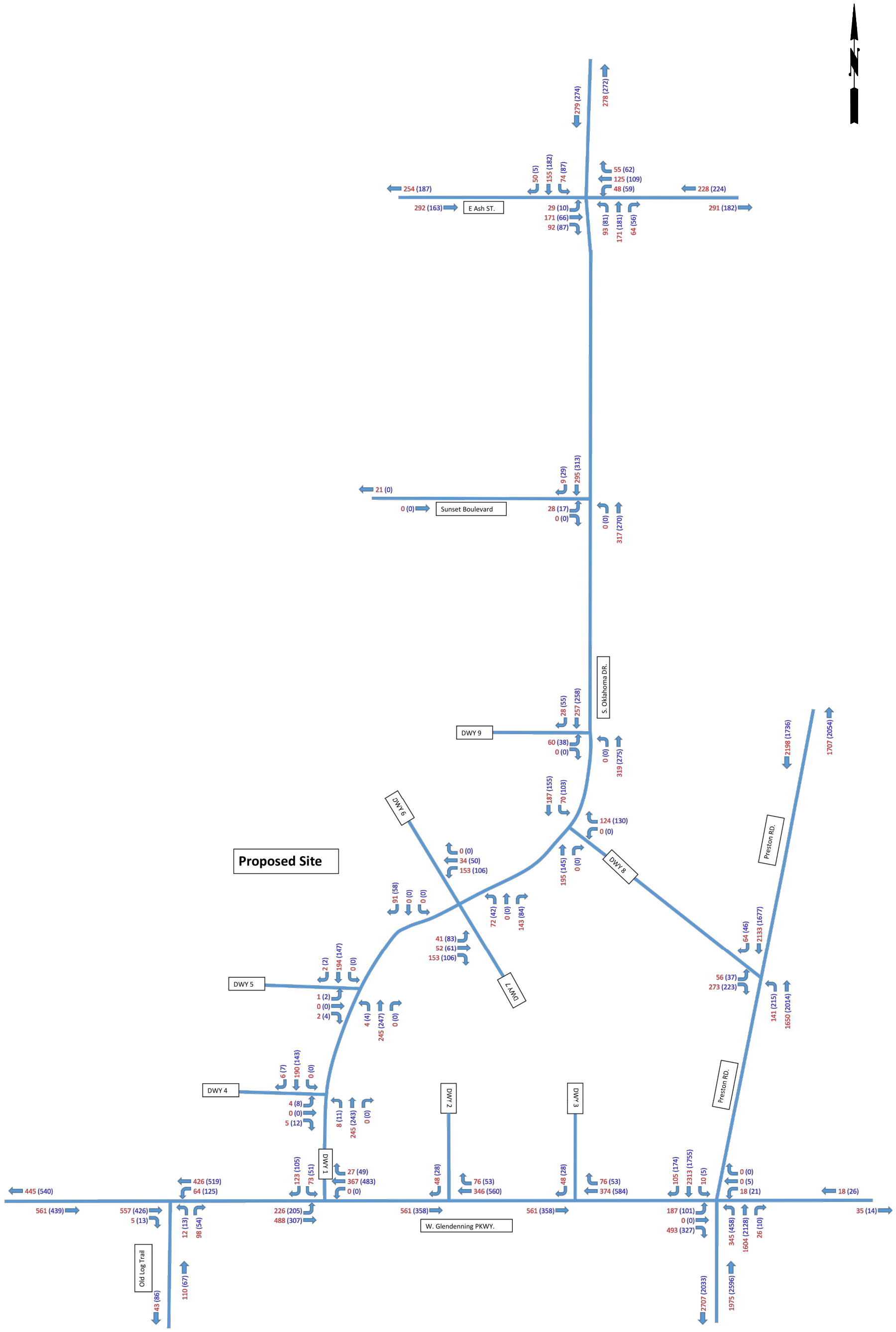
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LEGEND

XXX AM PEAK HOUR VOLUMES

(XXX) PM PEAK HOUR VOLUMES

FIGURE 19
TRIPS GENERATED BY PHASE II (YEAR 2029) BUILD CONDITIONS



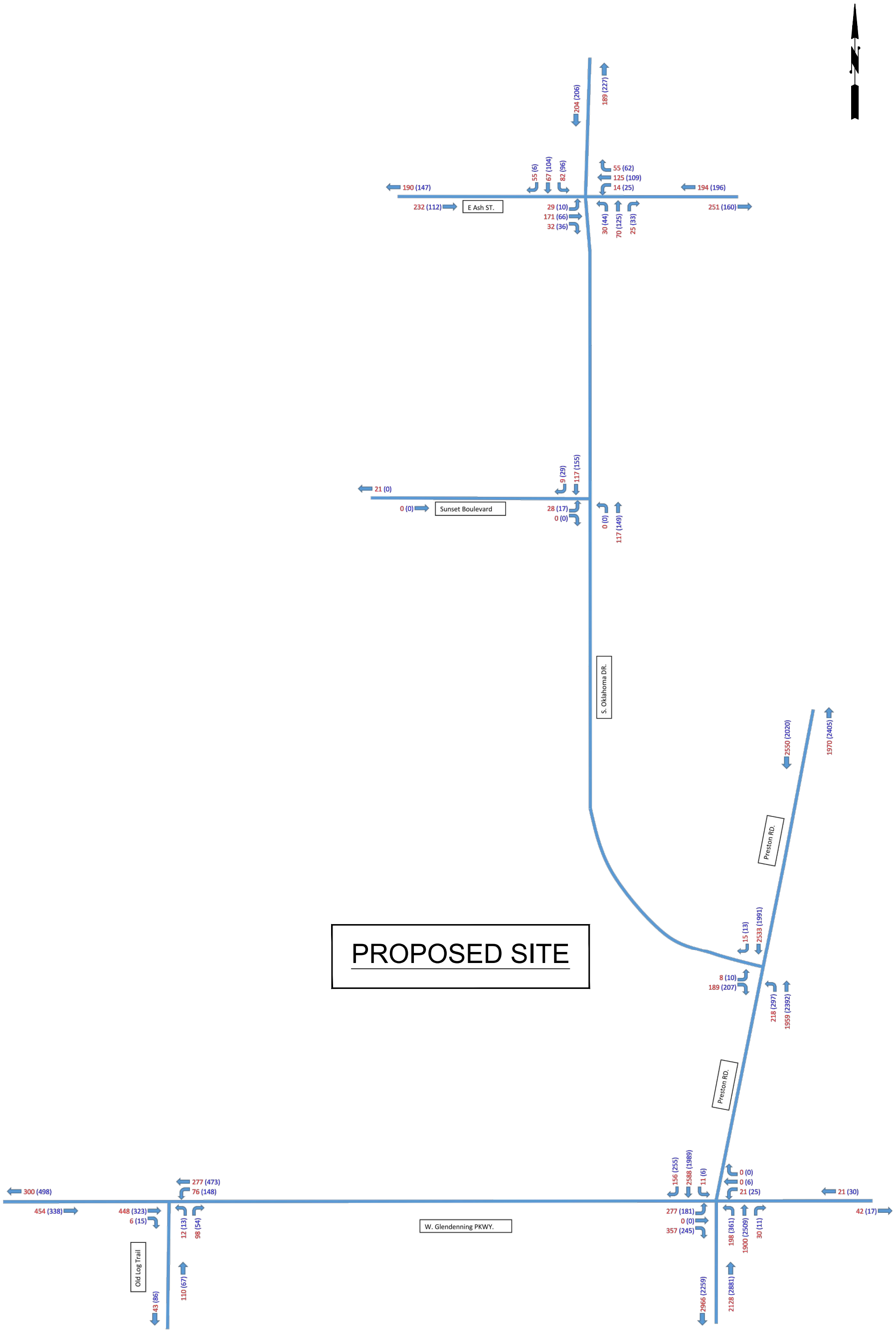
LEGEND

XXX AM PEAK HOUR VOLUMES

(XXX) PM PEAK HOUR VOLUMES

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FIGURE 20
YEAR 2029 PHASE II BUILD CONDITIONS - AM & PM PEAK HOURS VOLUMES



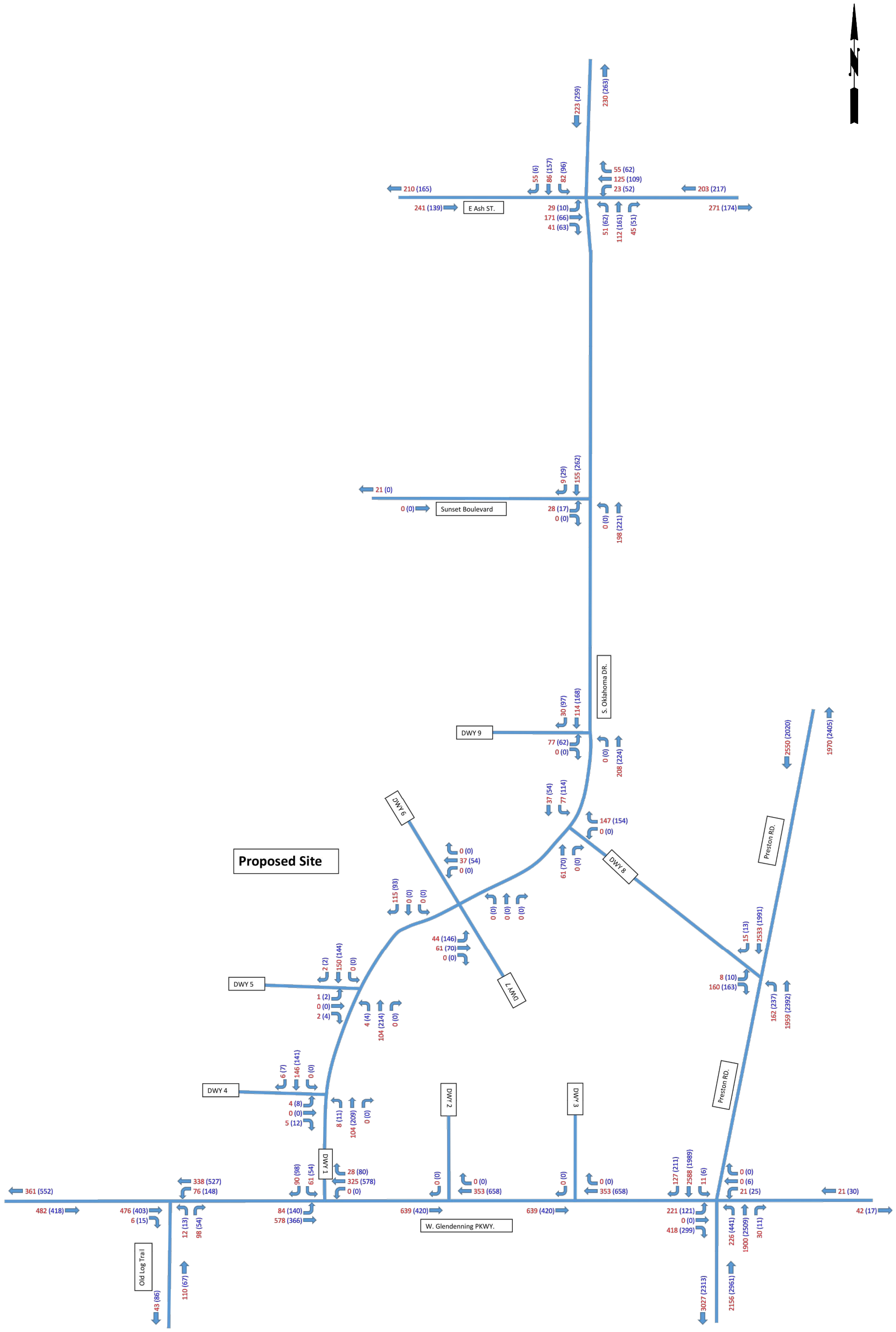
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LEGEND

XXX AM PEAK HOUR VOLUMES

(XXX) PM PEAK HOUR VOLUMES

FIGURE 21
ADJUSTED HORIZON YEAR 2032 PHASE I BACKGROUND CONDITIONS - AM & PM PEAK HOURS VOLUMES



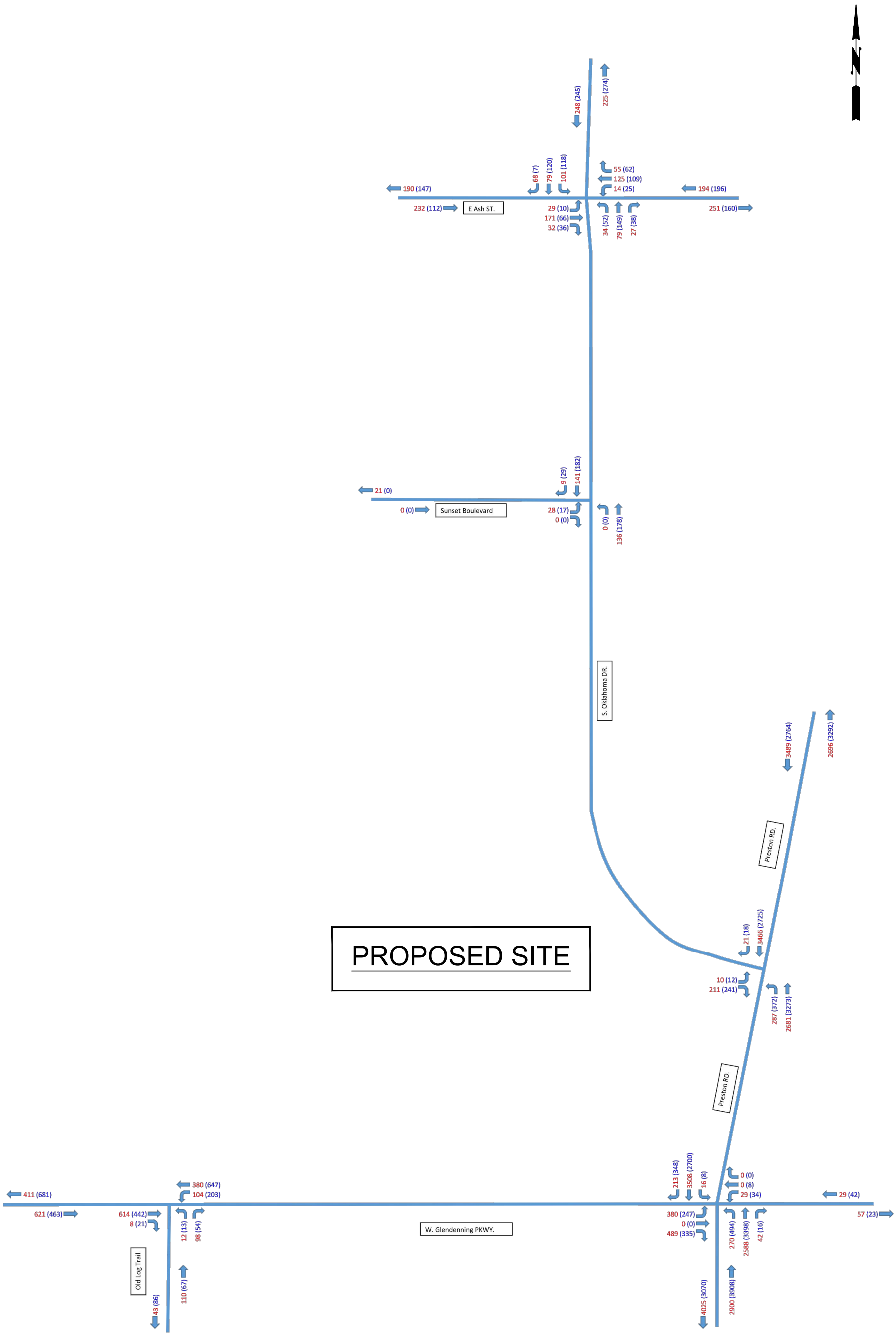
LEGEND

XXX AM PEAK HOUR VOLUMES

(XXX) PM PEAK HOUR VOLUMES

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FIGURE 22
HORIZON YEAR 2032 PHASE I BUILD CONDITIONS - AM & PM PEAK HOURS VOLUMES



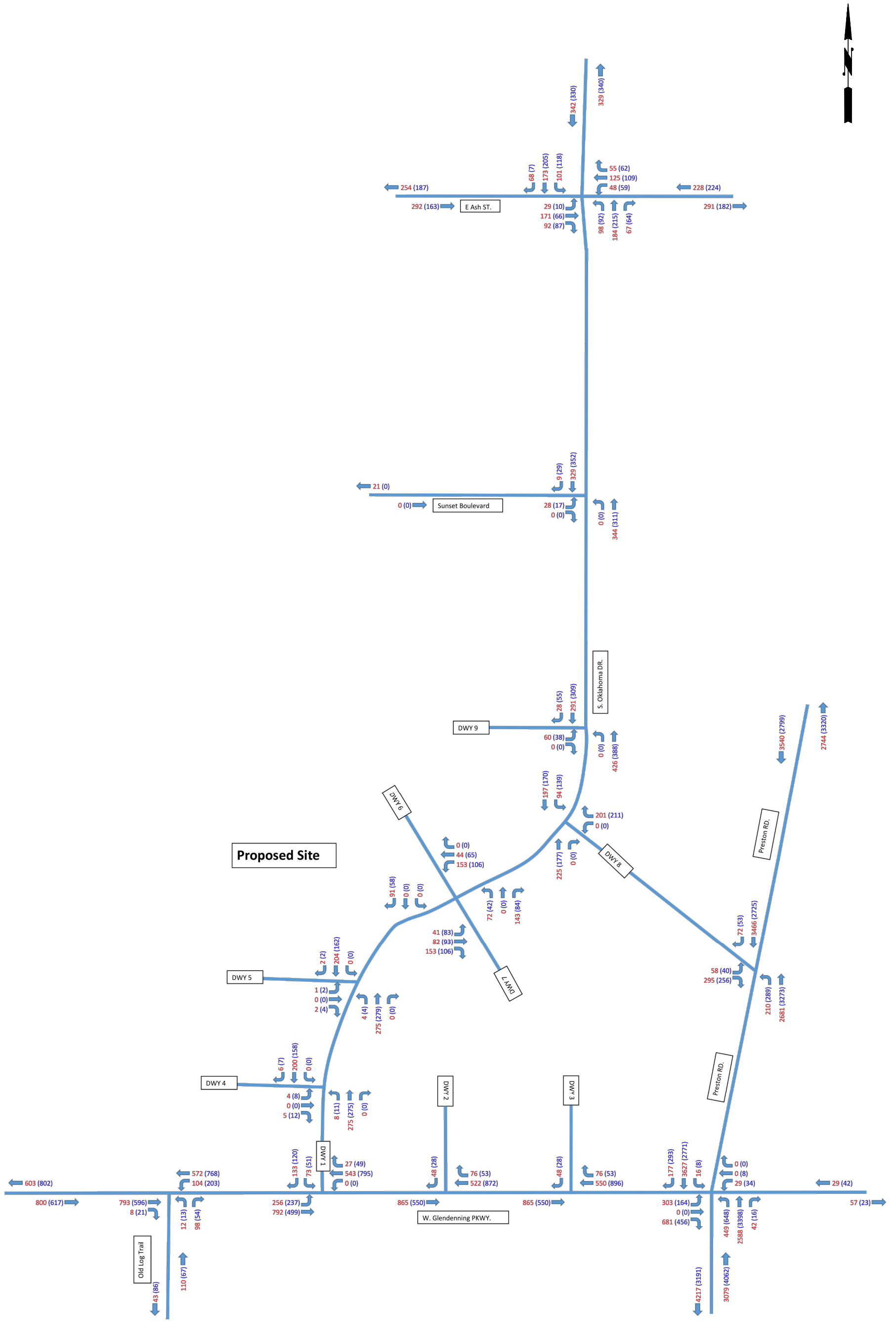
LEGEND

XXX AM PEAK HOUR VOLUMES

(XXX) PM PEAK HOUR VOLUMES

FIGURE 23
ADJUSTED HORIZON YEAR 2039 PHASE II BACKGROUND CONDITIONS - AM & PM PEAK HOURS VOLUMES

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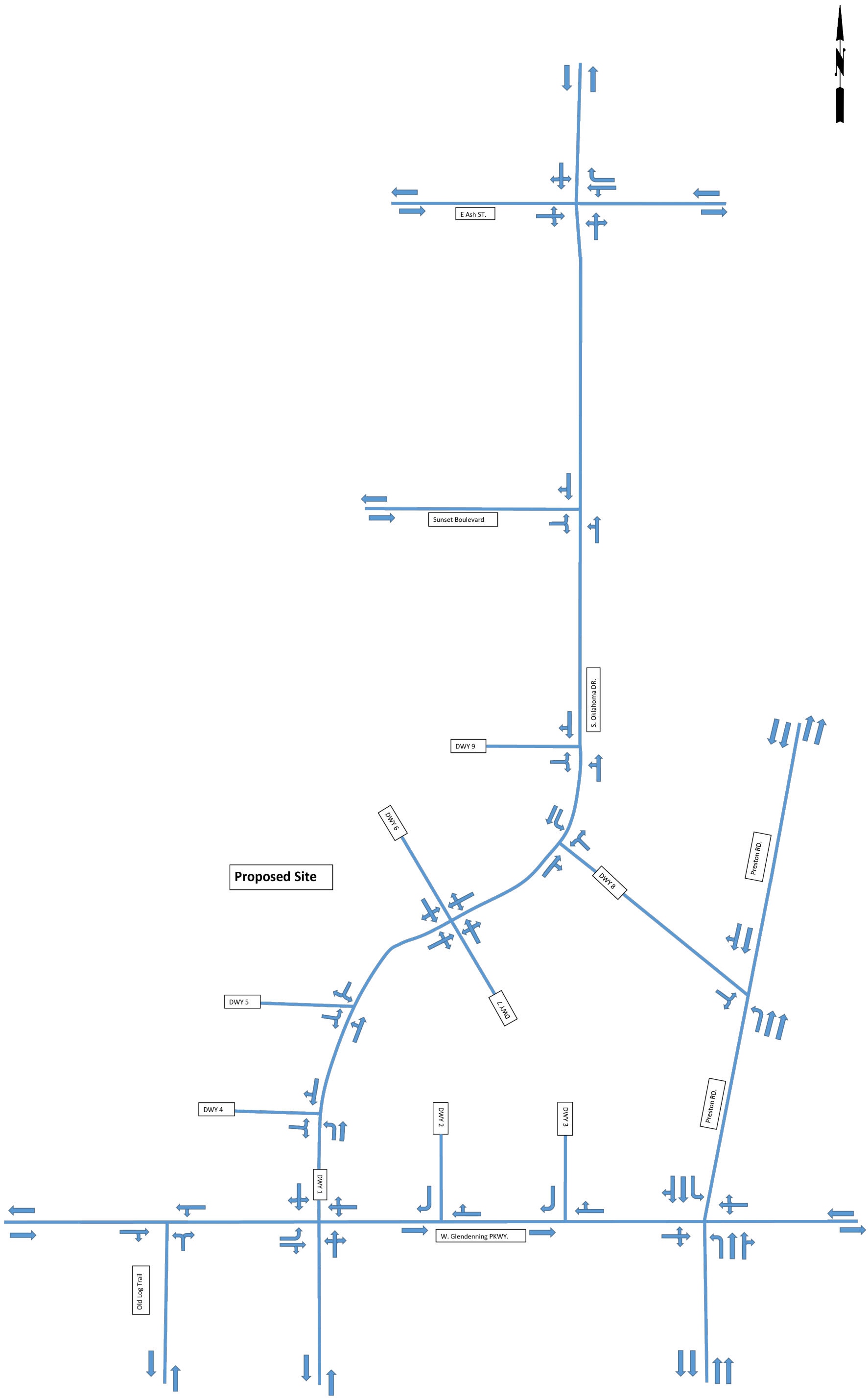
LEGEND

XXX AM PEAK HOUR VOLUMES

(XXX) PM PEAK HOUR VOLUMES

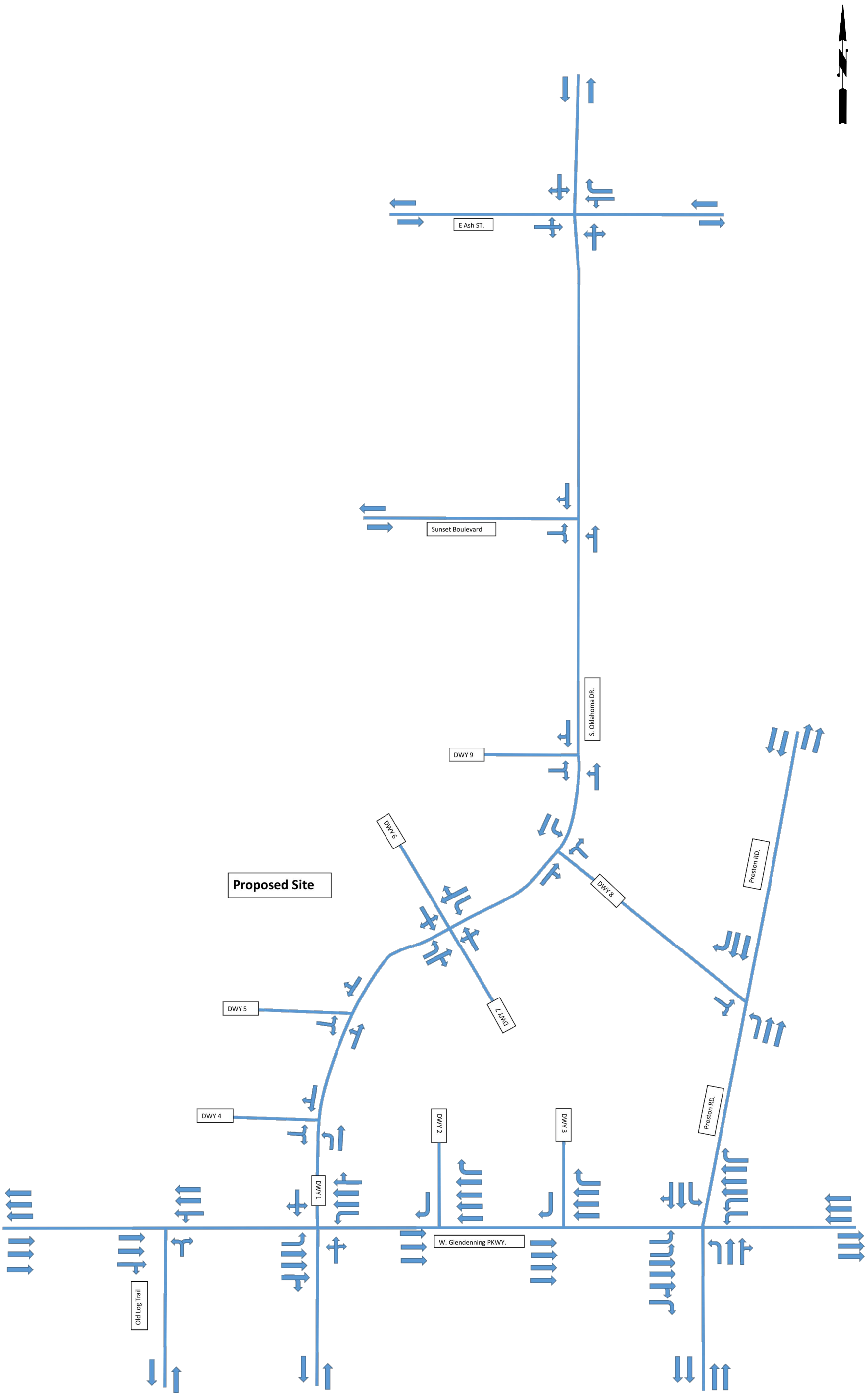
Bowman
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FIGURE 24
HORIZON YEAR 2039 PHASE II BUILD CONDITIONS - AM & PM PEAK HOURS VOLUMES



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FIGURE 25
PHASE I (YEAR 2027) MITIGATED CONDITIONS - LANE CONFIGURATIONS



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FIGURE 26
PHASE II (YEAR 2029, 2032, 2039) MITIGATED CONDITIONS - LANE CONFIGURATIONS

APPENDIX B

Scoping Meeting Documents

Bowman

TIA Scoping Meeting

Willard Cattle
Address TBD

---

1. PROJECT BACKGROUND AND LOCATION

The proposed Willard Cattle is located on the west side of the currently existing S Oklahoma Dr and north side of W Glendenning Parkway. The address is to be determined. The project site is currently vacant.

2. PROPOSED DEVELOPMENT

Based on the site plan dated May 6, 2024, the proposed development is approximately a 62.83-acre site that consists of single-family detached housing, low-rise multi-family housing, warehousing, supermarket, restaurants, and strip retail plaza.

3. BUILDOUT YEAR

The project Phase I buildout year is 2027; Phase II buildout year is 2029.

Phase I will include single-family detached housing, low-rise multi-family housing, and warehousing; Phase II will include supermarket, restaurants, and strip retail plaza.

4. TRIP GENERATION AND TIA CATEGORY

Trip generation potential for the proposed project will be determined based on *Institute of Transportation Engineers (ITE) Trip Generation Manual, 11th Edition*. In accordance with our trip generation calculations, the development will add approximately 1,239 trips (598 entering and 641 exiting) during the weekday AM peak hour and 916 trips (514 entering and 402 exiting) during the weekday PM peak hour to the adjacent street system.

Please refer to Trip Generations Table on Page 3 of this document for details.

5. PROPOSED ANALYSIS AREA

According to the City of Celina TIA guidelines, a proposed area of 1 mile radius around the proposed site will be analyzed for this TIA.

6. PROPOSED STUDY INTERSECTION

The study area analyzed as part of this TIA include the following intersections, in addition to nine (9) proposed driveway intersections.

- W. Glendenning Parkway and S. Preston Road
- S. Oklahoma Drive and S. Preston Road
- W. Glendenning Parkway and Old Log Trail
- S. Oklahoma Drive and Ash Street

7. TRAFFIC COUNTS

We will use the traffic counts collected for the study intersections in 2023. The Year 2023 collected traffic counts will be increased by the growth rate to generate the Year 2024 existing condition traffic volumes.

8. TRIP DISTRIBUTION

Trip distribution for the proposed project will be determined based on existing travel patterns observed through available traffic data and information. Based on historical traffic data gathered, global distribution will remain the same as assumed in the previous TIA submitted by Bowman in May 2023. Intersection trip distribution is presented in the attachment.

9. GROWTH RATE AND ASSUMPTION

Based on previous discussion with City of Celina staff, it was determined that 4.59% linear annual growth rate per year will be used for the background traffic volume projections for S. Oklahoma Drive, 10% linear annual growth rate for the traffic volumes on W. Glendenning Parkway, and 10% for the traffic on S. Preston Road.

10. QUEUE LENGTH

Based on Synchro 11 analysis, Bowman will determine the 95th percentile queue at the proposed study intersections.

11. CAPACITY ANALYSIS SCENARIO

Intersection capacity analysis will be performed using Synchro 11. Capacity analysis scenarios will include:

- Existing conditions (2024)
- Phase I background conditions (2027)
- Phase I build conditions (2027)
- Phase II background conditions (2029)
- Phase II build conditions (2029)
- Phase I horizon year background conditions (2032)
- Phase I horizon year build conditions (2032)
- Phase II horizon year background conditions (2039)
- Phase II horizon year build conditions (2039)

12. SURROUDNING DEVELOPMENTS

Will include the site generated trips by the following TIAs into Willard Cattle analysis –

- One Preston Station
- District at Celina

13. ROADWAY IMPROVEMENTS

The existing Glendenning Parkway roadway configuration will be used for the existing, Phase I background, and Phase I build conditions. The future widened Glendenning Parkway roadway configuration will be used for the other six scenarios.

Per discussion with City of Celina staff, Glendenning Parkway east of Preston Rd will mirror the roadway configuration of Glendenning Parkway west of Preston Rd for this analysis.

14. SIGNAL TIMING

The intersection of Glendenning Parkway and Oklahoma Drive will be analyzed as a signalized intersection in the following scenarios –

- Phase I build conditions (2027)
- Phase II build conditions (2029)
- Phase I horizon year background conditions (2032)
- Phase I horizon year build conditions (2032)
- Phase II horizon year background conditions (2039)
- Phase II horizon year build conditions (2039)

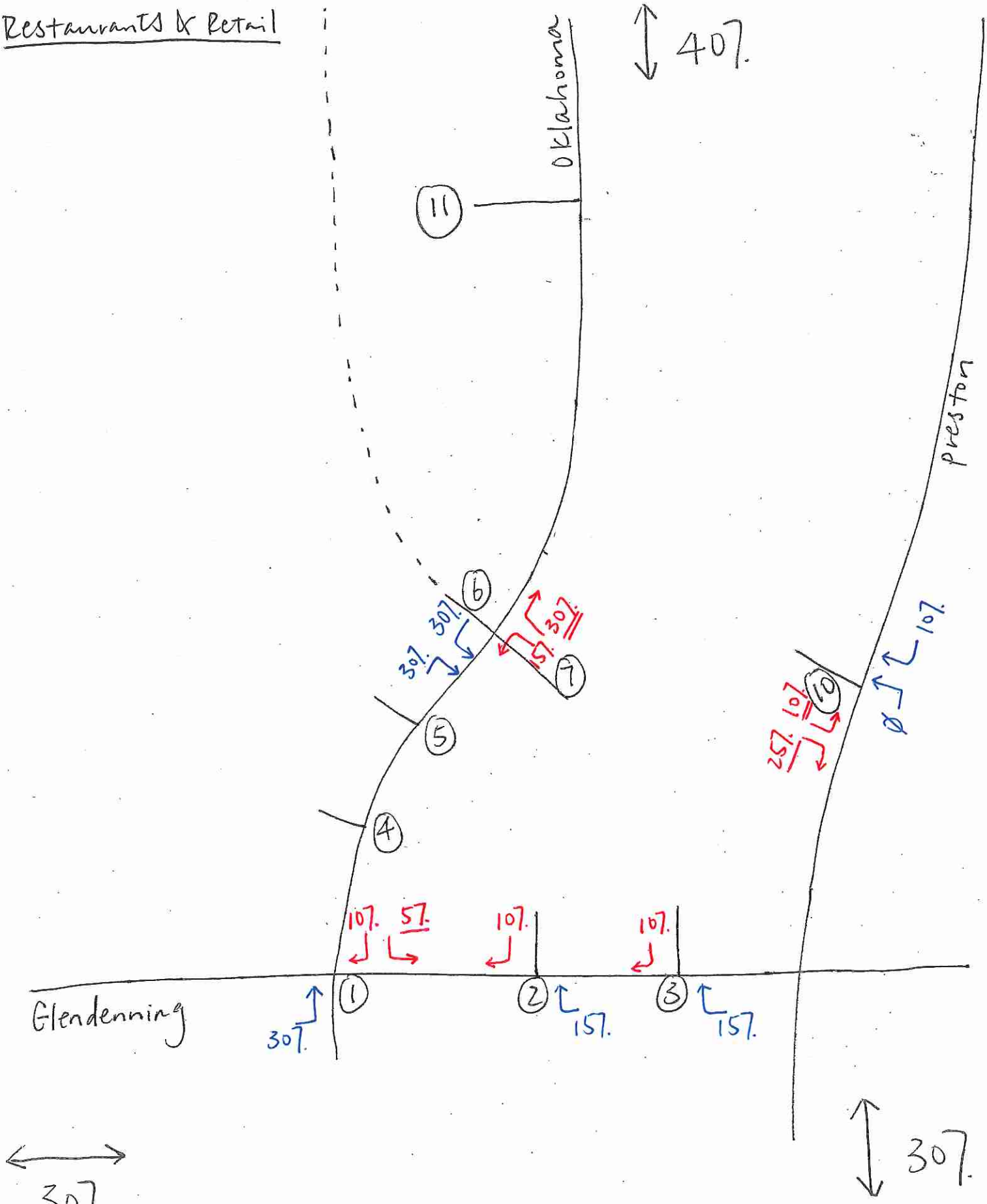
Signal timing plans will assume 1) 120 second cycles; 2) basic signal timing parameters based on ITE Recommended Practice; and 3) optimized splits.

15. INTERNAL CAPTURE AND PASS-BY REDUCTION

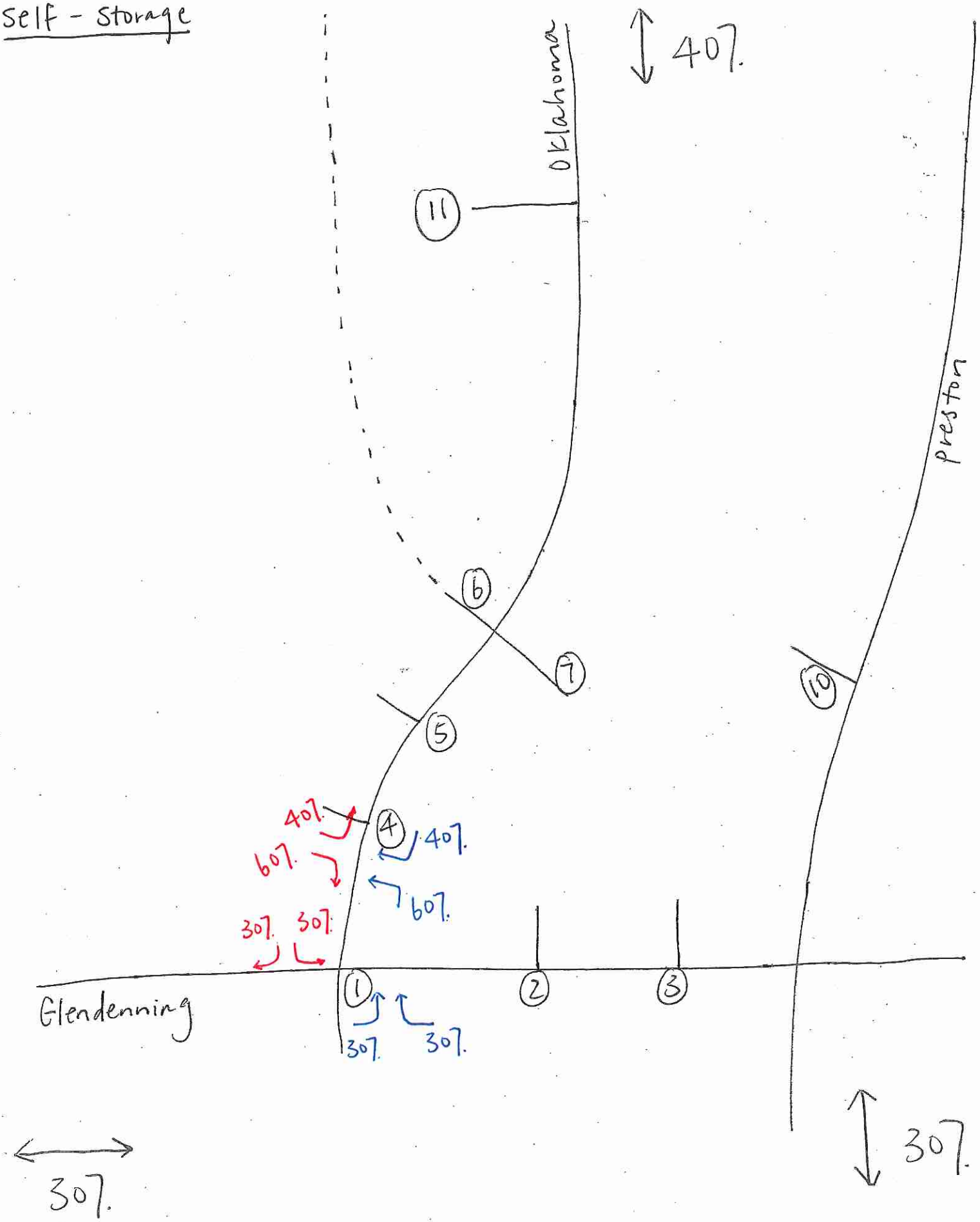
Internal capture reduction and pass-by reduction will remain the same as assumed in the previous TIA submitted by Bowman in May 2023 based on land uses. These reductions are applied to the trips generated as shown below in Table 1.

Table 1
Trip Generation for the Proposed Development

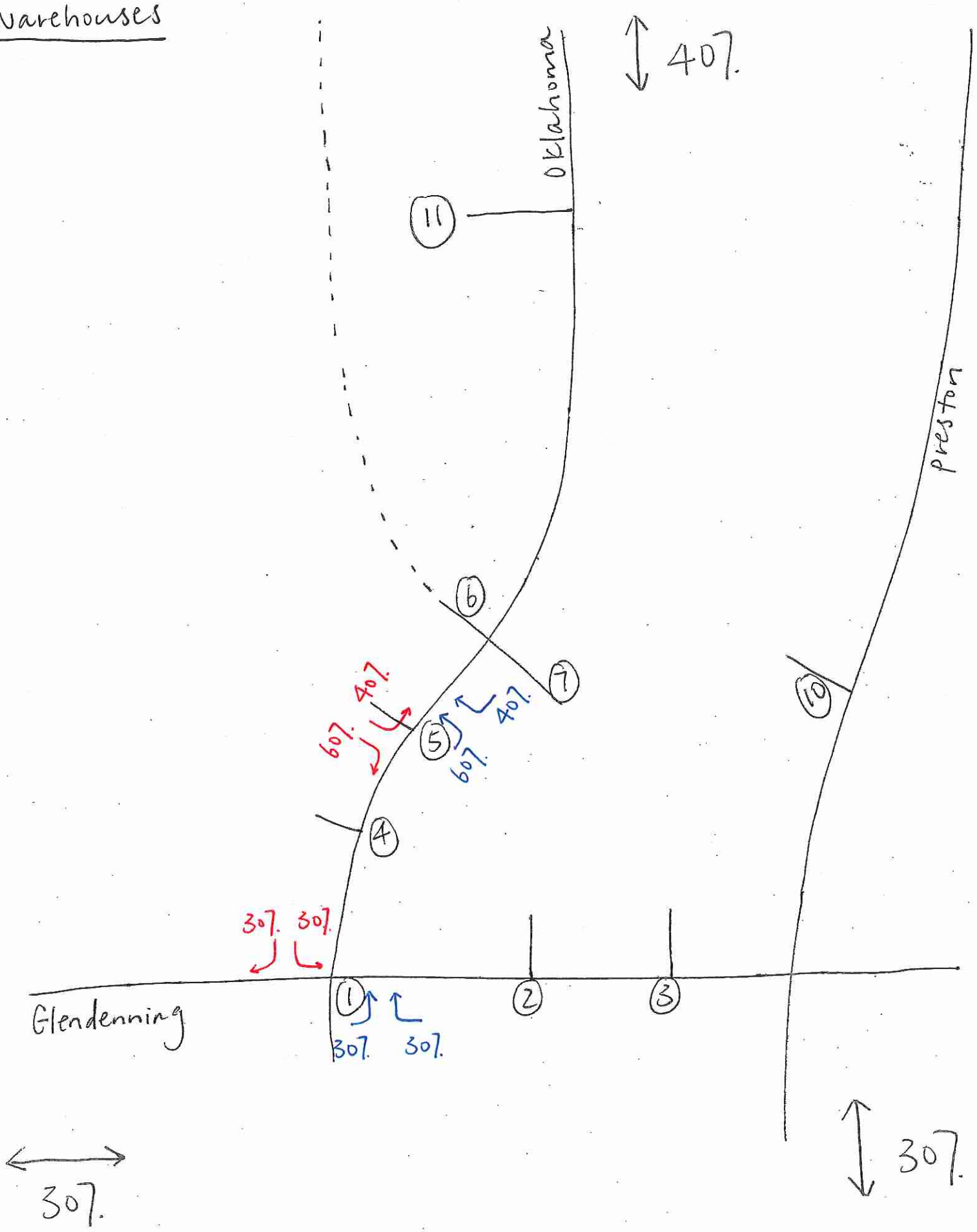
Phase	Descripiton	Land Use	ITE Code	Area (sq.ft.)/ Dwelling Units	Weekday AM Peak Hour			Weekday PM Peak Hour		
					Total Trips	Trips Entering	Trips Exiting	Total Trips	Trips Entering	Trips Exiting
Phase I	Single-Family Houses	Single-Family Detached Housing	210	159	114	30	84	154	97	57
Phase I	Multi-Family Houses	Multifamily Housing (Low-Rise)	220	400	152	44	108	244	146	98
Phase II	Restaurant 1	Fast Food Restaurant with Drive-Thru Window	934	10600	473	241	232	350	182	168
Phase II	Restaurant 2	Fast Food Restaurant with Drive-Thru Window	934	10600	473	241	232	350	182	168
Phase II	Restaurant 3	Fast Food Restaurant with Drive-Thru Window	934	18900	843	430	413	624	325	300
Phase II	Big Box	Supermarket	850	39800	114	67	47	366	183	183
Phase II	Retail Strip	Strip Retail Plaza (<40k)	822	21900	52	31	21	144	72	72
Phase I	Building A	Mini-Warehouse	151	31400	3	2	1	5	2	2
Phase I	Building B	Mini-Warehouse	151	31400	3	2	1	5	2	2
Phase I	Building C	Mini-Warehouse	151	31400	3	2	1	5	2	2
Phase I	Self Storage	Mini-Warehouse	151	254400	23	14	9	38	18	20
		Total			2253	1104	1149	2283	1211	1072
		Internal Capture Reduction			124	61	63	730	364	366
		Pass by trips			890	445	445	637	333	304
		Net Total			1239	598	641	916	514	402


Restaurants & Retail
Oklahoma
40'
11
Preston
6
7
5
4
30'
30'
15'
30'
10'
25'
10'
10'
10'
5'
10'
10'
10'
15'
15'
30'
Glendenning
1
2
3
30'
30'

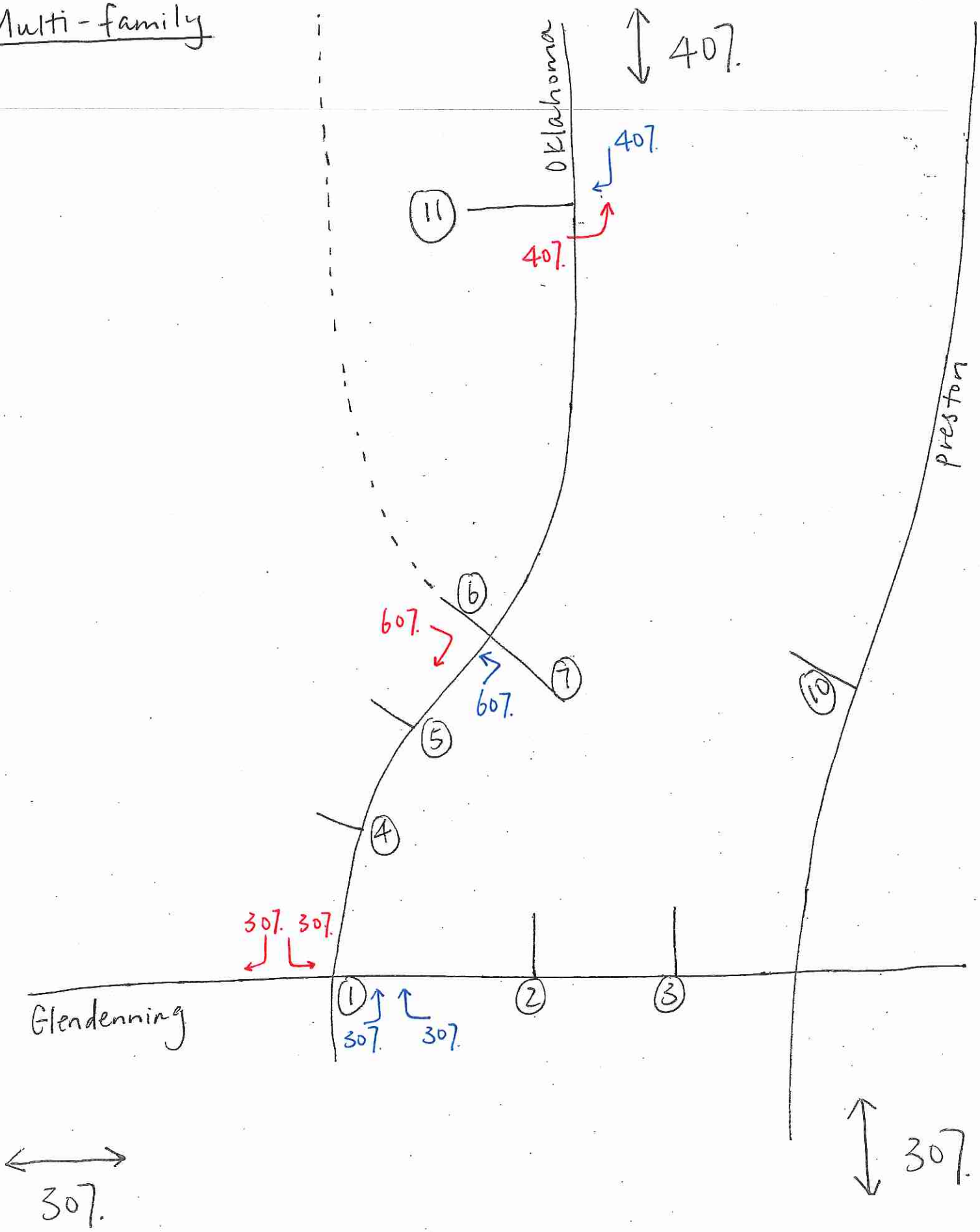
Self - Storage



Warehouses


Oklahoma
40'
11
Preston
6
7
10
60'
40'
40'
60'
5
4
30'
30'
Glendenning
1
2
3
30'
30'
30'
30'

Multi-family



APPENDIX C

Turning Movement Count Reports

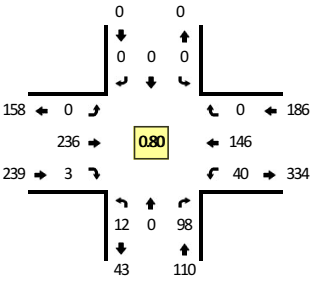
Type of peak hour being reported: Intersection Peak

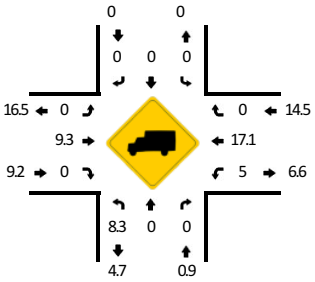
Method for determining peak hour: Total Entering Volume

LOCATION: Old Log Trl -- W Glendenning Pkwy
CITY/STATE: Celina, TX

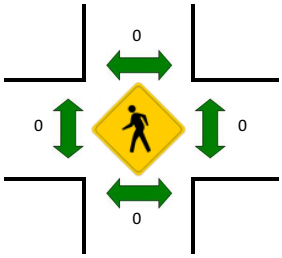
QC JOB #: 16036901
DATE: Wed, Jan 11 2023

Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

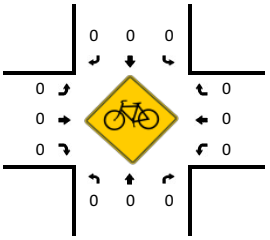


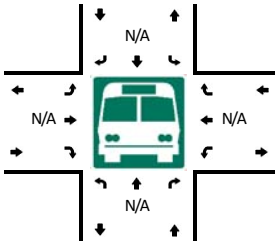


Quality Counts
DATA THAT DRIVES COMMUNITIES

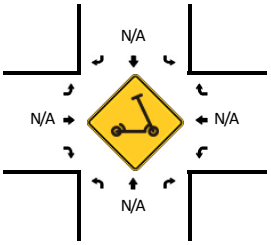












15-Min Count Period Beginning At	Old Log Trl (Northbound)				Old Log Trl (Southbound)				W Glendenning Pkwy (Eastbound)				W Glendenning Pkwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	4	0	17	1	0	0	0	0	0	50	0	0	6	21	0	0	99	
7:15 AM	5	0	35	0	0	0	0	0	0	53	0	0	3	37	0	0	133	
7:30 AM	5	0	29	0	0	0	0	0	0	75	0	0	12	46	0	0	167	
7:45 AM	0	0	15	0	0	0	0	0	0	60	2	0	14	39	0	0	130	529
8:00 AM	2	0	19	0	0	0	0	0	0	48	1	0	11	24	0	0	105	535
8:15 AM	1	0	14	0	0	0	0	0	0	46	0	0	10	22	0	0	93	495
8:30 AM	0	0	11	0	0	0	0	0	0	46	0	0	10	27	0	0	94	422
8:45 AM	2	0	12	0	0	0	0	0	0	33	1	0	11	26	0	0	85	377

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	20	0	116	0	0	0	0	0	0	300	0	0	48	184	0	0	668
Heavy Trucks	0	0	0		0	0	0		0	20	0		4	36	0		60
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/18/2023 6:28 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

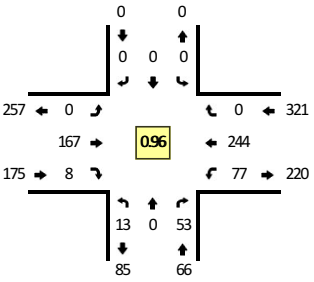
Type of peak hour being reported: Intersection Peak

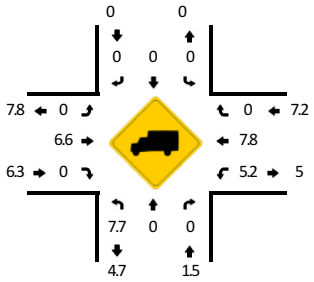
Method for determining peak hour: Total Entering Volume

LOCATION: Old Log Trl -- W Glendenning Pkwy
CITY/STATE: Celina, TX

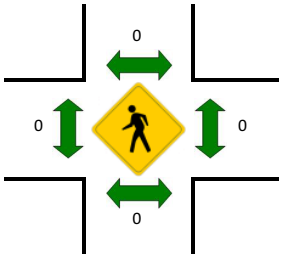
QC JOB #: 16036902
DATE: Wed, Jan 11 2023

Peak-Hour: 4:30 PM -- 5:30 PM
Peak 15-Min: 4:30 PM -- 4:45 PM

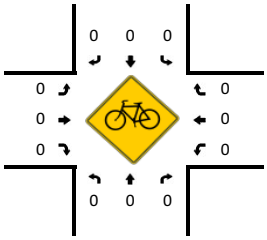


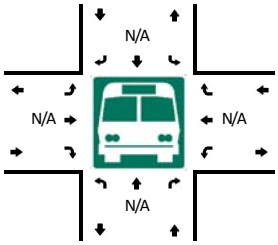


Quality Counts
DATA THAT DRIVES COMMUNITIES

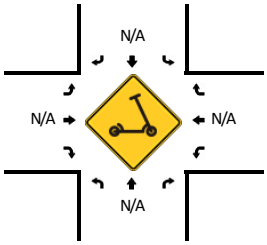












15-Min Count Period Beginning At	Old Log Trl (Northbound)				Old Log Trl (Southbound)				W Glendenning Pkwy (Eastbound)				W Glendenning Pkwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	1	0	14	0	0	0	0	0	0	38	2	1	12	70	0	0	138	
4:15 PM	0	0	12	0	0	0	0	0	0	28	1	0	14	55	0	0	110	
4:30 PM	4	0	14	0	0	0	0	0	0	48	0	0	13	67	0	0	146	
4:45 PM	3	0	19	0	0	0	0	0	0	36	2	0	27	55	0	0	142	536
5:00 PM	4	0	8	0	0	0	0	0	0	35	2	0	23	60	0	0	132	530
5:15 PM	2	0	12	0	0	0	0	0	0	48	4	0	14	62	0	0	142	562
5:30 PM	1	0	14	0	0	0	0	0	0	45	4	0	16	65	0	0	145	561
5:45 PM	0	0	11	0	0	0	0	0	0	44	2	0	21	52	0	0	130	549

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	16	0	56	0	0	0	0	0	0	192	0	0	52	268	0	0	584
Heavy Trucks	0	0	0		0	0	0		0	20	0		0	16	0		36
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/18/2023 6:28 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

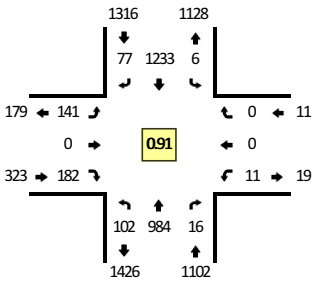
Type of peak hour being reported: Intersection Peak

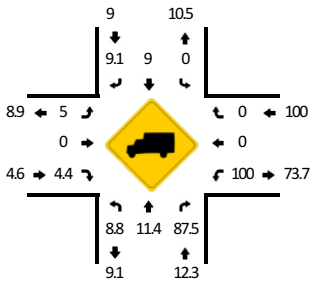
Method for determining peak hour: Total Entering Volume

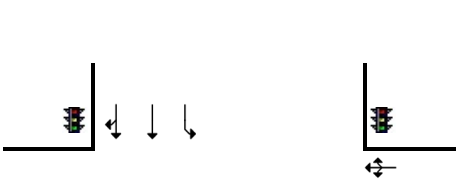
LOCATION: S Preston Rd -- Glendenning Pkwy
CITY/STATE: Celina, TX

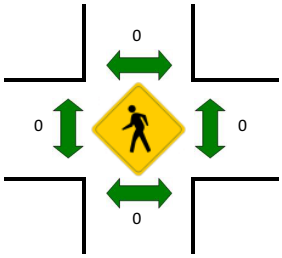
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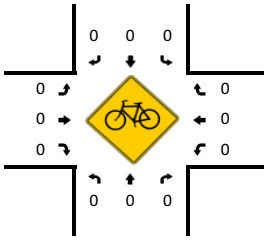
Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

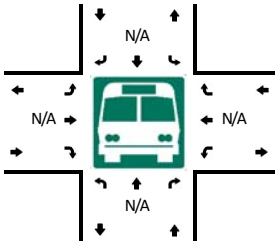




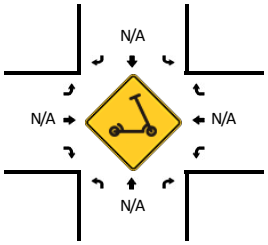












15-Min Count Period Beginning At	S Preston Rd (Northbound)				S Preston Rd (Southbound)				Glendenning Pkwy (Eastbound)				Glendenning Pkwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	16	177	5	0	0	226	10	0	31	0	35	0	3	0	0	0	503	
7:15 AM	14	207	1	0	0	296	17	0	34	0	52	0	3	0	0	0	624	
7:30 AM	34	279	3	0	0	329	17	0	38	0	59	0	1	0	0	0	760	
7:45 AM	35	245	5	0	0	360	24	1	37	0	38	0	4	0	0	0	749	2636
8:00 AM	19	253	7	0	3	248	19	2	32	0	33	0	3	0	0	0	619	2752
8:15 AM	25	209	9	0	0	275	24	0	26	0	25	0	4	0	0	0	597	2725
8:30 AM	14	157	6	0	0	262	22	0	15	0	27	0	7	0	0	0	510	2475
8:45 AM	26	183	8	0	1	191	12	0	22	1	34	0	7	1	1	0	487	2213

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	136	1116	12	0	0	1316	68	0	152	0	236	0	4	0	0	0	3040
Heavy Trucks	20	92	12		0	128	8		8	0	4		4	0	0		276
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/18/2023 6:28 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

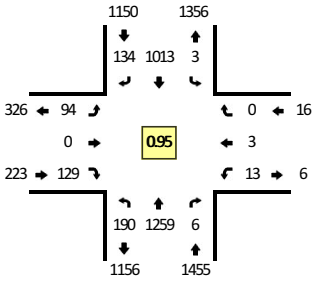
Type of peak hour being reported: Intersection Peak

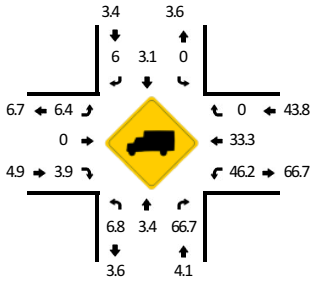
Method for determining peak hour: Total Entering Volume

LOCATION: S Preston Rd -- Glendenning Pkwy
CITY/STATE: Celina, TX

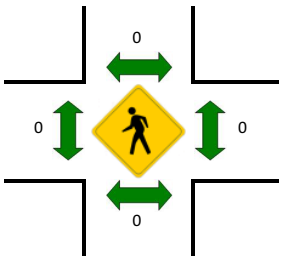
QC JOB #: 16036905
DATE: Wed, Jan 11 2023

Peak-Hour: 4:45 PM -- 5:45 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

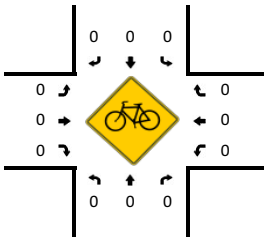


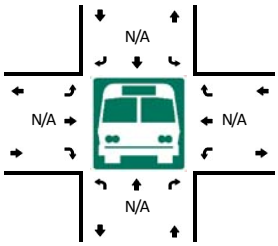


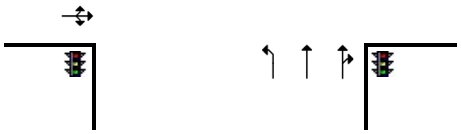
Quality Counts
DATA THAT DRIVES COMMUNITIES

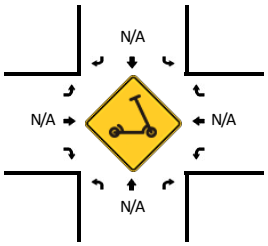












15-Min Count Period Beginning At	S Preston Rd (Northbound)				S Preston Rd (Southbound)				Glendenning Pkwy (Eastbound)				Glendenning Pkwy (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	43	246	1	0	1	286	42	0	18	0	34	0	2	1	0	0	674	
4:15 PM	38	282	7	0	0	234	29	0	15	0	25	0	7	1	0	0	638	
4:30 PM	45	310	4	0	0	261	32	0	25	0	29	0	5	1	1	0	713	
4:45 PM	50	313	1	0	0	208	33	1	28	0	37	0	2	0	0	0	673	2698
5:00 PM	44	323	0	1	0	296	39	2	16	0	23	0	3	1	0	0	748	2772
5:15 PM	51	324	0	0	0	223	23	0	27	0	35	0	2	2	0	0	687	2821
5:30 PM	44	299	5	0	0	286	39	0	23	0	34	0	6	0	0	0	736	2844
5:45 PM	36	264	6	0	0	253	31	0	25	1	32	0	0	0	0	0	648	2819

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	176	1292	0	4	0	1184	156	8	64	0	92	0	12	4	0	0	2992
Heavy Trucks	8	48	0		0	40	8		0	0	4		12	4	0		124
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/18/2023 6:28 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

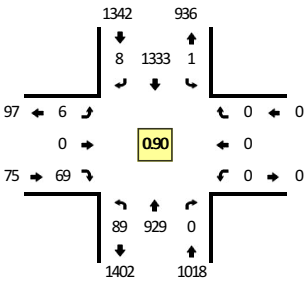
Type of peak hour being reported: Intersection Peak

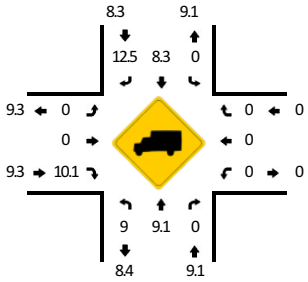
Method for determining peak hour: Total Entering Volume

LOCATION: S Preston Rd -- S Oklahoma Dr
CITY/STATE: Celina, TX

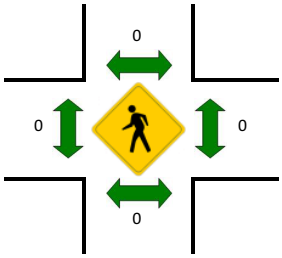
QC JOB #: 16036907
DATE: Wed, Jan 11 2023

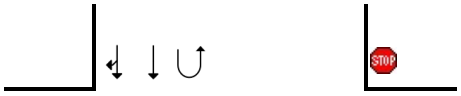
Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

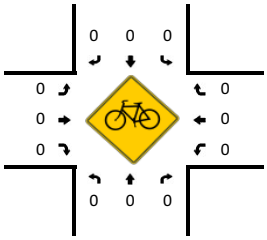


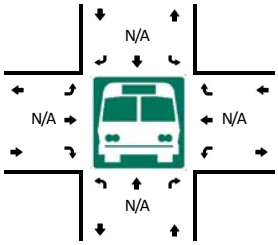


Quality Counts
DATA THAT DRIVES COMMUNITIES

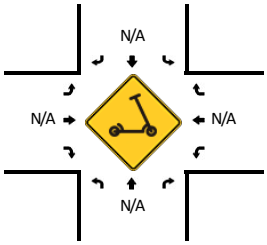












15-Min Count Period Beginning At	S Preston Rd (Northbound)				S Preston Rd (Southbound)				S Oklahoma Dr (Eastbound)				S Oklahoma Dr (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	42	187	0	1	0	257	0	0	2	0	7	0	0	0	0	0	496	
7:15 AM	22	196	0	0	0	320	4	0	2	0	12	0	0	0	0	0	556	
7:30 AM	19	278	0	0	0	361	1	0	1	0	13	0	0	0	0	0	673	
7:45 AM	28	234	0	0	0	372	2	0	1	0	22	0	0	0	0	0	659	2384
8:00 AM	20	221	0	0	0	280	1	1	2	0	22	0	0	0	0	0	547	2435
8:15 AM	26	212	0	1	0	239	2	0	1	0	12	0	0	0	0	0	493	2372
8:30 AM	21	213	0	0	0	269	3	1	1	0	16	0	0	0	0	0	524	2223
8:45 AM	20	208	0	1	0	259	2	1	0	0	13	0	0	0	0	0	504	2068

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	76	1112	0	0	0	1444	4	0	4	0	52	0	0	0	0	0	2692
Heavy Trucks	8	96	0		0	128	0		0	0	4		0	0	0		236
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

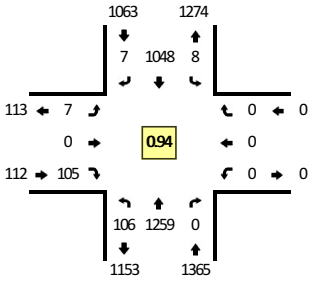
Report generated on 1/18/2023 6:28 PM

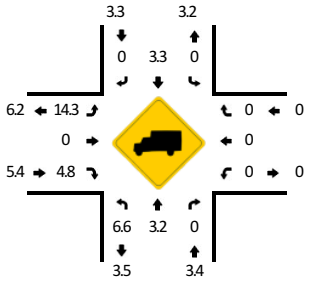
SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

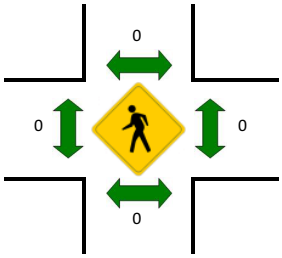
Type of peak hour being reported: Intersection Peak | Method for determining peak hour: Total Entering Volume

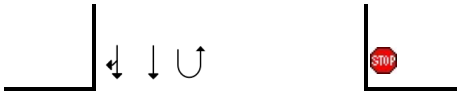
LOCATION: S Preston Rd -- S Oklahoma Dr | **QC JOB #:** 16036908
CITY/STATE: Celina, TX | **DATE:** Wed, Jan 11 2023

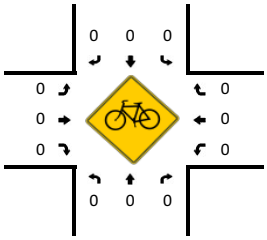
Peak-Hour: 4:45 PM -- 5:45 PM
Peak 15-Min: 5:00 PM -- 5:15 PM

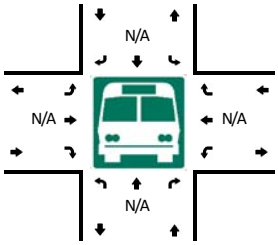




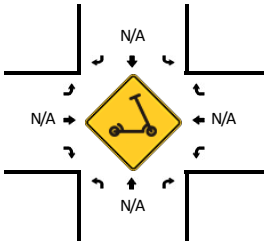












15-Min Count Period Beginning At	S Preston Rd (Northbound)				S Preston Rd (Southbound)				S Oklahoma Dr (Eastbound)				S Oklahoma Dr (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	17	244	0	0	0	304	0	2	3	0	27	0	0	0	0	0	597	
4:15 PM	19	283	0	0	0	242	1	1	4	0	15	0	0	0	0	0	565	
4:30 PM	19	307	0	0	0	267	5	1	5	0	19	0	0	0	0	0	623	
4:45 PM	25	323	0	0	0	235	1	4	1	0	14	0	0	0	0	0	603	2388
5:00 PM	20	323	0	0	0	288	4	1	2	0	38	0	0	0	0	0	676	2467
5:15 PM	21	325	0	0	0	228	1	1	2	0	25	0	0	0	0	0	603	2505
5:30 PM	40	288	0	0	0	297	1	2	2	0	28	0	0	0	0	0	658	2540
5:45 PM	23	260	0	1	0	256	3	3	1	0	25	0	0	0	0	0	572	2509

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	80	1292	0	0	0	1152	16	4	8	0	152	0	0	0	0	0	2704
Heavy Trucks	8	40	0		0	32	0		0	0	12		0	0	0		92
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/18/2023 6:28 PM | SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

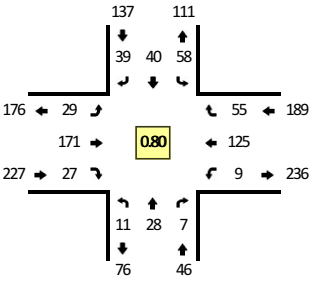
Type of peak hour being reported: Intersection Peak

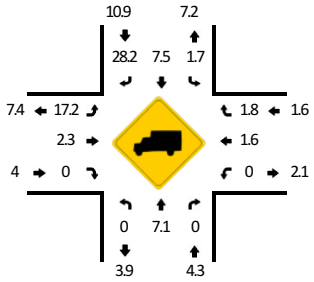
Method for determining peak hour: Total Entering Volume

LOCATION: S Oklahoma Dr -- E Ash St
CITY/STATE: Celina, TX

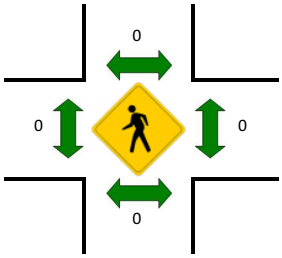
QC JOB #: 16036913
DATE: Wed, Jan 11 2023

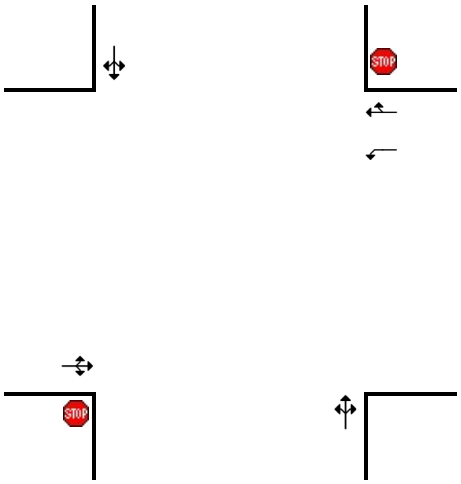
Peak-Hour: 7:15 AM -- 8:15 AM
Peak 15-Min: 7:30 AM -- 7:45 AM

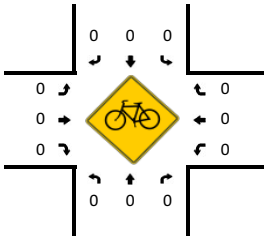


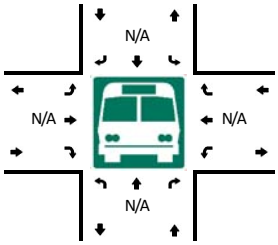


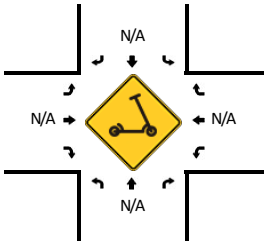
Quality Counts
DATA THAT DRIVES COMMUNITIES











15-Min Count Period Beginning At	S Oklahoma Dr (Northbound)				S Oklahoma Dr (Southbound)				E Ash St (Eastbound)				E Ash St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
7:00 AM	2	8	3	0	17	7	1	0	1	17	3	0	1	11	5	0	76	
7:15 AM	1	7	2	0	14	5	12	0	4	26	6	0	3	28	13	0	121	
7:30 AM	1	8	2	0	17	9	17	0	14	53	6	0	3	47	11	0	188	
7:45 AM	4	6	2	0	16	14	8	0	7	60	12	1	3	35	20	0	188	573
8:00 AM	5	7	1	0	11	12	2	0	3	32	3	0	0	15	11	0	102	599
8:15 AM	3	8	2	0	14	10	1	0	0	20	4	0	1	13	10	0	86	564
8:30 AM	1	11	2	0	12	13	0	0	1	14	4	0	2	13	10	0	83	459
8:45 AM	3	15	4	0	13	7	0	0	2	11	1	0	4	8	11	0	79	350

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	4	32	8	0	68	36	68	0	56	212	24	0	12	188	44	0	752
Heavy Trucks	0	4	0		0	0	4		16	4	0		0	4	0		32
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/18/2023 6:28 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

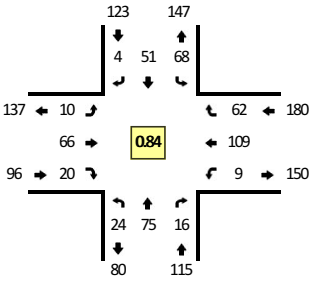
Type of peak hour being reported: Intersection Peak

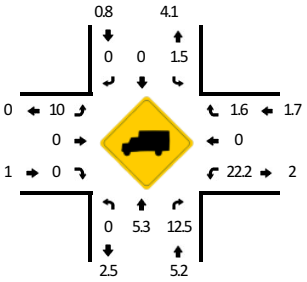
Method for determining peak hour: Total Entering Volume

LOCATION: S Oklahoma Dr -- E Ash St
CITY/STATE: Celina, TX

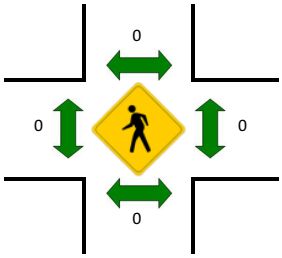
QC JOB #: 16036914
DATE: Wed, Jan 11 2023

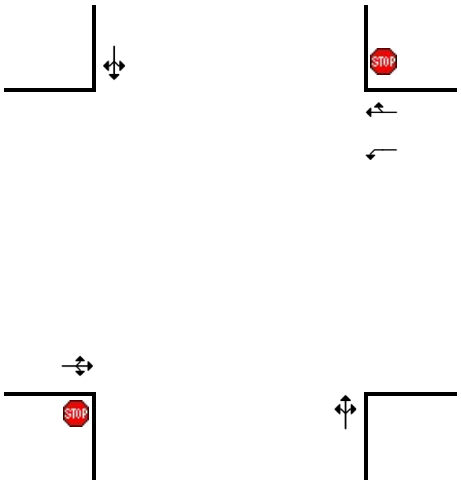
Peak-Hour: 5:00 PM -- 6:00 PM
Peak 15-Min: 5:30 PM -- 5:45 PM

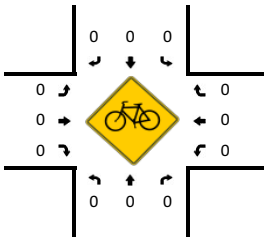


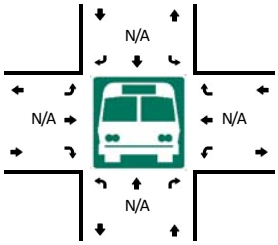


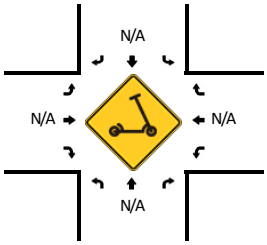
Quality Counts
DATA THAT DRIVES COMMUNITIES











15-Min Count Period Beginning At	S Oklahoma Dr (Northbound)				S Oklahoma Dr (Southbound)				E Ash St (Eastbound)				E Ash St (Westbound)				Total	Hourly Totals
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U		
4:00 PM	3	11	3	0	7	10	2	0	0	14	4	0	5	16	13	0	88	
4:15 PM	3	12	1	0	13	14	4	0	3	30	1	0	1	25	11	0	118	
4:30 PM	7	12	5	0	14	16	3	0	4	21	3	0	0	15	13	0	113	
4:45 PM	9	13	3	0	10	13	1	0	1	17	2	0	3	19	19	0	110	429
5:00 PM	5	21	4	0	19	14	1	0	2	18	4	0	4	26	15	0	133	474
5:15 PM	4	19	5	0	10	8	2	0	3	16	4	0	4	28	12	0	115	471
5:30 PM	7	21	4	0	25	16	1	0	3	16	4	0	1	33	22	0	153	511
5:45 PM	8	14	3	0	14	13	0	0	2	16	8	0	0	22	13	0	113	514

Peak 15-Min Flowrates	Northbound				Southbound				Eastbound				Westbound				Total
	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	Left	Thru	Right	U	
All Vehicles	28	84	16	0	100	64	4	0	12	64	16	0	4	132	88	0	612
Heavy Trucks	0	0	0		0	0	0		0	0	0		4	0	0		4
Buses																	
Pedestrians		0				0				0				0			0
Bicycles	0	0	0		0	0	0		0	0	0		0	0	0		0
Scooters																	

Comments:

Report generated on 1/18/2023 6:28 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net) 1-877-580-2212

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr **QC JOB #:** 16036916

SPECIFIC LOCATION: **DIRECTION:** EB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			3			3			3	
12:15 AM			0			0			0	
12:30 AM			0			0			0	
12:45 AM			1			1			1	
01:00 AM			0			0			0	
01:15 AM			0			0			0	
01:30 AM			0			0			0	
01:45 AM			1			1			1	
02:00 AM			2			2			2	
02:15 AM			1			1			1	
02:30 AM			0			0			0	
02:45 AM			3			3			3	
03:00 AM			0			0			0	
03:15 AM			2			2			2	
03:30 AM			1			1			1	
03:45 AM			5			5			5	
04:00 AM			2			2			2	
04:15 AM			4			4			4	
04:30 AM			0			0			0	
04:45 AM			3			3			3	
05:00 AM			8			8			8	
05:15 AM			10			10			10	
05:30 AM			9			9			9	
05:45 AM			12			12			12	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr
QC JOB #: 16036916
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			16			16			16	
06:15 AM			18			18			18	
06:30 AM			25			25			25	
06:45 AM			24			24			24	
07:00 AM			39			39			39	
07:15 AM			44			44			44	
07:30 AM			**76**			**76**			**76**	
07:45 AM			76			76			76	
08:00 AM			44			44			44	
08:15 AM			38			38			38	
08:30 AM			29			29			29	
08:45 AM			38			38			38	
09:00 AM			27			27			27	
09:15 AM			24			24			24	
09:30 AM			28			28			28	
09:45 AM			20			20			20	
10:00 AM			26			26			26	
10:15 AM			22			22			22	
10:30 AM			20			20			20	
10:45 AM			19			19			19	
11:00 AM			26			26			26	
11:15 AM			32			32			32	
11:30 AM			26			26			26	
11:45 AM			30			30			30	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr
QC JOB #: 16036916
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM			30			30			30	
12:15 PM			26			26			26	
12:30 PM			30			30			30	
12:45 PM			26			26			26	
01:00 PM			36			36			36	
01:15 PM			21			21			21	
01:30 PM			22			22			22	
01:45 PM			25			25			25	
02:00 PM			23			23			23	
02:15 PM			40			40			40	
02:30 PM			24			24			24	
02:45 PM			21			21			21	
03:00 PM			38			38			38	
03:15 PM			**50**			**50**			**50**	
03:30 PM			41			41			41	
03:45 PM			20			20			20	
04:00 PM			24			24			24	
04:15 PM			42			42			42	
04:30 PM			42			42			42	
04:45 PM			30			30			30	
05:00 PM			42			42			42	
05:15 PM			34			34			34	
05:30 PM			43			43			43	
05:45 PM			37			37			37	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr
QC JOB #: 16036916
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			28			28			28	
06:15 PM			25			25			25	
06:30 PM			23			23			23	
06:45 PM			22			22			22	
07:00 PM			14			14			14	
07:15 PM			16			16			16	
07:30 PM			12			12			12	
07:45 PM			11			11			11	
08:00 PM			16			16			16	
08:15 PM			9			9			9	
08:30 PM			6			6			6	
08:45 PM			7			7			7	
09:00 PM			8			8			8	
09:15 PM			10			10			10	
09:30 PM			6			6			6	
09:45 PM			3			3			3	
10:00 PM			3			3			3	
10:15 PM			1			1			1	
10:30 PM			3			3			3	
10:45 PM			3			3			3	
11:00 PM			2			2			2	
11:15 PM			0			0			0	
11:30 PM			1			1			1	
11:45 PM			1			1			1	
Day Total			1831			1831			1831	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			7:30 AM 76			7:30 AM 76			7:30 AM 76	
PM Peak 15-min Vol			3:15 PM 50			3:15 PM 50			3:15 PM 50	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr **QC JOB #:** 16036916

SPECIFIC LOCATION: **DIRECTION:** EB, WB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			3			3			3	
12:15 AM			2			2			2	
12:30 AM			0			0			0	
12:45 AM			2			2			2	
01:00 AM			0			0			0	
01:15 AM			0			0			0	
01:30 AM			1			1			1	
01:45 AM			2			2			2	
02:00 AM			3			3			3	
02:15 AM			1			1			1	
02:30 AM			1			1			1	
02:45 AM			3			3			3	
03:00 AM			1			1			1	
03:15 AM			2			2			2	
03:30 AM			1			1			1	
03:45 AM			5			5			5	
04:00 AM			5			5			5	
04:15 AM			5			5			5	
04:30 AM			0			0			0	
04:45 AM			3			3			3	
05:00 AM			10			10			10	
05:15 AM			13			13			13	
05:30 AM			12			12			12	
05:45 AM			13			13			13	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr
QC JOB #: 16036916
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			25			25			25	
06:15 AM			26			26			26	
06:30 AM			44			44			44	
06:45 AM			33			33			33	
07:00 AM			57			57			57	
07:15 AM			90			90			90	
07:30 AM			**137**			**137**			**137**	
07:45 AM			132			132			132	
08:00 AM			71			71			71	
08:15 AM			62			62			62	
08:30 AM			57			57			57	
08:45 AM			62			62			62	
09:00 AM			49			49			49	
09:15 AM			41			41			41	
09:30 AM			44			44			44	
09:45 AM			41			41			41	
10:00 AM			47			47			47	
10:15 AM			40			40			40	
10:30 AM			38			38			38	
10:45 AM			35			35			35	
11:00 AM			38			38			38	
11:15 AM			56			56			56	
11:30 AM			58			58			58	
11:45 AM			53			53			53	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr
QC JOB #: 16036916
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM			53			53			53	
12:15 PM			48			48			48	
12:30 PM			53			53			53	
12:45 PM			60			60			60	
01:00 PM			58			58			58	
01:15 PM			46			46			46	
01:30 PM			46			46			46	
01:45 PM			51			51			51	
02:00 PM			44			44			44	
02:15 PM			71			71			71	
02:30 PM			60			60			60	
02:45 PM			55			55			55	
03:00 PM			86			86			86	
03:15 PM			94			94			94	
03:30 PM			63			63			63	
03:45 PM			48			48			48	
04:00 PM			59			59			59	
04:15 PM			83			83			83	
04:30 PM			67			67			67	
04:45 PM			74			74			74	
05:00 PM			92			92			92	
05:15 PM			77			77			77	
05:30 PM			**101**			**101**			**101**	
05:45 PM			75			75			75	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr
QC JOB #: 16036916
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			63			63			63	
06:15 PM			61			61			61	
06:30 PM			55			55			55	
06:45 PM			55			55			55	
07:00 PM			40			40			40	
07:15 PM			44			44			44	
07:30 PM			36			36			36	
07:45 PM			30			30			30	
08:00 PM			26			26			26	
08:15 PM			18			18			18	
08:30 PM			19			19			19	
08:45 PM			23			23			23	
09:00 PM			24			24			24	
09:15 PM			25			25			25	
09:30 PM			12			12			12	
09:45 PM			7			7			7	
10:00 PM			7			7			7	
10:15 PM			5			5			5	
10:30 PM			7			7			7	
10:45 PM			5			5			5	
11:00 PM			7			7			7	
11:15 PM			6			6			6	
11:30 PM			3			3			3	
11:45 PM			2			2			2	
Day Total			3568			3568			3568	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			7:30 AM 137			7:30 AM 137			7:30 AM 137	
PM Peak 15-min Vol			5:30 PM 101			5:30 PM 101			5:30 PM 101	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr **QC JOB #:** 16036916

SPECIFIC LOCATION: **DIRECTION:** WB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			0			0			0	
12:15 AM			2			2			2	
12:30 AM			0			0			0	
12:45 AM			1			1			1	
01:00 AM			0			0			0	
01:15 AM			0			0			0	
01:30 AM			1			1			1	
01:45 AM			1			1			1	
02:00 AM			1			1			1	
02:15 AM			0			0			0	
02:30 AM			1			1			1	
02:45 AM			0			0			0	
03:00 AM			1			1			1	
03:15 AM			0			0			0	
03:30 AM			0			0			0	
03:45 AM			0			0			0	
04:00 AM			3			3			3	
04:15 AM			1			1			1	
04:30 AM			0			0			0	
04:45 AM			0			0			0	
05:00 AM			2			2			2	
05:15 AM			3			3			3	
05:30 AM			3			3			3	
05:45 AM			1			1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr
QC JOB #: 16036916
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			9			9			9	
06:15 AM			8			8			8	
06:30 AM			19			19			19	
06:45 AM			9			9			9	
07:00 AM			18			18			18	
07:15 AM			46			46			46	
07:30 AM			**61**			**61**			**61**	
07:45 AM			56			56			56	
08:00 AM			27			27			27	
08:15 AM			24			24			24	
08:30 AM			28			28			28	
08:45 AM			24			24			24	
09:00 AM			22			22			22	
09:15 AM			17			17			17	
09:30 AM			16			16			16	
09:45 AM			21			21			21	
10:00 AM			21			21			21	
10:15 AM			18			18			18	
10:30 AM			18			18			18	
10:45 AM			16			16			16	
11:00 AM			12			12			12	
11:15 AM			24			24			24	
11:30 AM			32			32			32	
11:45 AM			23			23			23	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr | **QC JOB #:** 16036916

SPECIFIC LOCATION: | **DIRECTION:** WB

CITY/STATE: Celina, TX | **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
12:00 PM			23			23			23	
12:15 PM			22			22			22	
12:30 PM			23			23			23	
12:45 PM			34			34			34	
01:00 PM			22			22			22	
01:15 PM			25			25			25	
01:30 PM			24			24			24	
01:45 PM			26			26			26	
02:00 PM			21			21			21	
02:15 PM			31			31			31	
02:30 PM			36			36			36	
02:45 PM			34			34			34	
03:00 PM			48			48			48	
03:15 PM			44			44			44	
03:30 PM			22			22			22	
03:45 PM			28			28			28	
04:00 PM			35			35			35	
04:15 PM			41			41			41	
04:30 PM			25			25			25	
04:45 PM			44			44			44	
05:00 PM			50			50			50	
05:15 PM			43			43			43	
05:30 PM			**58**			**58**			**58**	
05:45 PM			38			38			38	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr
QC JOB #: 16036916
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			35			35			35	
06:15 PM			36			36			36	
06:30 PM			32			32			32	
06:45 PM			33			33			33	
07:00 PM			26			26			26	
07:15 PM			28			28			28	
07:30 PM			24			24			24	
07:45 PM			19			19			19	
08:00 PM			10			10			10	
08:15 PM			9			9			9	
08:30 PM			13			13			13	
08:45 PM			16			16			16	
09:00 PM			16			16			16	
09:15 PM			15			15			15	
09:30 PM			6			6			6	
09:45 PM			4			4			4	
10:00 PM			4			4			4	
10:15 PM			4			4			4	
10:30 PM			4			4			4	
10:45 PM			2			2			2	
11:00 PM			5			5			5	
11:15 PM			6			6			6	
11:30 PM			2			2			2	
11:45 PM			1			1			1	
Day Total			1737			1737			1737	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			7:30 AM 61			7:30 AM 61			7:30 AM 61	
PM Peak 15-min Vol			5:30 PM 58			5:30 PM 58			5:30 PM 58	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St **QC JOB #:** 16036917

SPECIFIC LOCATION: **DIRECTION:** NB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			2			2			2	
12:15 AM			0			0			0	
12:30 AM			0			0			0	
12:45 AM			3			3			3	
01:00 AM			0			0			0	
01:15 AM			1			1			1	
01:30 AM			1			1			1	
01:45 AM			0			0			0	
02:00 AM			0			0			0	
02:15 AM			0			0			0	
02:30 AM			0			0			0	
02:45 AM			0			0			0	
03:00 AM			0			0			0	
03:15 AM			0			0			0	
03:30 AM			0			0			0	
03:45 AM			1			1			1	
04:00 AM			0			0			0	
04:15 AM			0			0			0	
04:30 AM			0			0			0	
04:45 AM			1			1			1	
05:00 AM			1			1			1	
05:15 AM			0			0			0	
05:30 AM			0			0			0	
05:45 AM			4			4			4	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St
QC JOB #: 16036917
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			5			5			5	
06:15 AM			3			3			3	
06:30 AM			10			10			10	
06:45 AM			9			9			9	
07:00 AM			14			14			14	
07:15 AM			10			10			10	
07:30 AM			12			12			12	
07:45 AM			10			10			10	
08:00 AM			15			15			15	
08:15 AM			12			12			12	
08:30 AM			14			14			14	
08:45 AM			26			26			26	
09:00 AM			14			14			14	
09:15 AM			14			14			14	
09:30 AM			15			15			15	
09:45 AM			22			22			22	
10:00 AM			19			19			19	
10:15 AM			16			16			16	
10:30 AM			24			24			24	
10:45 AM			20			20			20	
11:00 AM			16			16			16	
11:15 AM			20			20			20	
11:30 AM			24			24			24	
11:45 AM			**27**			**27**			**27**	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St
QC JOB #: 16036917
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
12:00 PM			24			24			24	
12:15 PM			32			32			32	
12:30 PM			30			30			30	
12:45 PM			26			26			26	
01:00 PM			24			24			24	
01:15 PM			14			14			14	
01:30 PM			28			28			28	
01:45 PM			24			24			24	
02:00 PM			14			14			14	
02:15 PM			36			36			36	
02:30 PM			24			24			24	
02:45 PM			18			18			18	
03:00 PM			20			20			20	
03:15 PM			16			16			16	
03:30 PM			27			27			27	
03:45 PM			22			22			22	
04:00 PM			18			18			18	
04:15 PM			15			15			15	
04:30 PM			30			30			30	
04:45 PM			24			24			24	
05:00 PM			28			28			28	
05:15 PM			**39**			**39**			**39**	
05:30 PM			34			34			34	
05:45 PM			19			19			19	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St
QC JOB #: 16036917
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			30			30			30	
06:15 PM			30			30			30	
06:30 PM			20			20			20	
06:45 PM			20			20			20	
07:00 PM			12			12			12	
07:15 PM			8			8			8	
07:30 PM			6			6			6	
07:45 PM			16			16			16	
08:00 PM			10			10			10	
08:15 PM			6			6			6	
08:30 PM			9			9			9	
08:45 PM			9			9			9	
09:00 PM			5			5			5	
09:15 PM			5			5			5	
09:30 PM			2			2			2	
09:45 PM			0			0			0	
10:00 PM			3			3			3	
10:15 PM			4			4			4	
10:30 PM			0			0			0	
10:45 PM			2			2			2	
11:00 PM			1			1			1	
11:15 PM			3			3			3	
11:30 PM			0			0			0	
11:45 PM			0			0			0	
Day Total			1172			1172			1172	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			11:45 AM 27			11:45 AM 27			11:45 AM 27	
PM Peak 15-min Vol			5:15 PM 39			5:15 PM 39			5:15 PM 39	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St **QC JOB #:** 16036917

SPECIFIC LOCATION: **DIRECTION:** NB, SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
12:00 AM			3			3			3	
12:15 AM			1			1			1	
12:30 AM			1			1			1	
12:45 AM			4			4			4	
01:00 AM			1			1			1	
01:15 AM			1			1			1	
01:30 AM			2			2			2	
01:45 AM			0			0			0	
02:00 AM			1			1			1	
02:15 AM			0			0			0	
02:30 AM			0			0			0	
02:45 AM			0			0			0	
03:00 AM			0			0			0	
03:15 AM			0			0			0	
03:30 AM			0			0			0	
03:45 AM			1			1			1	
04:00 AM			0			0			0	
04:15 AM			0			0			0	
04:30 AM			0			0			0	
04:45 AM			1			1			1	
05:00 AM			2			2			2	
05:15 AM			1			1			1	
05:30 AM			4			4			4	
05:45 AM			9			9			9	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St
QC JOB #: 16036917
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			8			8			8	
06:15 AM			9			9			9	
06:30 AM			22			22			22	
06:45 AM			16			16			16	
07:00 AM			26			26			26	
07:15 AM			22			22			22	
07:30 AM			31			31			31	
07:45 AM			34			34			34	
08:00 AM			38			38			38	
08:15 AM			25			25			25	
08:30 AM			36			36			36	
08:45 AM			35			35			35	
09:00 AM			32			32			32	
09:15 AM			27			27			27	
09:30 AM			29			29			29	
09:45 AM			48			48			48	
10:00 AM			38			38			38	
10:15 AM			37			37			37	
10:30 AM			38			38			38	
10:45 AM			37			37			37	
11:00 AM			43			43			43	
11:15 AM			42			42			42	
11:30 AM			42			42			42	
11:45 AM			**55**			**55**			**55**	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St
QC JOB #: 16036917
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
12:00 PM			52			52			52	
12:15 PM			57			57			57	
12:30 PM			52			52			52	
12:45 PM			61			61			61	
01:00 PM			48			48			48	
01:15 PM			43			43			43	
01:30 PM			50			50			50	
01:45 PM			44			44			44	
02:00 PM			35			35			35	
02:15 PM			**68**			**68**			**68**	
02:30 PM			44			44			44	
02:45 PM			44			44			44	
03:00 PM			40			40			40	
03:15 PM			44			44			44	
03:30 PM			43			43			43	
03:45 PM			44			44			44	
04:00 PM			41			41			41	
04:15 PM			29			29			29	
04:30 PM			52			52			52	
04:45 PM			42			42			42	
05:00 PM			56			56			56	
05:15 PM			55			55			55	
05:30 PM			52			52			52	
05:45 PM			39			39			39	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St
QC JOB #: 16036917
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			58			58			58	
06:15 PM			50			50			50	
06:30 PM			50			50			50	
06:45 PM			29			29			29	
07:00 PM			32			32			32	
07:15 PM			23			23			23	
07:30 PM			14			14			14	
07:45 PM			27			27			27	
08:00 PM			19			19			19	
08:15 PM			24			24			24	
08:30 PM			21			21			21	
08:45 PM			17			17			17	
09:00 PM			11			11			11	
09:15 PM			8			8			8	
09:30 PM			4			4			4	
09:45 PM			2			2			2	
10:00 PM			5			5			5	
10:15 PM			5			5			5	
10:30 PM			2			2			2	
10:45 PM			3			3			3	
11:00 PM			3			3			3	
11:15 PM			4			4			4	
11:30 PM			2			2			2	
11:45 PM			1			1			1	
Day Total			2351			2351			2351	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			11:45 AM 55			11:45 AM 55			11:45 AM 55	
PM Peak 15-min Vol			2:15 PM 68			2:15 PM 68			2:15 PM 68	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St **QC JOB #:** 16036917

SPECIFIC LOCATION: **DIRECTION:** SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			1			1			1	
12:15 AM			1			1			1	
12:30 AM			1			1			1	
12:45 AM			1			1			1	
01:00 AM			1			1			1	
01:15 AM			0			0			0	
01:30 AM			1			1			1	
01:45 AM			0			0			0	
02:00 AM			1			1			1	
02:15 AM			0			0			0	
02:30 AM			0			0			0	
02:45 AM			0			0			0	
03:00 AM			0			0			0	
03:15 AM			0			0			0	
03:30 AM			0			0			0	
03:45 AM			0			0			0	
04:00 AM			0			0			0	
04:15 AM			0			0			0	
04:30 AM			0			0			0	
04:45 AM			0			0			0	
05:00 AM			1			1			1	
05:15 AM			1			1			1	
05:30 AM			4			4			4	
05:45 AM			5			5			5	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St
QC JOB #: 16036917
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			3			3			3	
06:15 AM			6			6			6	
06:30 AM			12			12			12	
06:45 AM			7			7			7	
07:00 AM			12			12			12	
07:15 AM			12			12			12	
07:30 AM			19			19			19	
07:45 AM			24			24			24	
08:00 AM			23			23			23	
08:15 AM			13			13			13	
08:30 AM			22			22			22	
08:45 AM			9			9			9	
09:00 AM			18			18			18	
09:15 AM			13			13			13	
09:30 AM			14			14			14	
09:45 AM			26			26			26	
10:00 AM			19			19			19	
10:15 AM			21			21			21	
10:30 AM			14			14			14	
10:45 AM			17			17			17	
11:00 AM			27			27			27	
11:15 AM			22			22			22	
11:30 AM			18			18			18	
11:45 AM			**28**			**28**			**28**	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St
QC JOB #: 16036917
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM			28			28			28	
12:15 PM			25			25			25	
12:30 PM			22			22			22	
12:45 PM			**35**			**35**			**35**	
01:00 PM			24			24			24	
01:15 PM			29			29			29	
01:30 PM			22			22			22	
01:45 PM			20			20			20	
02:00 PM			21			21			21	
02:15 PM			32			32			32	
02:30 PM			20			20			20	
02:45 PM			26			26			26	
03:00 PM			20			20			20	
03:15 PM			28			28			28	
03:30 PM			16			16			16	
03:45 PM			22			22			22	
04:00 PM			23			23			23	
04:15 PM			14			14			14	
04:30 PM			22			22			22	
04:45 PM			18			18			18	
05:00 PM			28			28			28	
05:15 PM			16			16			16	
05:30 PM			18			18			18	
05:45 PM			20			20			20	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St
QC JOB #: 16036917
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			28			28			28	
06:15 PM			20			20			20	
06:30 PM			30			30			30	
06:45 PM			9			9			9	
07:00 PM			20			20			20	
07:15 PM			15			15			15	
07:30 PM			8			8			8	
07:45 PM			11			11			11	
08:00 PM			9			9			9	
08:15 PM			18			18			18	
08:30 PM			12			12			12	
08:45 PM			8			8			8	
09:00 PM			6			6			6	
09:15 PM			3			3			3	
09:30 PM			2			2			2	
09:45 PM			2			2			2	
10:00 PM			2			2			2	
10:15 PM			1			1			1	
10:30 PM			2			2			2	
10:45 PM			1			1			1	
11:00 PM			2			2			2	
11:15 PM			1			1			1	
11:30 PM			2			2			2	
11:45 PM			1			1			1	
Day Total			1179			1179			1179	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			11:45 AM 28			11:45 AM 28			11:45 AM 28	
PM Peak 15-min Vol			12:45 PM 35			12:45 PM 35			12:45 PM 35	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St **QC JOB #:** 16036918

SPECIFIC LOCATION: **DIRECTION:** NB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			1			1			1	
12:15 AM			0			0			0	
12:30 AM			1			1			1	
12:45 AM			2			2			2	
01:00 AM			1			1			1	
01:15 AM			0			0			0	
01:30 AM			1			1			1	
01:45 AM			0			0			0	
02:00 AM			0			0			0	
02:15 AM			0			0			0	
02:30 AM			0			0			0	
02:45 AM			0			0			0	
03:00 AM			0			0			0	
03:15 AM			0			0			0	
03:30 AM			0			0			0	
03:45 AM			1			1			1	
04:00 AM			0			0			0	
04:15 AM			0			0			0	
04:30 AM			0			0			0	
04:45 AM			1			1			1	
05:00 AM			1			1			1	
05:15 AM			1			1			1	
05:30 AM			2			2			2	
05:45 AM			4			4			4	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St
QC JOB #: 16036918
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			6			6			6	
06:15 AM			8			8			8	
06:30 AM			12			12			12	
06:45 AM			12			12			12	
07:00 AM			20			20			20	
07:15 AM			19			19			19	
07:30 AM			12			12			12	
07:45 AM			15			15			15	
08:00 AM			12			12			12	
08:15 AM			12			12			12	
08:30 AM			20			20			20	
08:45 AM			14			14			14	
09:00 AM			15			15			15	
09:15 AM			9			9			9	
09:30 AM			16			16			16	
09:45 AM			17			17			17	
10:00 AM			18			18			18	
10:15 AM			18			18			18	
10:30 AM			14			14			14	
10:45 AM			24			24			24	
11:00 AM			8			8			8	
11:15 AM			**28**			**28**			**28**	
11:30 AM			24			24			24	
11:45 AM			21			21			21	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St | **QC JOB #:** 16036918

SPECIFIC LOCATION: | **DIRECTION:** NB

CITY/STATE: Celina, TX | **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM			22			22			22	
12:15 PM			**39**			**39**			**39**	
12:30 PM			22			22			22	
12:45 PM			17			17			17	
01:00 PM			22			22			22	
01:15 PM			14			14			14	
01:30 PM			18			18			18	
01:45 PM			20			20			20	
02:00 PM			12			12			12	
02:15 PM			23			23			23	
02:30 PM			18			18			18	
02:45 PM			20			20			20	
03:00 PM			18			18			18	
03:15 PM			12			12			12	
03:30 PM			20			20			20	
03:45 PM			17			17			17	
04:00 PM			14			14			14	
04:15 PM			16			16			16	
04:30 PM			22			22			22	
04:45 PM			26			26			26	
05:00 PM			18			18			18	
05:15 PM			20			20			20	
05:30 PM			26			26			26	
05:45 PM			18			18			18	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St
QC JOB #: 16036918
SPECIFIC LOCATION:
DIRECTION: NB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			22			22			22	
06:15 PM			29			29			29	
06:30 PM			16			16			16	
06:45 PM			16			16			16	
07:00 PM			15			15			15	
07:15 PM			4			4			4	
07:30 PM			8			8			8	
07:45 PM			14			14			14	
08:00 PM			10			10			10	
08:15 PM			8			8			8	
08:30 PM			12			12			12	
08:45 PM			6			6			6	
09:00 PM			4			4			4	
09:15 PM			5			5			5	
09:30 PM			1			1			1	
09:45 PM			0			0			0	
10:00 PM			4			4			4	
10:15 PM			4			4			4	
10:30 PM			1			1			1	
10:45 PM			2			2			2	
11:00 PM			1			1			1	
11:15 PM			3			3			3	
11:30 PM			0			0			0	
11:45 PM			0			0			0	
Day Total			1049			1049			1049	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			11:15 AM 28			11:15 AM 28			11:15 AM 28	
PM Peak 15-min Vol			12:15 PM 39			12:15 PM 39			12:15 PM 39	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St **QC JOB #:** 16036918

SPECIFIC LOCATION: **DIRECTION:** NB, SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			2			2			2	
12:15 AM			1			1			1	
12:30 AM			2			2			2	
12:45 AM			3			3			3	
01:00 AM			2			2			2	
01:15 AM			0			0			0	
01:30 AM			2			2			2	
01:45 AM			0			0			0	
02:00 AM			1			1			1	
02:15 AM			0			0			0	
02:30 AM			0			0			0	
02:45 AM			0			0			0	
03:00 AM			0			0			0	
03:15 AM			0			0			0	
03:30 AM			0			0			0	
03:45 AM			1			1			1	
04:00 AM			0			0			0	
04:15 AM			0			0			0	
04:30 AM			0			0			0	
04:45 AM			1			1			1	
05:00 AM			2			2			2	
05:15 AM			1			1			1	
05:30 AM			6			6			6	
05:45 AM			11			11			11	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St
QC JOB #: 16036918
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			10			10			10	
06:15 AM			11			11			11	
06:30 AM			26			26			26	
06:45 AM			18			18			18	
07:00 AM			31			31			31	
07:15 AM			33			33			33	
07:30 AM			24			24			24	
07:45 AM			41			41			41	
08:00 AM			27			27			27	
08:15 AM			26			26			26	
08:30 AM			40			40			40	
08:45 AM			22			22			22	
09:00 AM			31			31			31	
09:15 AM			18			18			18	
09:30 AM			26			26			26	
09:45 AM			37			37			37	
10:00 AM			48			48			48	
10:15 AM			40			40			40	
10:30 AM			26			26			26	
10:45 AM			35			35			35	
11:00 AM			36			36			36	
11:15 AM			**55**			**55**			**55**	
11:30 AM			43			43			43	
11:45 AM			39			39			39	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St
QC JOB #: 16036918
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM			45			45			45	
12:15 PM			**59**			**59**			**59**	
12:30 PM			50			50			50	
12:45 PM			54			54			54	
01:00 PM			38			38			38	
01:15 PM			38			38			38	
01:30 PM			45			45			45	
01:45 PM			41			41			41	
02:00 PM			24			24			24	
02:15 PM			51			51			51	
02:30 PM			40			40			40	
02:45 PM			38			38			38	
03:00 PM			34			34			34	
03:15 PM			37			37			37	
03:30 PM			40			40			40	
03:45 PM			37			37			37	
04:00 PM			38			38			38	
04:15 PM			37			37			37	
04:30 PM			42			42			42	
04:45 PM			46			46			46	
05:00 PM			48			48			48	
05:15 PM			35			35			35	
05:30 PM			46			46			46	
05:45 PM			44			44			44	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St
QC JOB #: 16036918
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			50			50			50	
06:15 PM			48			48			48	
06:30 PM			41			41			41	
06:45 PM			26			26			26	
07:00 PM			30			30			30	
07:15 PM			15			15			15	
07:30 PM			14			14			14	
07:45 PM			23			23			23	
08:00 PM			20			20			20	
08:15 PM			27			27			27	
08:30 PM			20			20			20	
08:45 PM			15			15			15	
09:00 PM			10			10			10	
09:15 PM			7			7			7	
09:30 PM			3			3			3	
09:45 PM			2			2			2	
10:00 PM			6			6			6	
10:15 PM			5			5			5	
10:30 PM			3			3			3	
10:45 PM			4			4			4	
11:00 PM			1			1			1	
11:15 PM			4			4			4	
11:30 PM			2			2			2	
11:45 PM			1			1			1	
Day Total			2162			2162			2162	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			11:15 AM 55			11:15 AM 55			11:15 AM 55	
PM Peak 15-min Vol			12:15 PM 59			12:15 PM 59			12:15 PM 59	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St **QC JOB #:** 16036918

SPECIFIC LOCATION: **DIRECTION:** SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			1			1			1	
12:15 AM			1			1			1	
12:30 AM			1			1			1	
12:45 AM			1			1			1	
01:00 AM			1			1			1	
01:15 AM			0			0			0	
01:30 AM			1			1			1	
01:45 AM			0			0			0	
02:00 AM			1			1			1	
02:15 AM			0			0			0	
02:30 AM			0			0			0	
02:45 AM			0			0			0	
03:00 AM			0			0			0	
03:15 AM			0			0			0	
03:30 AM			0			0			0	
03:45 AM			0			0			0	
04:00 AM			0			0			0	
04:15 AM			0			0			0	
04:30 AM			0			0			0	
04:45 AM			0			0			0	
05:00 AM			1			1			1	
05:15 AM			0			0			0	
05:30 AM			4			4			4	
05:45 AM			7			7			7	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St | **QC JOB #:** 16036918

SPECIFIC LOCATION: | **DIRECTION:** SB

CITY/STATE: Celina, TX | **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			4			4			4	
06:15 AM			3			3			3	
06:30 AM			14			14			14	
06:45 AM			6			6			6	
07:00 AM			11			11			11	
07:15 AM			14			14			14	
07:30 AM			12			12			12	
07:45 AM			26			26			26	
08:00 AM			15			15			15	
08:15 AM			14			14			14	
08:30 AM			20			20			20	
08:45 AM			8			8			8	
09:00 AM			16			16			16	
09:15 AM			9			9			9	
09:30 AM			10			10			10	
09:45 AM			20			20			20	
10:00 AM			**30**			**30**			**30**	
10:15 AM			22			22			22	
10:30 AM			12			12			12	
10:45 AM			11			11			11	
11:00 AM			28			28			28	
11:15 AM			27			27			27	
11:30 AM			19			19			19	
11:45 AM			18			18			18	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St
QC JOB #: 16036918
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM			23			23			23	
12:15 PM			20			20			20	
12:30 PM			28			28			28	
12:45 PM			**37**			**37**			**37**	
01:00 PM			16			16			16	
01:15 PM			24			24			24	
01:30 PM			27			27			27	
01:45 PM			21			21			21	
02:00 PM			12			12			12	
02:15 PM			28			28			28	
02:30 PM			22			22			22	
02:45 PM			18			18			18	
03:00 PM			16			16			16	
03:15 PM			25			25			25	
03:30 PM			20			20			20	
03:45 PM			20			20			20	
04:00 PM			24			24			24	
04:15 PM			21			21			21	
04:30 PM			20			20			20	
04:45 PM			20			20			20	
05:00 PM			30			30			30	
05:15 PM			15			15			15	
05:30 PM			20			20			20	
05:45 PM			26			26			26	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St
QC JOB #: 16036918
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			28			28			28	
06:15 PM			19			19			19	
06:30 PM			25			25			25	
06:45 PM			10			10			10	
07:00 PM			15			15			15	
07:15 PM			11			11			11	
07:30 PM			6			6			6	
07:45 PM			9			9			9	
08:00 PM			10			10			10	
08:15 PM			19			19			19	
08:30 PM			8			8			8	
08:45 PM			9			9			9	
09:00 PM			6			6			6	
09:15 PM			2			2			2	
09:30 PM			2			2			2	
09:45 PM			2			2			2	
10:00 PM			2			2			2	
10:15 PM			1			1			1	
10:30 PM			2			2			2	
10:45 PM			2			2			2	
11:00 PM			0			0			0	
11:15 PM			1			1			1	
11:30 PM			2			2			2	
11:45 PM			1			1			1	
Day Total			1113			1113			1113	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			10:00 AM 30			10:00 AM 30			10:00 AM 30	
PM Peak 15-min Vol			12:45 PM 37			12:45 PM 37			12:45 PM 37	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd **QC JOB #:** 16036919

SPECIFIC LOCATION: **DIRECTION:** NB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			12			12			12	
12:15 AM			12			12			12	
12:30 AM			5			5			5	
12:45 AM			9			9			9	
01:00 AM			8			8			8	
01:15 AM			2			2			2	
01:30 AM			6			6			6	
01:45 AM			6			6			6	
02:00 AM			7			7			7	
02:15 AM			4			4			4	
02:30 AM			2			2			2	
02:45 AM			3			3			3	
03:00 AM			6			6			6	
03:15 AM			8			8			8	
03:30 AM			6			6			6	
03:45 AM			9			9			9	
04:00 AM			13			13			13	
04:15 AM			10			10			10	
04:30 AM			20			20			20	
04:45 AM			24			24			24	
05:00 AM			14			14			14	
05:15 AM			25			25			25	
05:30 AM			30			30			30	
05:45 AM			64			64			64	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd **QC JOB #:** 16036919

SPECIFIC LOCATION: **DIRECTION:** NB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			78			78			78	
06:15 AM			87			87			87	
06:30 AM			116			116			116	
06:45 AM			144			144			144	
07:00 AM			174			174			174	
07:15 AM			190			190			190	
07:30 AM			**256**			**256**			**256**	
07:45 AM			234			234			234	
08:00 AM			237			237			237	
08:15 AM			210			210			210	
08:30 AM			212			212			212	
08:45 AM			191			191			191	
09:00 AM			185			185			185	
09:15 AM			200			200			200	
09:30 AM			200			200			200	
09:45 AM			158			158			158	
10:00 AM			158			158			158	
10:15 AM			168			168			168	
10:30 AM			157			157			157	
10:45 AM			184			184			184	
11:00 AM			165			165			165	
11:15 AM			163			163			163	
11:30 AM			160			160			160	
11:45 AM			190			190			190	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd **QC JOB #:** 16036919

SPECIFIC LOCATION: **DIRECTION:** NB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM			184			184			184	
12:15 PM			201			201			201	
12:30 PM			192			192			192	
12:45 PM			232			232			232	
01:00 PM			190			190			190	
01:15 PM			196			196			196	
01:30 PM			188			188			188	
01:45 PM			178			178			178	
02:00 PM			209			209			209	
02:15 PM			228			228			228	
02:30 PM			230			230			230	
02:45 PM			229			229			229	
03:00 PM			212			212			212	
03:15 PM			272			272			272	
03:30 PM			276			276			276	
03:45 PM			286			286			286	
04:00 PM			262			262			262	
04:15 PM			254			254			254	
04:30 PM			294			294			294	
04:45 PM			312			312			312	
05:00 PM			**318**			**318**			**318**	
05:15 PM			306			306			306	
05:30 PM			310			310			310	
05:45 PM			245			245			245	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd **QC JOB #:** 16036919

SPECIFIC LOCATION: **DIRECTION:** NB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			250			250			250	
06:15 PM			254			254			254	
06:30 PM			218			218			218	
06:45 PM			187			187			187	
07:00 PM			194			194			194	
07:15 PM			158			158			158	
07:30 PM			148			148			148	
07:45 PM			138			138			138	
08:00 PM			92			92			92	
08:15 PM			98			98			98	
08:30 PM			109			109			109	
08:45 PM			104			104			104	
09:00 PM			89			89			89	
09:15 PM			88			88			88	
09:30 PM			63			63			63	
09:45 PM			58			58			58	
10:00 PM			56			56			56	
10:15 PM			54			54			54	
10:30 PM			42			42			42	
10:45 PM			30			30			30	
11:00 PM			30			30			30	
11:15 PM			16			16			16	
11:30 PM			14			14			14	
11:45 PM			18			18			18	
Day Total			12834			12834			12834	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			7:30 AM 256			7:30 AM 256			7:30 AM 256	
PM Peak 15-min Vol			5:00 PM 318			5:00 PM 318			5:00 PM 318	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd **QC JOB #:** 16036919

SPECIFIC LOCATION: **DIRECTION:** NB, SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			24			24			24	
12:15 AM			20			20			20	
12:30 AM			9			9			9	
12:45 AM			14			14			14	
01:00 AM			12			12			12	
01:15 AM			7			7			7	
01:30 AM			10			10			10	
01:45 AM			14			14			14	
02:00 AM			10			10			10	
02:15 AM			11			11			11	
02:30 AM			4			4			4	
02:45 AM			8			8			8	
03:00 AM			16			16			16	
03:15 AM			21			21			21	
03:30 AM			29			29			29	
03:45 AM			25			25			25	
04:00 AM			32			32			32	
04:15 AM			32			32			32	
04:30 AM			49			49			49	
04:45 AM			75			75			75	
05:00 AM			70			70			70	
05:15 AM			91			91			91	
05:30 AM			121			121			121	
05:45 AM			150			150			150	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd
QC JOB #: 16036919
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
06:00 AM			230			230			230	
06:15 AM			250			250			250	
06:30 AM			336			336			336	
06:45 AM			390			390			390	
07:00 AM			418			418			418	
07:15 AM			509			509			509	
07:30 AM			608			608			608	
07:45 AM			**616**			**616**			**616**	
08:00 AM			503			503			503	
08:15 AM			442			442			442	
08:30 AM			490			490			490	
08:45 AM			434			434			434	
09:00 AM			376			376			376	
09:15 AM			386			386			386	
09:30 AM			389			389			389	
09:45 AM			352			352			352	
10:00 AM			338			338			338	
10:15 AM			333			333			333	
10:30 AM			327			327			327	
10:45 AM			359			359			359	
11:00 AM			347			347			347	
11:15 AM			375			375			375	
11:30 AM			402			402			402	
11:45 AM			411			411			411	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd
QC JOB #: 16036919
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
12:00 PM			360			360			360	
12:15 PM			403			403			403	
12:30 PM			374			374			374	
12:45 PM			425			425			425	
01:00 PM			388			388			388	
01:15 PM			370			370			370	
01:30 PM			380			380			380	
01:45 PM			346			346			346	
02:00 PM			385			385			385	
02:15 PM			400			400			400	
02:30 PM			386			386			386	
02:45 PM			409			409			409	
03:00 PM			402			402			402	
03:15 PM			504			504			504	
03:30 PM			460			460			460	
03:45 PM			488			488			488	
04:00 PM			552			552			552	
04:15 PM			484			484			484	
04:30 PM			550			550			550	
04:45 PM			538			538			538	
05:00 PM			574			574			574	
05:15 PM			524			524			524	
05:30 PM			**594**			**594**			**594**	
05:45 PM			476			476			476	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd
QC JOB #: 16036919
SPECIFIC LOCATION:
DIRECTION: NB, SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
06:00 PM			452			452			452	
06:15 PM			457			457			457	
06:30 PM			420			420			420	
06:45 PM			350			350			350	
07:00 PM			290			290			290	
07:15 PM			253			253			253	
07:30 PM			250			250			250	
07:45 PM			244			244			244	
08:00 PM			188			188			188	
08:15 PM			178			178			178	
08:30 PM			173			173			173	
08:45 PM			171			171			171	
09:00 PM			135			135			135	
09:15 PM			135			135			135	
09:30 PM			96			96			96	
09:45 PM			88			88			88	
10:00 PM			80			80			80	
10:15 PM			83			83			83	
10:30 PM			56			56			56	
10:45 PM			45			45			45	
11:00 PM			44			44			44	
11:15 PM			28			28			28	
11:30 PM			30			30			30	
11:45 PM			28			28			28	
Day Total			25521			25521			25521	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			7:45 AM 616			7:45 AM 616			7:45 AM 616	
PM Peak 15-min Vol			5:30 PM 594			5:30 PM 594			5:30 PM 594	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd **QC JOB #:** 16036919

SPECIFIC LOCATION: **DIRECTION:** SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			12			12			12	
12:15 AM			8			8			8	
12:30 AM			4			4			4	
12:45 AM			5			5			5	
01:00 AM			4			4			4	
01:15 AM			5			5			5	
01:30 AM			4			4			4	
01:45 AM			8			8			8	
02:00 AM			3			3			3	
02:15 AM			7			7			7	
02:30 AM			2			2			2	
02:45 AM			5			5			5	
03:00 AM			10			10			10	
03:15 AM			13			13			13	
03:30 AM			23			23			23	
03:45 AM			16			16			16	
04:00 AM			19			19			19	
04:15 AM			22			22			22	
04:30 AM			29			29			29	
04:45 AM			51			51			51	
05:00 AM			56			56			56	
05:15 AM			66			66			66	
05:30 AM			91			91			91	
05:45 AM			86			86			86	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd
QC JOB #: 16036919
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
06:00 AM			152			152			152	
06:15 AM			163			163			163	
06:30 AM			220			220			220	
06:45 AM			246			246			246	
07:00 AM			244			244			244	
07:15 AM			319			319			319	
07:30 AM			352			352			352	
07:45 AM			**382**			**382**			**382**	
08:00 AM			266			266			266	
08:15 AM			232			232			232	
08:30 AM			278			278			278	
08:45 AM			243			243			243	
09:00 AM			191			191			191	
09:15 AM			186			186			186	
09:30 AM			189			189			189	
09:45 AM			194			194			194	
10:00 AM			180			180			180	
10:15 AM			165			165			165	
10:30 AM			170			170			170	
10:45 AM			175			175			175	
11:00 AM			182			182			182	
11:15 AM			212			212			212	
11:30 AM			242			242			242	
11:45 AM			221			221			221	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd **QC JOB #:** 16036919

SPECIFIC LOCATION: **DIRECTION:** SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
12:00 PM			176			176			176	
12:15 PM			202			202			202	
12:30 PM			182			182			182	
12:45 PM			193			193			193	
01:00 PM			198			198			198	
01:15 PM			174			174			174	
01:30 PM			192			192			192	
01:45 PM			168			168			168	
02:00 PM			176			176			176	
02:15 PM			172			172			172	
02:30 PM			156			156			156	
02:45 PM			180			180			180	
03:00 PM			190			190			190	
03:15 PM			232			232			232	
03:30 PM			184			184			184	
03:45 PM			202			202			202	
04:00 PM			**290**			**290**			**290**	
04:15 PM			230			230			230	
04:30 PM			256			256			256	
04:45 PM			226			226			226	
05:00 PM			256			256			256	
05:15 PM			218			218			218	
05:30 PM			284			284			284	
05:45 PM			231			231			231	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd **QC JOB #:** 16036919

SPECIFIC LOCATION: **DIRECTION:** SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			202			202			202	
06:15 PM			203			203			203	
06:30 PM			202			202			202	
06:45 PM			163			163			163	
07:00 PM			96			96			96	
07:15 PM			95			95			95	
07:30 PM			102			102			102	
07:45 PM			106			106			106	
08:00 PM			96			96			96	
08:15 PM			80			80			80	
08:30 PM			64			64			64	
08:45 PM			67			67			67	
09:00 PM			46			46			46	
09:15 PM			47			47			47	
09:30 PM			33			33			33	
09:45 PM			30			30			30	
10:00 PM			24			24			24	
10:15 PM			29			29			29	
10:30 PM			14			14			14	
10:45 PM			15			15			15	
11:00 PM			14			14			14	
11:15 PM			12			12			12	
11:30 PM			16			16			16	
11:45 PM			10			10			10	
Day Total			12687			12687			12687	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			7:45 AM 382			7:45 AM 382			7:45 AM 382	
PM Peak 15-min Vol			4:00 PM 290			4:00 PM 290			4:00 PM 290	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl **QC JOB #:** 16036920

SPECIFIC LOCATION: **DIRECTION:** EB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			1			1			1	
12:15 AM			1			1			1	
12:30 AM			0			0			0	
12:45 AM			4			4			4	
01:00 AM			0			0			0	
01:15 AM			1			1			1	
01:30 AM			0			0			0	
01:45 AM			0			0			0	
02:00 AM			4			4			4	
02:15 AM			0			0			0	
02:30 AM			1			1			1	
02:45 AM			0			0			0	
03:00 AM			0			0			0	
03:15 AM			1			1			1	
03:30 AM			2			2			2	
03:45 AM			3			3			3	
04:00 AM			2			2			2	
04:15 AM			5			5			5	
04:30 AM			10			10			10	
04:45 AM			5			5			5	
05:00 AM			8			8			8	
05:15 AM			13			13			13	
05:30 AM			11			11			11	
05:45 AM			22			22			22	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
06:00 AM			28			28			28	
06:15 AM			31			31			31	
06:30 AM			45			45			45	
06:45 AM			54			54			54	
07:00 AM			72			72			72	
07:15 AM			81			81			81	
07:30 AM			**102**			**102**			**102**	
07:45 AM			82			82			82	
08:00 AM			72			72			72	
08:15 AM			54			54			54	
08:30 AM			69			69			69	
08:45 AM			46			46			46	
09:00 AM			54			54			54	
09:15 AM			48			48			48	
09:30 AM			52			52			52	
09:45 AM			61			61			61	
10:00 AM			34			34			34	
10:15 AM			35			35			35	
10:30 AM			30			30			30	
10:45 AM			42			42			42	
11:00 AM			42			42			42	
11:15 AM			50			50			50	
11:30 AM			28			28			28	
11:45 AM			46			46			46	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
12:00 PM			42			42			42	
12:15 PM			40			40			40	
12:30 PM			38			38			38	
12:45 PM			52			52			52	
01:00 PM			28			28			28	
01:15 PM			36			36			36	
01:30 PM			34			34			34	
01:45 PM			38			38			38	
02:00 PM			36			36			36	
02:15 PM			48			48			48	
02:30 PM			36			36			36	
02:45 PM			48			48			48	
03:00 PM			49			49			49	
03:15 PM			46			46			46	
03:30 PM			42			42			42	
03:45 PM			44			44			44	
04:00 PM			54			54			54	
04:15 PM			44			44			44	
04:30 PM			58			58			58	
04:45 PM			**64**			**64**			**64**	
05:00 PM			41			41			41	
05:15 PM			58			58			58	
05:30 PM			60			60			60	
05:45 PM			56			56			56	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			54			54			54	
06:15 PM			40			40			40	
06:30 PM			56			56			56	
06:45 PM			35			35			35	
07:00 PM			26			26			26	
07:15 PM			22			22			22	
07:30 PM			21			21			21	
07:45 PM			24			24			24	
08:00 PM			19			19			19	
08:15 PM			15			15			15	
08:30 PM			16			16			16	
08:45 PM			12			12			12	
09:00 PM			15			15			15	
09:15 PM			8			8			8	
09:30 PM			4			4			4	
09:45 PM			10			10			10	
10:00 PM			3			3			3	
10:15 PM			9			9			9	
10:30 PM			5			5			5	
10:45 PM			2			2			2	
11:00 PM			3			3			3	
11:15 PM			1			1			1	
11:30 PM			1			1			1	
11:45 PM			2			2			2	
Day Total			2847			2847			2847	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			7:30 AM 102			7:30 AM 102			7:30 AM 102	
PM Peak 15-min Vol			4:45 PM 64			4:45 PM 64			4:45 PM 64	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			3			3			3	
12:15 AM			3			3			3	
12:30 AM			2			2			2	
12:45 AM			7			7			7	
01:00 AM			0			0			0	
01:15 AM			2			2			2	
01:30 AM			2			2			2	
01:45 AM			3			3			3	
02:00 AM			5			5			5	
02:15 AM			0			0			0	
02:30 AM			1			1			1	
02:45 AM			1			1			1	
03:00 AM			1			1			1	
03:15 AM			1			1			1	
03:30 AM			4			4			4	
03:45 AM			4			4			4	
04:00 AM			2			2			2	
04:15 AM			6			6			6	
04:30 AM			13			13			13	
04:45 AM			9			9			9	
05:00 AM			10			10			10	
05:15 AM			17			17			17	
05:30 AM			18			18			18	
05:45 AM			28			28			28	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			36			36			36	
06:15 AM			50			50			50	
06:30 AM			73			73			73	
06:45 AM			74			74			74	
07:00 AM			104			104			104	
07:15 AM			120			120			120	
07:30 AM			**161**			**161**			**161**	
07:45 AM			144			144			144	
08:00 AM			114			114			114	
08:15 AM			92			92			92	
08:30 AM			101			101			101	
08:45 AM			90			90			90	
09:00 AM			91			91			91	
09:15 AM			86			86			86	
09:30 AM			79			79			79	
09:45 AM			96			96			96	
10:00 AM			74			74			74	
10:15 AM			61			61			61	
10:30 AM			66			66			66	
10:45 AM			83			83			83	
11:00 AM			78			78			78	
11:15 AM			86			86			86	
11:30 AM			56			56			56	
11:45 AM			97			97			97	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
12:00 PM			77			77			77	
12:15 PM			84			84			84	
12:30 PM			74			74			74	
12:45 PM			90			90			90	
01:00 PM			74			74			74	
01:15 PM			78			78			78	
01:30 PM			65			65			65	
01:45 PM			73			73			73	
02:00 PM			74			74			74	
02:15 PM			96			96			96	
02:30 PM			80			80			80	
02:45 PM			98			98			98	
03:00 PM			88			88			88	
03:15 PM			122			122			122	
03:30 PM			112			112			112	
03:45 PM			106			106			106	
04:00 PM			134			134			134	
04:15 PM			120			120			120	
04:30 PM			131			131			131	
04:45 PM			136			136			136	
05:00 PM			144			144			144	
05:15 PM			132			132			132	
05:30 PM			**148**			**148**			**148**	
05:45 PM			128			128			128	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			124			124			124	
06:15 PM			120			120			120	
06:30 PM			134			134			134	
06:45 PM			81			81			81	
07:00 PM			80			80			80	
07:15 PM			62			62			62	
07:30 PM			65			65			65	
07:45 PM			58			58			58	
08:00 PM			47			47			47	
08:15 PM			43			43			43	
08:30 PM			41			41			41	
08:45 PM			36			36			36	
09:00 PM			31			31			31	
09:15 PM			24			24			24	
09:30 PM			17			17			17	
09:45 PM			20			20			20	
10:00 PM			9			9			9	
10:15 PM			23			23			23	
10:30 PM			17			17			17	
10:45 PM			11			11			11	
11:00 PM			8			8			8	
11:15 PM			8			8			8	
11:30 PM			4			4			4	
11:45 PM			5			5			5	
Day Total			5786			5786			5786	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			7:30 AM 161			7:30 AM 161			7:30 AM 161	
PM Peak 15-min Vol			5:30 PM 148			5:30 PM 148			5:30 PM 148	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl **QC JOB #:** 16036920

SPECIFIC LOCATION: **DIRECTION:** WB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			2			2			2	
12:15 AM			2			2			2	
12:30 AM			2			2			2	
12:45 AM			3			3			3	
01:00 AM			0			0			0	
01:15 AM			1			1			1	
01:30 AM			2			2			2	
01:45 AM			3			3			3	
02:00 AM			1			1			1	
02:15 AM			0			0			0	
02:30 AM			0			0			0	
02:45 AM			1			1			1	
03:00 AM			1			1			1	
03:15 AM			0			0			0	
03:30 AM			2			2			2	
03:45 AM			1			1			1	
04:00 AM			0			0			0	
04:15 AM			1			1			1	
04:30 AM			3			3			3	
04:45 AM			4			4			4	
05:00 AM			2			2			2	
05:15 AM			4			4			4	
05:30 AM			7			7			7	
05:45 AM			6			6			6	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			8			8			8	
06:15 AM			19			19			19	
06:30 AM			28			28			28	
06:45 AM			20			20			20	
07:00 AM			32			32			32	
07:15 AM			39			39			39	
07:30 AM			59			59			59	
07:45 AM			**62**			**62**			**62**	
08:00 AM			42			42			42	
08:15 AM			38			38			38	
08:30 AM			32			32			32	
08:45 AM			44			44			44	
09:00 AM			37			37			37	
09:15 AM			38			38			38	
09:30 AM			27			27			27	
09:45 AM			35			35			35	
10:00 AM			40			40			40	
10:15 AM			26			26			26	
10:30 AM			36			36			36	
10:45 AM			41			41			41	
11:00 AM			36			36			36	
11:15 AM			36			36			36	
11:30 AM			28			28			28	
11:45 AM			51			51			51	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM			35			35			35	
12:15 PM			44			44			44	
12:30 PM			36			36			36	
12:45 PM			38			38			38	
01:00 PM			46			46			46	
01:15 PM			42			42			42	
01:30 PM			31			31			31	
01:45 PM			35			35			35	
02:00 PM			38			38			38	
02:15 PM			48			48			48	
02:30 PM			44			44			44	
02:45 PM			50			50			50	
03:00 PM			39			39			39	
03:15 PM			76			76			76	
03:30 PM			70			70			70	
03:45 PM			62			62			62	
04:00 PM			80			80			80	
04:15 PM			76			76			76	
04:30 PM			73			73			73	
04:45 PM			72			72			72	
05:00 PM			**103**			**103**			**103**	
05:15 PM			74			74			74	
05:30 PM			88			88			88	
05:45 PM			72			72			72	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			70			70			70	
06:15 PM			80			80			80	
06:30 PM			78			78			78	
06:45 PM			46			46			46	
07:00 PM			54			54			54	
07:15 PM			40			40			40	
07:30 PM			44			44			44	
07:45 PM			34			34			34	
08:00 PM			28			28			28	
08:15 PM			28			28			28	
08:30 PM			25			25			25	
08:45 PM			24			24			24	
09:00 PM			16			16			16	
09:15 PM			16			16			16	
09:30 PM			13			13			13	
09:45 PM			10			10			10	
10:00 PM			6			6			6	
10:15 PM			14			14			14	
10:30 PM			12			12			12	
10:45 PM			9			9			9	
11:00 PM			5			5			5	
11:15 PM			7			7			7	
11:30 PM			3			3			3	
11:45 PM			3			3			3	
Day Total			2939			2939			2939	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			7:45 AM 62			7:45 AM 62			7:45 AM 62	
PM Peak 15-min Vol			5:00 PM 103			5:00 PM 103			5:00 PM 103	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln **QC JOB #:** 16036921

SPECIFIC LOCATION: **DIRECTION:** EB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
12:00 AM			0			0			0	
12:15 AM			0			0			0	
12:30 AM			0			0			0	
12:45 AM			0			0			0	
01:00 AM			0			0			0	
01:15 AM			0			0			0	
01:30 AM			0			0			0	
01:45 AM			0			0			0	
02:00 AM			0			0			0	
02:15 AM			0			0			0	
02:30 AM			0			0			0	
02:45 AM			0			0			0	
03:00 AM			0			0			0	
03:15 AM			1			1			1	
03:30 AM			0			0			0	
03:45 AM			0			0			0	
04:00 AM			0			0			0	
04:15 AM			0			0			0	
04:30 AM			0			0			0	
04:45 AM			0			0			0	
05:00 AM			0			0			0	
05:15 AM			0			0			0	
05:30 AM			0			0			0	
05:45 AM			0			0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln | **QC JOB #:** 16036921

SPECIFIC LOCATION: | **DIRECTION:** EB

CITY/STATE: Celina, TX | **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
06:00 AM			0			0			0	
06:15 AM			2			2			2	
06:30 AM			1			1			1	
06:45 AM			3			3			3	
07:00 AM			0			0			0	
07:15 AM			1			1			1	
07:30 AM			1			1			1	
07:45 AM			0			0			0	
08:00 AM			0			0			0	
08:15 AM			1			1			1	
08:30 AM			2			2			2	
08:45 AM			1			1			1	
09:00 AM			0			0			0	
09:15 AM			1			1			1	
09:30 AM			2			2			2	
09:45 AM			**6**			**6**			**6**	
10:00 AM			5			5			5	
10:15 AM			1			1			1	
10:30 AM			0			0			0	
10:45 AM			0			0			0	
11:00 AM			0			0			0	
11:15 AM			1			1			1	
11:30 AM			4			4			4	
11:45 AM			5			5			5	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln
QC JOB #: 16036921
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM			3			3			3	
12:15 PM			4			4			4	
12:30 PM			2			2			2	
12:45 PM			0			0			0	
01:00 PM			2			2			2	
01:15 PM			7			7			7	
01:30 PM			0			0			0	
01:45 PM			0			0			0	
02:00 PM			3			3			3	
02:15 PM			1			1			1	
02:30 PM			1			1			1	
02:45 PM			7			7			7	
03:00 PM			2			2			2	
03:15 PM			0			0			0	
03:30 PM			4			4			4	
03:45 PM			1			1			1	
04:00 PM			**10**			**10**			**10**	
04:15 PM			2			2			2	
04:30 PM			1			1			1	
04:45 PM			0			0			0	
05:00 PM			0			0			0	
05:15 PM			2			2			2	
05:30 PM			2			2			2	
05:45 PM			1			1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln | **QC JOB #:** 16036921

SPECIFIC LOCATION: | **DIRECTION:** EB

CITY/STATE: Celina, TX | **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			0			0			0	
06:15 PM			0			0			0	
06:30 PM			1			1			1	
06:45 PM			1			1			1	
07:00 PM			0			0			0	
07:15 PM			0			0			0	
07:30 PM			0			0			0	
07:45 PM			1			1			1	
08:00 PM			1			1			1	
08:15 PM			0			0			0	
08:30 PM			0			0			0	
08:45 PM			0			0			0	
09:00 PM			0			0			0	
09:15 PM			0			0			0	
09:30 PM			0			0			0	
09:45 PM			0			0			0	
10:00 PM			0			0			0	
10:15 PM			0			0			0	
10:30 PM			0			0			0	
10:45 PM			0			0			0	
11:00 PM			0			0			0	
11:15 PM			0			0			0	
11:30 PM			0			0			0	
11:45 PM			0			0			0	
Day Total			97			97			97	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			9:45 AM 6			9:45 AM 6			9:45 AM 6	
PM Peak 15-min Vol			4:00 PM 10			4:00 PM 10			4:00 PM 10	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln **QC JOB #:** 16036921

SPECIFIC LOCATION: **DIRECTION:** EB, WB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			0			0			0	
12:15 AM			0			0			0	
12:30 AM			0			0			0	
12:45 AM			0			0			0	
01:00 AM			0			0			0	
01:15 AM			0			0			0	
01:30 AM			0			0			0	
01:45 AM			0			0			0	
02:00 AM			0			0			0	
02:15 AM			0			0			0	
02:30 AM			0			0			0	
02:45 AM			0			0			0	
03:00 AM			0			0			0	
03:15 AM			1			1			1	
03:30 AM			0			0			0	
03:45 AM			0			0			0	
04:00 AM			0			0			0	
04:15 AM			0			0			0	
04:30 AM			0			0			0	
04:45 AM			0			0			0	
05:00 AM			0			0			0	
05:15 AM			0			0			0	
05:30 AM			0			0			0	
05:45 AM			0			0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln
QC JOB #: 16036921
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			0			0			0	
06:15 AM			3			3			3	
06:30 AM			1			1			1	
06:45 AM			5			5			5	
07:00 AM			1			1			1	
07:15 AM			3			3			3	
07:30 AM			1			1			1	
07:45 AM			1			1			1	
08:00 AM			1			1			1	
08:15 AM			2			2			2	
08:30 AM			4			4			4	
08:45 AM			3			3			3	
09:00 AM			0			0			0	
09:15 AM			3			3			3	
09:30 AM			3			3			3	
09:45 AM			**9**			**9**			**9**	
10:00 AM			7			7			7	
10:15 AM			3			3			3	
10:30 AM			0			0			0	
10:45 AM			1			1			1	
11:00 AM			0			0			0	
11:15 AM			1			1			1	
11:30 AM			4			4			4	
11:45 AM			6			6			6	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln
QC JOB #: 16036921
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
			11 Jan 23							
12:00 PM			5			5			5	
12:15 PM			6			6			6	
12:30 PM			5			5			5	
12:45 PM			2			2			2	
01:00 PM			3			3			3	
01:15 PM			7			7			7	
01:30 PM			1			1			1	
01:45 PM			0			0			0	
02:00 PM			4			4			4	
02:15 PM			1			1			1	
02:30 PM			2			2			2	
02:45 PM			7			7			7	
03:00 PM			2			2			2	
03:15 PM			1			1			1	
03:30 PM			6			6			6	
03:45 PM			3			3			3	
04:00 PM			**16**			**16**			**16**	
04:15 PM			5			5			5	
04:30 PM			2			2			2	
04:45 PM			1			1			1	
05:00 PM			1			1			1	
05:15 PM			5			5			5	
05:30 PM			8			8			8	
05:45 PM			2			2			2	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln
QC JOB #: 16036921
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			0			0			0	
06:15 PM			1			1			1	
06:30 PM			2			2			2	
06:45 PM			2			2			2	
07:00 PM			0			0			0	
07:15 PM			0			0			0	
07:30 PM			0			0			0	
07:45 PM			2			2			2	
08:00 PM			1			1			1	
08:15 PM			0			0			0	
08:30 PM			0			0			0	
08:45 PM			0			0			0	
09:00 PM			1			1			1	
09:15 PM			0			0			0	
09:30 PM			0			0			0	
09:45 PM			1			1			1	
10:00 PM			0			0			0	
10:15 PM			0			0			0	
10:30 PM			0			0			0	
10:45 PM			0			0			0	
11:00 PM			0			0			0	
11:15 PM			0			0			0	
11:30 PM			0			0			0	
11:45 PM			0			0			0	
Day Total			168			168			168	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			9:45 AM 9			9:45 AM 9			9:45 AM 9	
PM Peak 15-min Vol			4:00 PM 16			4:00 PM 16			4:00 PM 16	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln **QC JOB #:** 16036921

SPECIFIC LOCATION: **DIRECTION:** WB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 AM			0			0			0	
12:15 AM			0			0			0	
12:30 AM			0			0			0	
12:45 AM			0			0			0	
01:00 AM			0			0			0	
01:15 AM			0			0			0	
01:30 AM			0			0			0	
01:45 AM			0			0			0	
02:00 AM			0			0			0	
02:15 AM			0			0			0	
02:30 AM			0			0			0	
02:45 AM			0			0			0	
03:00 AM			0			0			0	
03:15 AM			0			0			0	
03:30 AM			0			0			0	
03:45 AM			0			0			0	
04:00 AM			0			0			0	
04:15 AM			0			0			0	
04:30 AM			0			0			0	
04:45 AM			0			0			0	
05:00 AM			0			0			0	
05:15 AM			0			0			0	
05:30 AM			0			0			0	
05:45 AM			0			0			0	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln
QC JOB #: 16036921
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 AM			0			0			0	
06:15 AM			1			1			1	
06:30 AM			0			0			0	
06:45 AM			2			2			2	
07:00 AM			1			1			1	
07:15 AM			2			2			2	
07:30 AM			0			0			0	
07:45 AM			1			1			1	
08:00 AM			1			1			1	
08:15 AM			1			1			1	
08:30 AM			2			2			2	
08:45 AM			2			2			2	
09:00 AM			0			0			0	
09:15 AM			2			2			2	
09:30 AM			1			1			1	
09:45 AM			3			3			3	
10:00 AM			2			2			2	
10:15 AM			2			2			2	
10:30 AM			0			0			0	
10:45 AM			1			1			1	
11:00 AM			0			0			0	
11:15 AM			0			0			0	
11:30 AM			0			0			0	
11:45 AM			1			1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln
QC JOB #: 16036921
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
12:00 PM			2			2			2	
12:15 PM			2			2			2	
12:30 PM			3			3			3	
12:45 PM			2			2			2	
01:00 PM			1			1			1	
01:15 PM			0			0			0	
01:30 PM			1			1			1	
01:45 PM			0			0			0	
02:00 PM			1			1			1	
02:15 PM			0			0			0	
02:30 PM			1			1			1	
02:45 PM			0			0			0	
03:00 PM			0			0			0	
03:15 PM			1			1			1	
03:30 PM			2			2			2	
03:45 PM			2			2			2	
04:00 PM			**6**			**6**			**6**	
04:15 PM			3			3			3	
04:30 PM			1			1			1	
04:45 PM			1			1			1	
05:00 PM			1			1			1	
05:15 PM			3			3			3	
05:30 PM			6			6			6	
05:45 PM			1			1			1	
Day Total										
% Weekday Average										
% Week Average										
AM Peak 15-min Vol										
PM Peak 15-min Vol										

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln | **QC JOB #:** 16036921

SPECIFIC LOCATION: | **DIRECTION:** WB

CITY/STATE: Celina, TX | **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday 15-min Traffic	Sat	Sun	Average Week 15-min Traffic	Average Week Profile
06:00 PM			0			0			0	
06:15 PM			1			1			1	
06:30 PM			1			1			1	
06:45 PM			1			1			1	
07:00 PM			0			0			0	
07:15 PM			0			0			0	
07:30 PM			0			0			0	
07:45 PM			1			1			1	
08:00 PM			0			0			0	
08:15 PM			0			0			0	
08:30 PM			0			0			0	
08:45 PM			0			0			0	
09:00 PM			1			1			1	
09:15 PM			0			0			0	
09:30 PM			0			0			0	
09:45 PM			1			1			1	
10:00 PM			0			0			0	
10:15 PM			0			0			0	
10:30 PM			0			0			0	
10:45 PM			0			0			0	
11:00 PM			0			0			0	
11:15 PM			0			0			0	
11:30 PM			0			0			0	
11:45 PM			0			0			0	
Day Total			71			71			71	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak 15-min Vol			9:45 AM 3			9:45 AM 3			9:45 AM 3	
PM Peak 15-min Vol			4:00 PM 6			4:00 PM 6			4:00 PM 6	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr
QC JOB #: 16036916
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			4			4			4	
01:00 AM			1			1			1	
02:00 AM			6			6			6	
03:00 AM			8			8			8	
04:00 AM			9			9			9	
05:00 AM			39			39			39	
06:00 AM			83			83			83	
07:00 AM			**235**			**235**			**235**	
08:00 AM			149			149			149	
09:00 AM			99			99			99	
10:00 AM			87			87			87	
11:00 AM			114			114			114	
12:00 PM			112			112			112	
01:00 PM			104			104			104	
02:00 PM			108			108			108	
03:00 PM			149			149			149	
04:00 PM			138			138			138	
05:00 PM			**156**			**156**			**156**	
06:00 PM			98			98			98	
07:00 PM			53			53			53	
08:00 PM			38			38			38	
09:00 PM			27			27			27	
10:00 PM			10			10			10	
11:00 PM			4			4			4	
Day Total			1831			1831			1831	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 235			7:00 AM 235			7:00 AM 235	
PM Peak Volume			5:00 PM 156			5:00 PM 156			5:00 PM 156	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr **QC JOB #:** 16036916

SPECIFIC LOCATION: **DIRECTION:** EB, WB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			7			7			7	
01:00 AM			3			3			3	
02:00 AM			8			8			8	
03:00 AM			9			9			9	
04:00 AM			13			13			13	
05:00 AM			48			48			48	
06:00 AM			128			128			128	
07:00 AM			**416**			**416**			**416**	
08:00 AM			252			252			252	
09:00 AM			175			175			175	
10:00 AM			160			160			160	
11:00 AM			205			205			205	
12:00 PM			214			214			214	
01:00 PM			201			201			201	
02:00 PM			230			230			230	
03:00 PM			291			291			291	
04:00 PM			283			283			283	
05:00 PM			**345**			**345**			**345**	
06:00 PM			234			234			234	
07:00 PM			150			150			150	
08:00 PM			86			86			86	
09:00 PM			68			68			68	
10:00 PM			24			24			24	
11:00 PM			18			18			18	
Day Total			3568			3568			3568	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 416			7:00 AM 416			7:00 AM 416	
PM Peak Volume			5:00 PM 345			5:00 PM 345			5:00 PM 345	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Ash St east of S Oklahoma Dr **QC JOB #:** 16036916

SPECIFIC LOCATION: **DIRECTION:** WB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			3			3			3	
01:00 AM			2			2			2	
02:00 AM			2			2			2	
03:00 AM			1			1			1	
04:00 AM			4			4			4	
05:00 AM			9			9			9	
06:00 AM			45			45			45	
07:00 AM			**181**			**181**			**181**	
08:00 AM			103			103			103	
09:00 AM			76			76			76	
10:00 AM			73			73			73	
11:00 AM			91			91			91	
12:00 PM			102			102			102	
01:00 PM			97			97			97	
02:00 PM			122			122			122	
03:00 PM			142			142			142	
04:00 PM			145			145			145	
05:00 PM			**189**			**189**			**189**	
06:00 PM			136			136			136	
07:00 PM			97			97			97	
08:00 PM			48			48			48	
09:00 PM			41			41			41	
10:00 PM			14			14			14	
11:00 PM			14			14			14	
Day Total			1737			1737			1737	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 181			7:00 AM 181			7:00 AM 181	
PM Peak Volume			5:00 PM 189			5:00 PM 189			5:00 PM 189	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St **QC JOB #:** 16036917

SPECIFIC LOCATION: **DIRECTION:** NB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			5			5			5	
01:00 AM			2			2			2	
02:00 AM			0			0			0	
03:00 AM			1			1			1	
04:00 AM			1			1			1	
05:00 AM			5			5			5	
06:00 AM			27			27			27	
07:00 AM			46			46			46	
08:00 AM			67			67			67	
09:00 AM			65			65			65	
10:00 AM			79			79			79	
11:00 AM			**87**			**87**			**87**	
12:00 PM			112			112			112	
01:00 PM			90			90			90	
02:00 PM			92			92			92	
03:00 PM			85			85			85	
04:00 PM			87			87			87	
05:00 PM			**120**			**120**			**120**	
06:00 PM			100			100			100	
07:00 PM			42			42			42	
08:00 PM			34			34			34	
09:00 PM			12			12			12	
10:00 PM			9			9			9	
11:00 PM			4			4			4	
Day Total			1172			1172			1172	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			11:00 AM 87			11:00 AM 87			11:00 AM 87	
PM Peak Volume			5:00 PM 120			5:00 PM 120			5:00 PM 120	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St **QC JOB #:** 16036917

SPECIFIC LOCATION: **DIRECTION:** NB, SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			9			9			9	
01:00 AM			4			4			4	
02:00 AM			1			1			1	
03:00 AM			1			1			1	
04:00 AM			1			1			1	
05:00 AM			16			16			16	
06:00 AM			55			55			55	
07:00 AM			113			113			113	
08:00 AM			134			134			134	
09:00 AM			136			136			136	
10:00 AM			150			150			150	
11:00 AM			**182**			**182**			**182**	
12:00 PM			**222**			**222**			**222**	
01:00 PM			185			185			185	
02:00 PM			191			191			191	
03:00 PM			171			171			171	
04:00 PM			164			164			164	
05:00 PM			202			202			202	
06:00 PM			187			187			187	
07:00 PM			96			96			96	
08:00 PM			81			81			81	
09:00 PM			25			25			25	
10:00 PM			15			15			15	
11:00 PM			10			10			10	
Day Total			2351			2351			2351	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			11:00 AM 182			11:00 AM 182			11:00 AM 182	
PM Peak Volume			12:00 PM 222			12:00 PM 222			12:00 PM 222	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr south of E Ash St **QC JOB #:** 16036917

SPECIFIC LOCATION: **DIRECTION:** SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			4			4			4	
01:00 AM			2			2			2	
02:00 AM			1			1			1	
03:00 AM			0			0			0	
04:00 AM			0			0			0	
05:00 AM			11			11			11	
06:00 AM			28			28			28	
07:00 AM			67			67			67	
08:00 AM			67			67			67	
09:00 AM			71			71			71	
10:00 AM			71			71			71	
11:00 AM			**95**			**95**			**95**	
12:00 PM			**110**			**110**			**110**	
01:00 PM			95			95			95	
02:00 PM			99			99			99	
03:00 PM			86			86			86	
04:00 PM			77			77			77	
05:00 PM			82			82			82	
06:00 PM			87			87			87	
07:00 PM			54			54			54	
08:00 PM			47			47			47	
09:00 PM			13			13			13	
10:00 PM			6			6			6	
11:00 PM			6			6			6	
Day Total			1179			1179			1179	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			11:00 AM 95			11:00 AM 95			11:00 AM 95	
PM Peak Volume			12:00 PM 110			12:00 PM 110			12:00 PM 110	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St **QC JOB #:** 16036918

SPECIFIC LOCATION: **DIRECTION:** NB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			4			4			4	
01:00 AM			2			2			2	
02:00 AM			0			0			0	
03:00 AM			1			1			1	
04:00 AM			1			1			1	
05:00 AM			8			8			8	
06:00 AM			38			38			38	
07:00 AM			66			66			66	
08:00 AM			58			58			58	
09:00 AM			57			57			57	
10:00 AM			74			74			74	
11:00 AM			**81**			**81**			**81**	
12:00 PM			**100**			**100**			**100**	
01:00 PM			74			74			74	
02:00 PM			73			73			73	
03:00 PM			67			67			67	
04:00 PM			78			78			78	
05:00 PM			82			82			82	
06:00 PM			83			83			83	
07:00 PM			41			41			41	
08:00 PM			36			36			36	
09:00 PM			10			10			10	
10:00 PM			11			11			11	
11:00 PM			4			4			4	
Day Total			1049			1049			1049	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			11:00 AM 81			11:00 AM 81			11:00 AM 81	
PM Peak Volume			12:00 PM 100			12:00 PM 100			12:00 PM 100	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St **QC JOB #:** 16036918

SPECIFIC LOCATION: **DIRECTION:** NB, SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			8			8			8	
01:00 AM			4			4			4	
02:00 AM			1			1			1	
03:00 AM			1			1			1	
04:00 AM			1			1			1	
05:00 AM			20			20			20	
06:00 AM			65			65			65	
07:00 AM			129			129			129	
08:00 AM			115			115			115	
09:00 AM			112			112			112	
10:00 AM			149			149			149	
11:00 AM			**173**			**173**			**173**	
12:00 PM			**208**			**208**			**208**	
01:00 PM			162			162			162	
02:00 PM			153			153			153	
03:00 PM			148			148			148	
04:00 PM			163			163			163	
05:00 PM			173			173			173	
06:00 PM			165			165			165	
07:00 PM			82			82			82	
08:00 PM			82			82			82	
09:00 PM			22			22			22	
10:00 PM			18			18			18	
11:00 PM			8			8			8	
Day Total			2162			2162			2162	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			11:00 AM 173			11:00 AM 173			11:00 AM 173	
PM Peak Volume			12:00 PM 208			12:00 PM 208			12:00 PM 208	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Oklahoma Dr north of Cherrywood St **QC JOB #:** 16036918

SPECIFIC LOCATION: **DIRECTION:** SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			4			4			4	
01:00 AM			2			2			2	
02:00 AM			1			1			1	
03:00 AM			0			0			0	
04:00 AM			0			0			0	
05:00 AM			12			12			12	
06:00 AM			27			27			27	
07:00 AM			63			63			63	
08:00 AM			57			57			57	
09:00 AM			55			55			55	
10:00 AM			75			75			75	
11:00 AM			**92**			**92**			**92**	
12:00 PM			**108**			**108**			**108**	
01:00 PM			88			88			88	
02:00 PM			80			80			80	
03:00 PM			81			81			81	
04:00 PM			85			85			85	
05:00 PM			91			91			91	
06:00 PM			82			82			82	
07:00 PM			41			41			41	
08:00 PM			46			46			46	
09:00 PM			12			12			12	
10:00 PM			7			7			7	
11:00 PM			4			4			4	
Day Total			1113			1113			1113	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			11:00 AM 92			11:00 AM 92			11:00 AM 92	
PM Peak Volume			12:00 PM 108			12:00 PM 108			12:00 PM 108	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd **QC JOB #:** 16036919

SPECIFIC LOCATION: **DIRECTION:** NB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			38			38			38	
01:00 AM			22			22			22	
02:00 AM			16			16			16	
03:00 AM			29			29			29	
04:00 AM			67			67			67	
05:00 AM			133			133			133	
06:00 AM			425			425			425	
07:00 AM			**854**			**854**			**854**	
08:00 AM			850			850			850	
09:00 AM			743			743			743	
10:00 AM			667			667			667	
11:00 AM			678			678			678	
12:00 PM			809			809			809	
01:00 PM			752			752			752	
02:00 PM			896			896			896	
03:00 PM			1046			1046			1046	
04:00 PM			1122			1122			1122	
05:00 PM			**1179**			**1179**			**1179**	
06:00 PM			909			909			909	
07:00 PM			638			638			638	
08:00 PM			403			403			403	
09:00 PM			298			298			298	
10:00 PM			182			182			182	
11:00 PM			78			78			78	
Day Total			12834			12834			12834	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 854			7:00 AM 854			7:00 AM 854	
PM Peak Volume			5:00 PM 1179			5:00 PM 1179			5:00 PM 1179	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd **QC JOB #:** 16036919

SPECIFIC LOCATION: **DIRECTION:** NB, SB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			67			67			67	
01:00 AM			43			43			43	
02:00 AM			33			33			33	
03:00 AM			91			91			91	
04:00 AM			188			188			188	
05:00 AM			432			432			432	
06:00 AM			1206			1206			1206	
07:00 AM			**2151**			**2151**			**2151**	
08:00 AM			1869			1869			1869	
09:00 AM			1503			1503			1503	
10:00 AM			1357			1357			1357	
11:00 AM			1535			1535			1535	
12:00 PM			1562			1562			1562	
01:00 PM			1484			1484			1484	
02:00 PM			1580			1580			1580	
03:00 PM			1854			1854			1854	
04:00 PM			2124			2124			2124	
05:00 PM			**2168**			**2168**			**2168**	
06:00 PM			1679			1679			1679	
07:00 PM			1037			1037			1037	
08:00 PM			710			710			710	
09:00 PM			454			454			454	
10:00 PM			264			264			264	
11:00 PM			130			130			130	
Day Total			25521			25521			25521	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 2151			7:00 AM 2151			7:00 AM 2151	
PM Peak Volume			5:00 PM 2168			5:00 PM 2168			5:00 PM 2168	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: S Preston Rd btwn S Oklahoma Dr and Sunset Blvd
QC JOB #: 16036919
SPECIFIC LOCATION:
DIRECTION: SB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			29			29			29	
01:00 AM			21			21			21	
02:00 AM			17			17			17	
03:00 AM			62			62			62	
04:00 AM			121			121			121	
05:00 AM			299			299			299	
06:00 AM			781			781			781	
07:00 AM			**1297**			**1297**			**1297**	
08:00 AM			1019			1019			1019	
09:00 AM			760			760			760	
10:00 AM			690			690			690	
11:00 AM			857			857			857	
12:00 PM			753			753			753	
01:00 PM			732			732			732	
02:00 PM			684			684			684	
03:00 PM			808			808			808	
04:00 PM			**1002**			**1002**			**1002**	
05:00 PM			989			989			989	
06:00 PM			770			770			770	
07:00 PM			399			399			399	
08:00 PM			307			307			307	
09:00 PM			156			156			156	
10:00 PM			82			82			82	
11:00 PM			52			52			52	
Day Total			12687			12687			12687	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 1297			7:00 AM 1297			7:00 AM 1297	
PM Peak Volume			4:00 PM 1002			4:00 PM 1002			4:00 PM 1002	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: EB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			6			6			6	
01:00 AM			1			1			1	
02:00 AM			5			5			5	
03:00 AM			6			6			6	
04:00 AM			22			22			22	
05:00 AM			54			54			54	
06:00 AM			158			158			158	
07:00 AM			**337**			**337**			**337**	
08:00 AM			241			241			241	
09:00 AM			215			215			215	
10:00 AM			141			141			141	
11:00 AM			166			166			166	
12:00 PM			172			172			172	
01:00 PM			136			136			136	
02:00 PM			168			168			168	
03:00 PM			181			181			181	
04:00 PM			**220**			**220**			**220**	
05:00 PM			215			215			215	
06:00 PM			185			185			185	
07:00 PM			93			93			93	
08:00 PM			62			62			62	
09:00 PM			37			37			37	
10:00 PM			19			19			19	
11:00 PM			7			7			7	
Day Total			2847			2847			2847	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 337			7:00 AM 337			7:00 AM 337	
PM Peak Volume			4:00 PM 220			4:00 PM 220			4:00 PM 220	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: EB, WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			15			15			15	
01:00 AM			7			7			7	
02:00 AM			7			7			7	
03:00 AM			10			10			10	
04:00 AM			30			30			30	
05:00 AM			73			73			73	
06:00 AM			233			233			233	
07:00 AM			**529**			**529**			**529**	
08:00 AM			397			397			397	
09:00 AM			352			352			352	
10:00 AM			284			284			284	
11:00 AM			317			317			317	
12:00 PM			325			325			325	
01:00 PM			290			290			290	
02:00 PM			348			348			348	
03:00 PM			428			428			428	
04:00 PM			521			521			521	
05:00 PM			**552**			**552**			**552**	
06:00 PM			459			459			459	
07:00 PM			265			265			265	
08:00 PM			167			167			167	
09:00 PM			92			92			92	
10:00 PM			60			60			60	
11:00 PM			25			25			25	
Day Total			5786			5786			5786	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 529			7:00 AM 529			7:00 AM 529	
PM Peak Volume			5:00 PM 552			5:00 PM 552			5:00 PM 552	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: W Glendenning Pkwy east of Old Log Trl
QC JOB #: 16036920
SPECIFIC LOCATION:
DIRECTION: WB
CITY/STATE: Celina, TX
DATE: Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			9			9			9	
01:00 AM			6			6			6	
02:00 AM			2			2			2	
03:00 AM			4			4			4	
04:00 AM			8			8			8	
05:00 AM			19			19			19	
06:00 AM			75			75			75	
07:00 AM			**192**			**192**			**192**	
08:00 AM			156			156			156	
09:00 AM			137			137			137	
10:00 AM			143			143			143	
11:00 AM			151			151			151	
12:00 PM			153			153			153	
01:00 PM			154			154			154	
02:00 PM			180			180			180	
03:00 PM			247			247			247	
04:00 PM			301			301			301	
05:00 PM			**337**			**337**			**337**	
06:00 PM			274			274			274	
07:00 PM			172			172			172	
08:00 PM			105			105			105	
09:00 PM			55			55			55	
10:00 PM			41			41			41	
11:00 PM			18			18			18	
Day Total			2939			2939			2939	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			7:00 AM 192			7:00 AM 192			7:00 AM 192	
PM Peak Volume			5:00 PM 337			5:00 PM 337			5:00 PM 337	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln **QC JOB #:** 16036921

SPECIFIC LOCATION: **DIRECTION:** EB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			0			0			0	
01:00 AM			0			0			0	
02:00 AM			0			0			0	
03:00 AM			1			1			1	
04:00 AM			0			0			0	
05:00 AM			0			0			0	
06:00 AM			6			6			6	
07:00 AM			2			2			2	
08:00 AM			4			4			4	
09:00 AM			9			9			9	
10:00 AM			6			6			6	
11:00 AM			**10**			**10**			**10**	
12:00 PM			9			9			9	
01:00 PM			9			9			9	
02:00 PM			12			12			12	
03:00 PM			7			7			7	
04:00 PM			**13**			**13**			**13**	
05:00 PM			5			5			5	
06:00 PM			2			2			2	
07:00 PM			1			1			1	
08:00 PM			1			1			1	
09:00 PM			0			0			0	
10:00 PM			0			0			0	
11:00 PM			0			0			0	
Day Total			97			97			97	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			11:00 AM 10			11:00 AM 10			11:00 AM 10	
PM Peak Volume			4:00 PM 13			4:00 PM 13			4:00 PM 13	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln **QC JOB #:** 16036921

SPECIFIC LOCATION: **DIRECTION:** EB, WB

CITY/STATE: Celina, TX **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			0			0			0	
01:00 AM			0			0			0	
02:00 AM			0			0			0	
03:00 AM			1			1			1	
04:00 AM			0			0			0	
05:00 AM			0			0			0	
06:00 AM			9			9			9	
07:00 AM			6			6			6	
08:00 AM			10			10			10	
09:00 AM			**15**			**15**			**15**	
10:00 AM			11			11			11	
11:00 AM			11			11			11	
12:00 PM			18			18			18	
01:00 PM			11			11			11	
02:00 PM			14			14			14	
03:00 PM			12			12			12	
04:00 PM			**24**			**24**			**24**	
05:00 PM			16			16			16	
06:00 PM			5			5			5	
07:00 PM			2			2			2	
08:00 PM			1			1			1	
09:00 PM			2			2			2	
10:00 PM			0			0			0	
11:00 PM			0			0			0	
Day Total			168			168			168	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			9:00 AM 15			9:00 AM 15			9:00 AM 15	
PM Peak Volume			4:00 PM 24			4:00 PM 24			4:00 PM 24	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

Type of report: Tube Count - Volume Data

LOCATION: E Glendenning Pkwy west of KC Robinson Ln | **QC JOB #:** 16036921

SPECIFIC LOCATION: | **DIRECTION:** WB

CITY/STATE: Celina, TX | **DATE:** Jan 11 2023 - Jan 11 2023

Start Time	Mon	Tue	Wed 11 Jan 23	Thu	Fri	Average Weekday Hourly Traffic	Sat	Sun	Average Week Hourly Traffic	Average Week Profile
12:00 AM			0			0			0	
01:00 AM			0			0			0	
02:00 AM			0			0			0	
03:00 AM			0			0			0	
04:00 AM			0			0			0	
05:00 AM			0			0			0	
06:00 AM			3			3			3	
07:00 AM			4			4			4	
08:00 AM			**6**			**6**			**6**	
09:00 AM			6			6			6	
10:00 AM			5			5			5	
11:00 AM			1			1			1	
12:00 PM			9			9			9	
01:00 PM			2			2			2	
02:00 PM			2			2			2	
03:00 PM			5			5			5	
04:00 PM			**11**			**11**			**11**	
05:00 PM			11			11			11	
06:00 PM			3			3			3	
07:00 PM			1			1			1	
08:00 PM			0			0			0	
09:00 PM			2			2			2	
10:00 PM			0			0			0	
11:00 PM			0			0			0	
Day Total			71			71			71	
% Weekday Average			100%							
% Week Average			100%			100%				
AM Peak Volume			8:00 AM 6			8:00 AM 6			8:00 AM 6	
PM Peak Volume			4:00 PM 11			4:00 PM 11			4:00 PM 11	

Comments:

Report generated on 1/18/2023 1:48 PM

SOURCE: Quality Counts, LLC (http://www.qualitycounts.net)

Quality Counts
DATA THAT DRIVES COMMUNITIES

APPENDIX D

Trip Generation Worksheet

Land Use: 151
Mini-Warehouse

Description

A mini-warehouse is a building in which a number of storage units or vaults are rented for the storage of goods. They are typically referred to as “self-storage” facilities. Each unit is physically separated from other units, and access is usually provided through an overhead door or other common access point.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in California, Colorado, Massachusetts, Minnesota, Nevada, New Jersey, Texas, and Utah.

Source Numbers

212, 403, 551, 568, 642, 708, 724, 850, 868, 876, 1024, 1035

Mini-Warehouse
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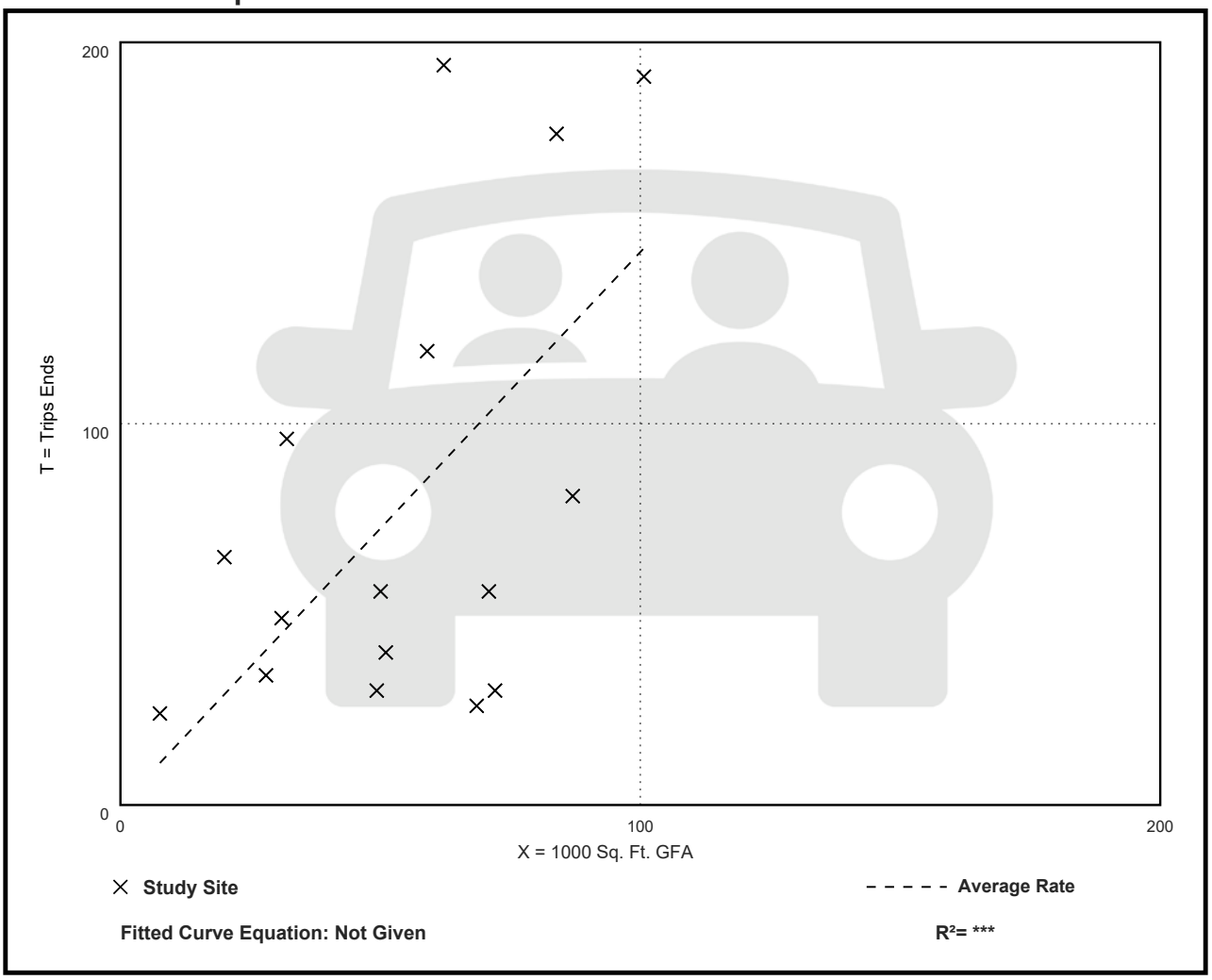
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.45	0.38 - 3.25	0.92

Data Plot and Equation



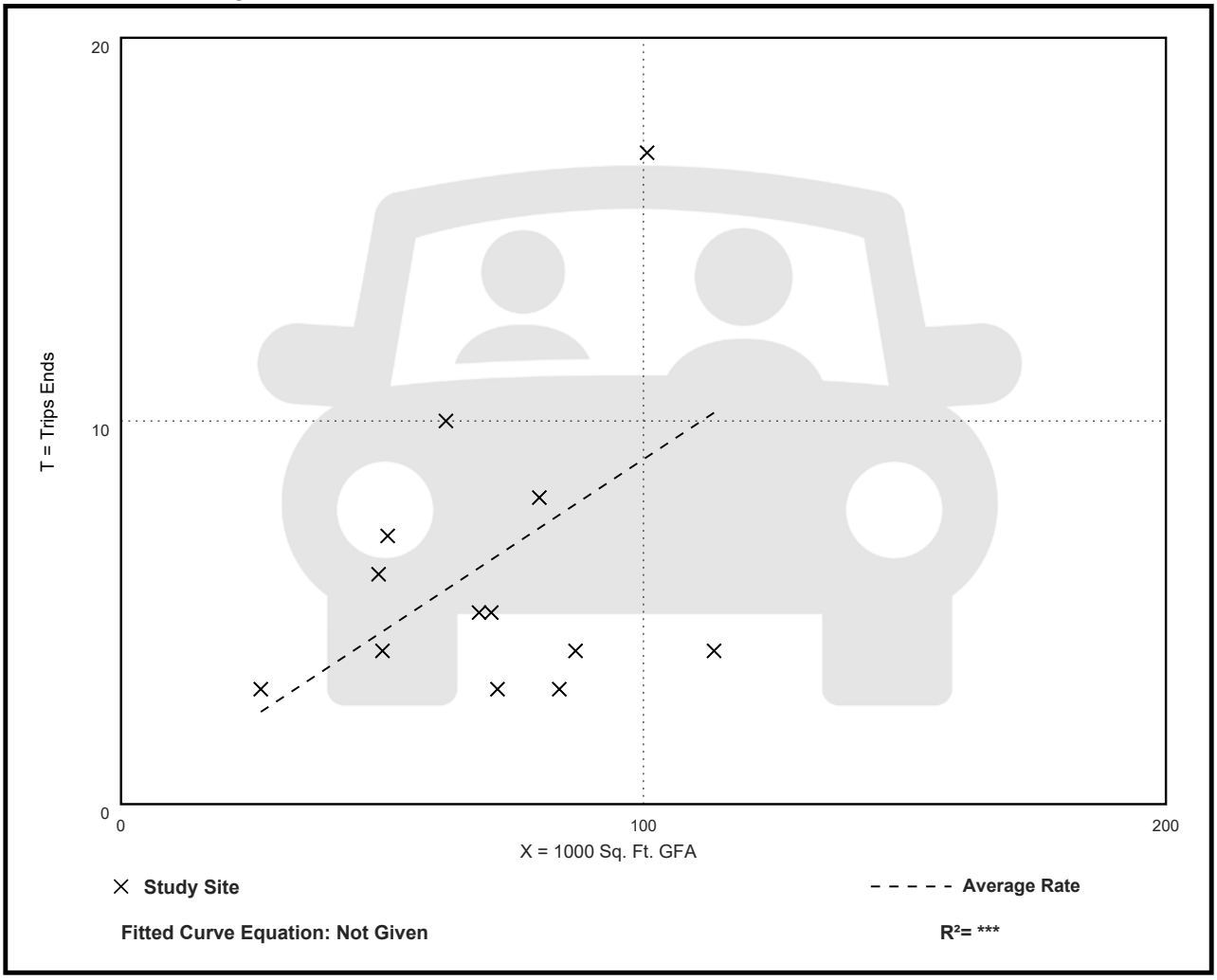
Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. 1000 Sq. Ft. GFA: 70
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.04 - 0.17	0.05

Data Plot and Equation



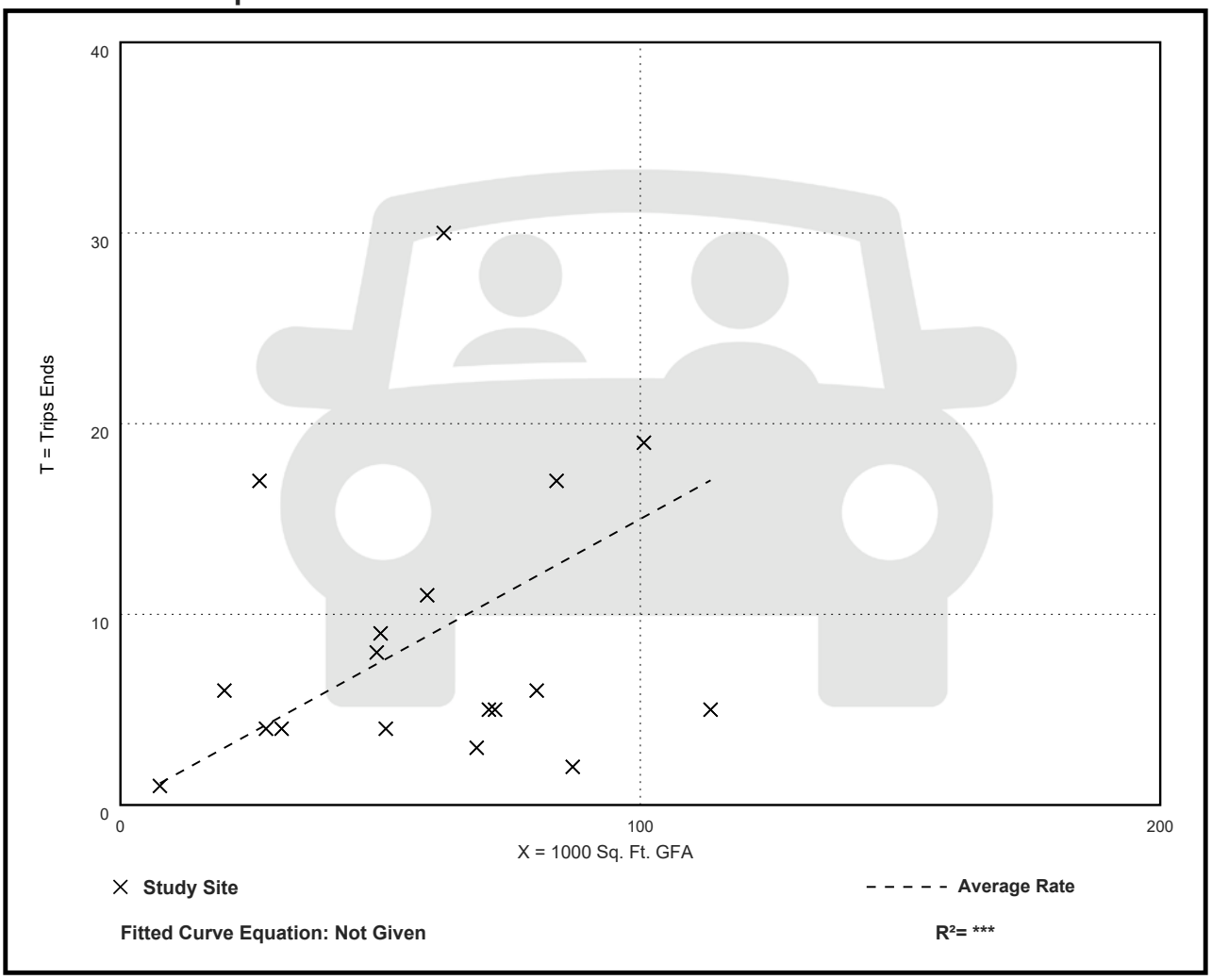
Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 59
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.15	0.02 - 0.64	0.14

Data Plot and Equation



Mini-Warehouse
(151)

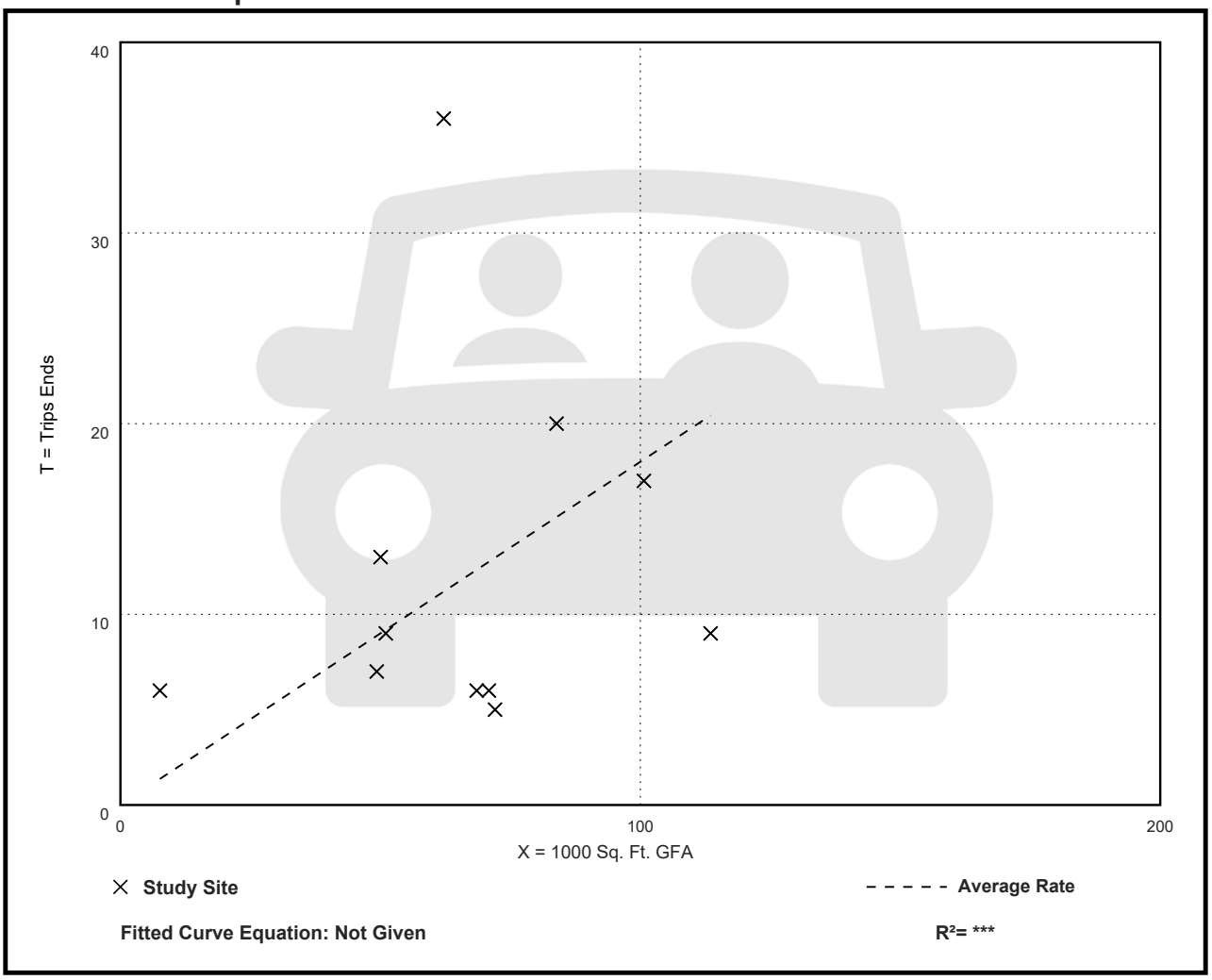
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. 1000 Sq. Ft. GFA: 66
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.07 - 0.79	0.16

Data Plot and Equation



Mini-Warehouse
(151)

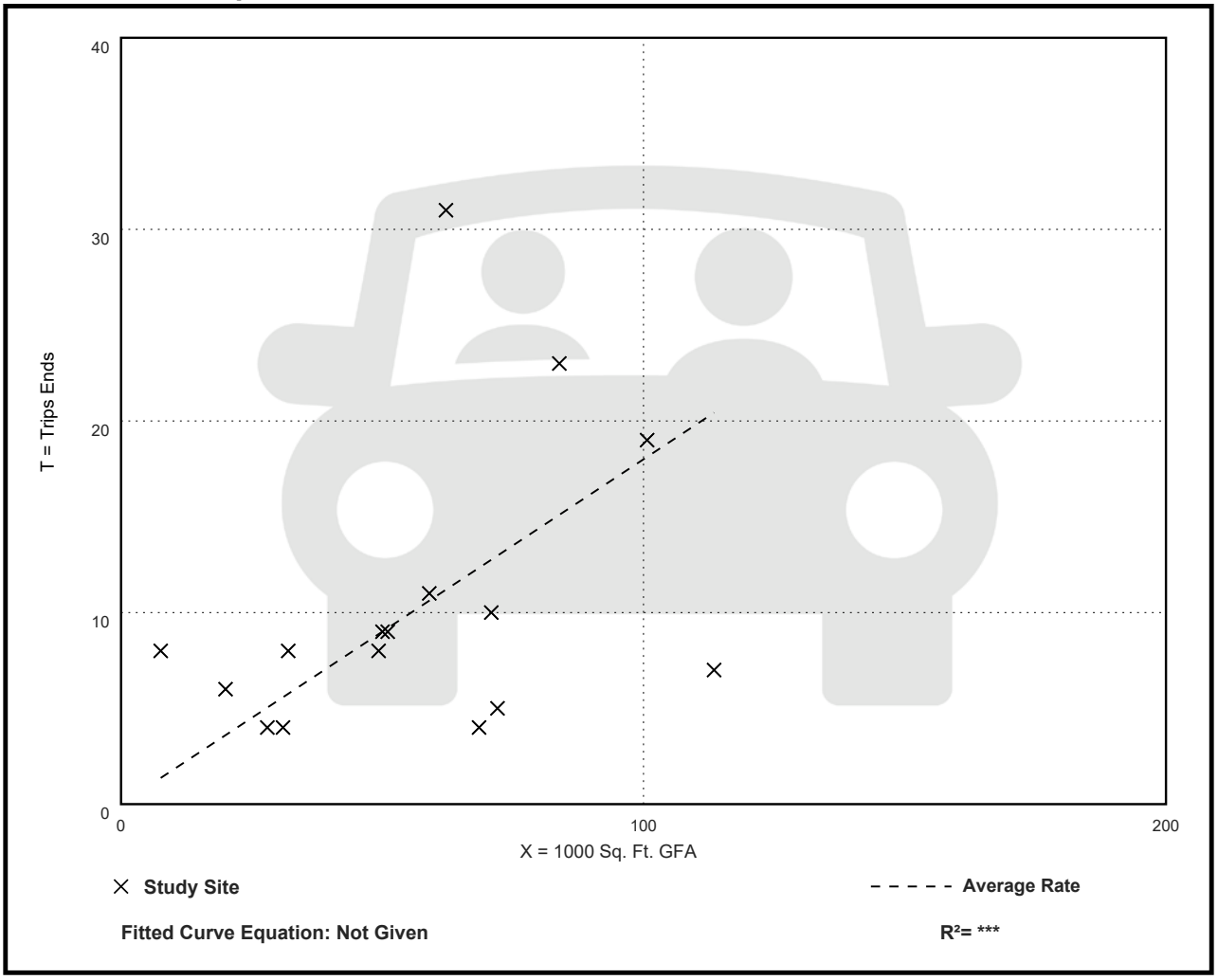
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 16
Avg. 1000 Sq. Ft. GFA: 56
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.18	0.06 - 1.05	0.14

Data Plot and Equation



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(151)

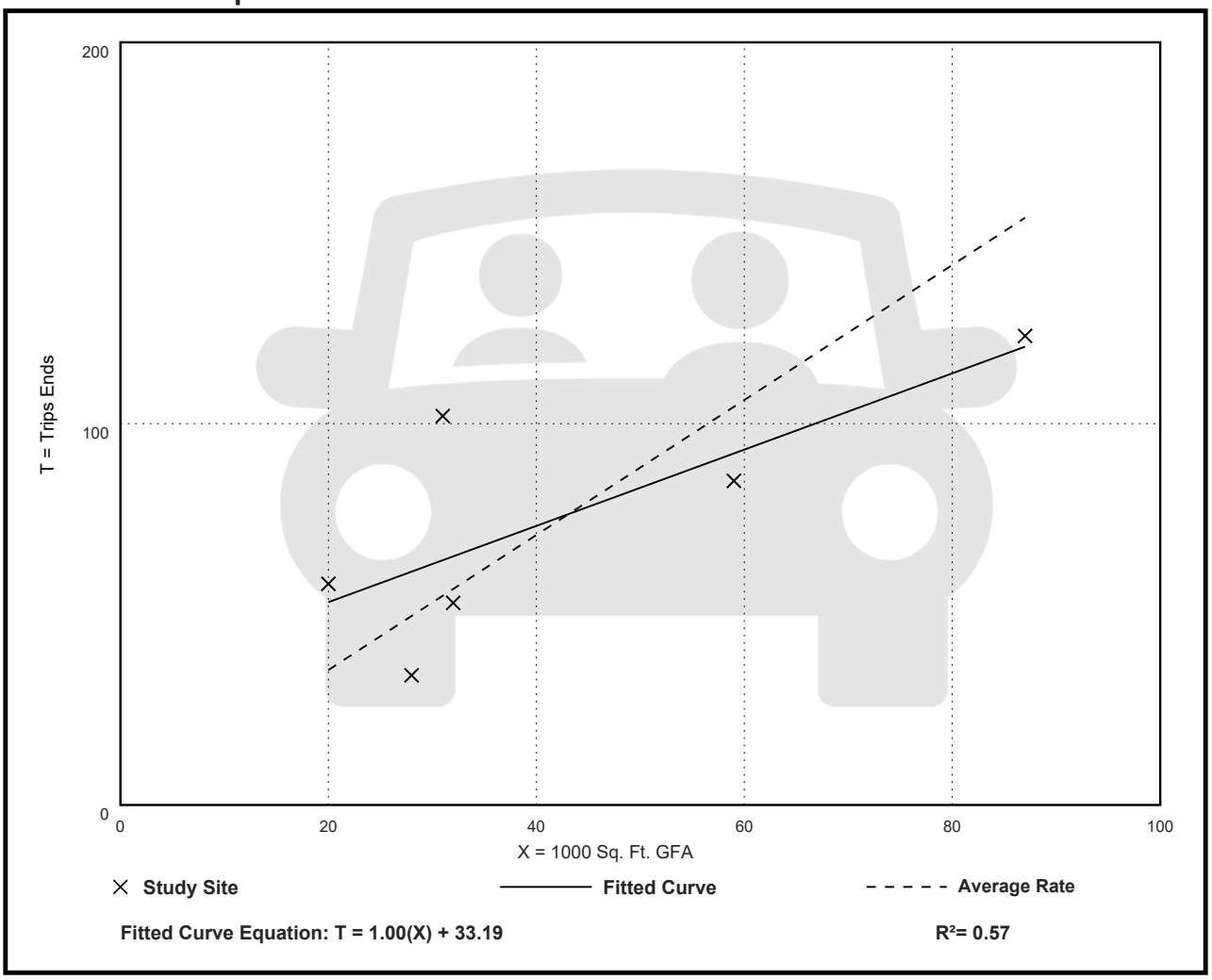
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 43
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.77	1.21 - 3.29	0.76

Data Plot and Equation



Fitted Curve Equation: T = 1.00(X) + 33.19

R^2= 0.57

Mini-Warehouse
(151)

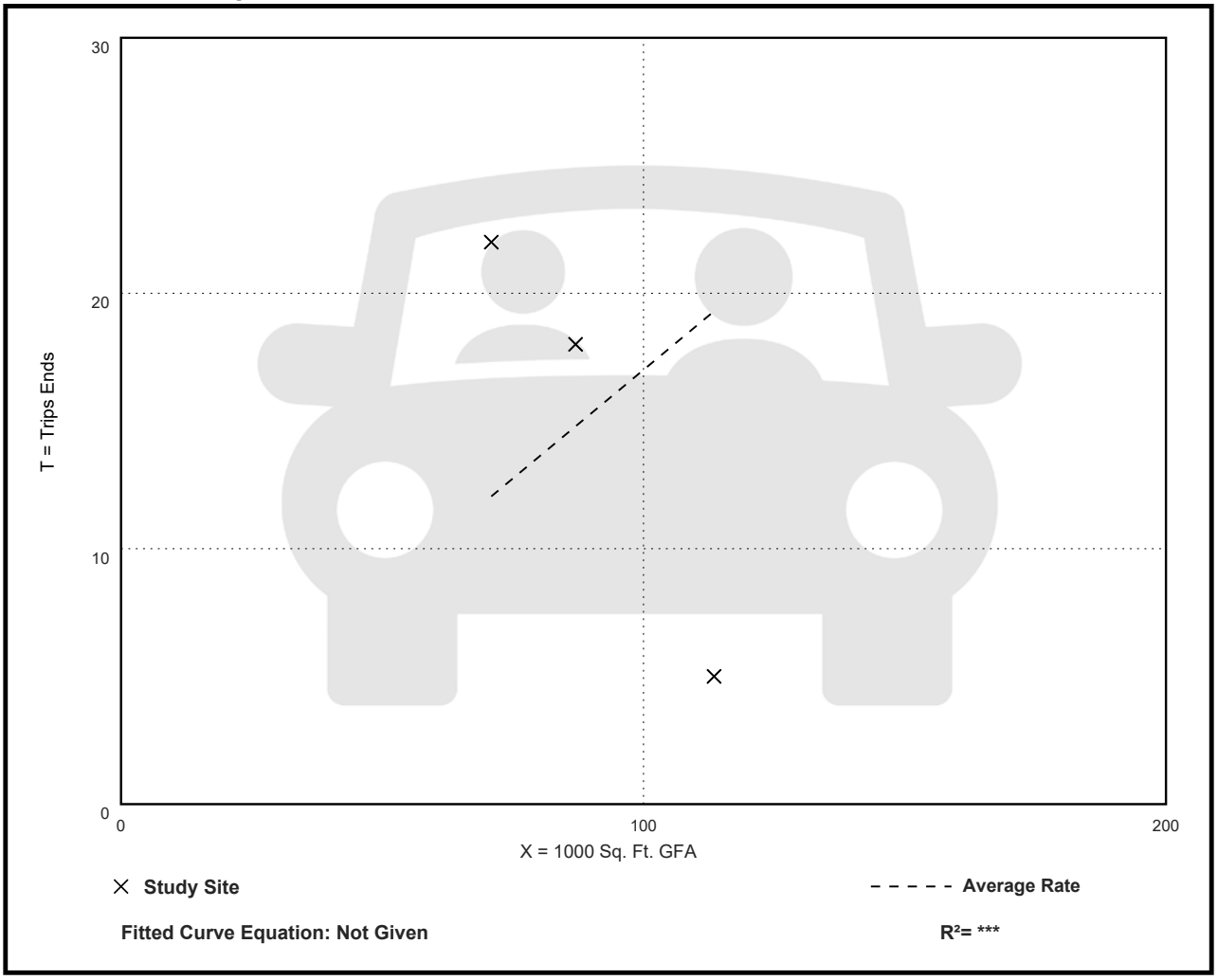
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. 1000 Sq. Ft. GFA: 90
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.17	0.04 - 0.31	0.14

Data Plot and Equation



Mini-Warehouse
(151)

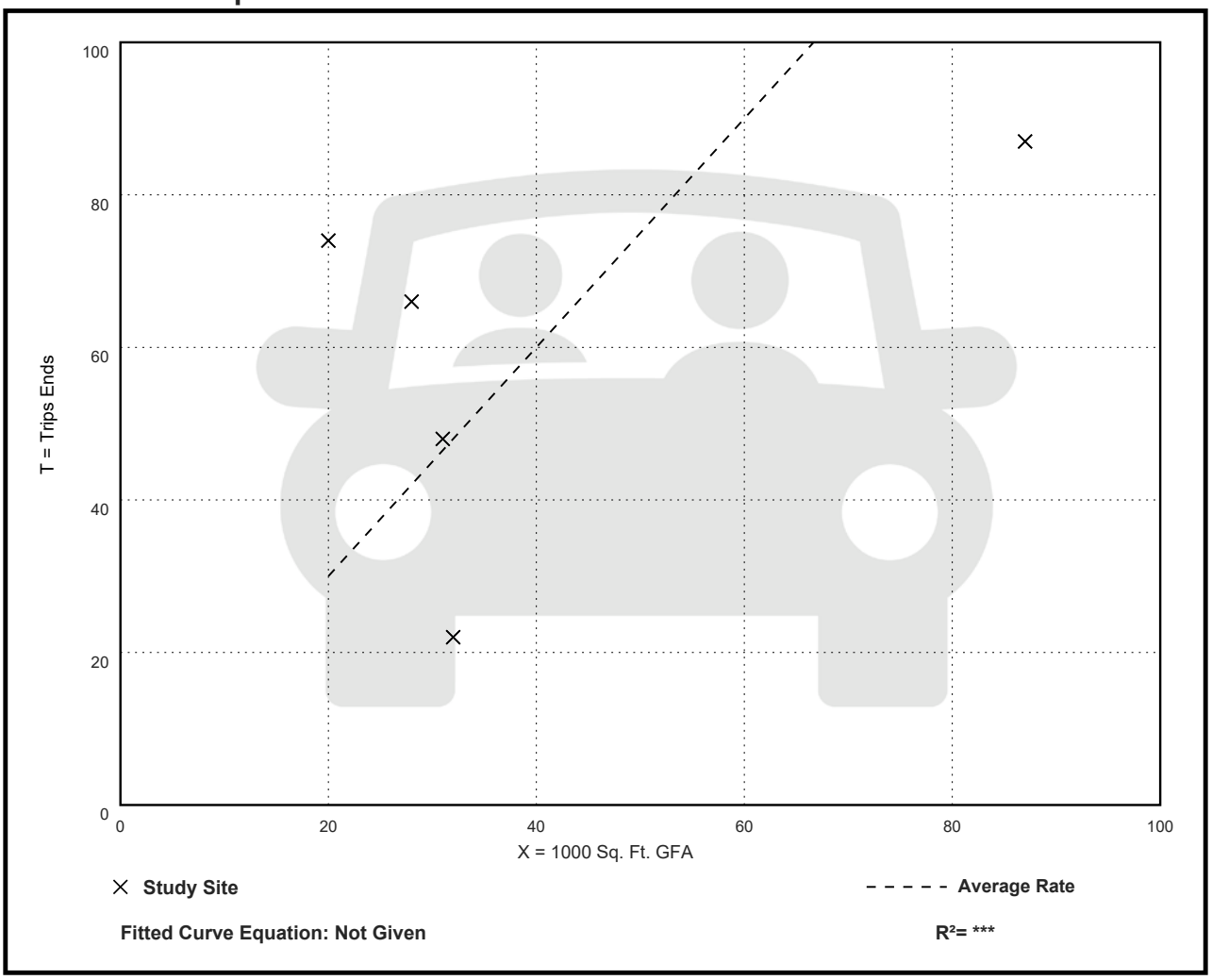
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 40
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.50	0.69 - 3.70	1.01

Data Plot and Equation



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Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday, Peak Hour of Generator

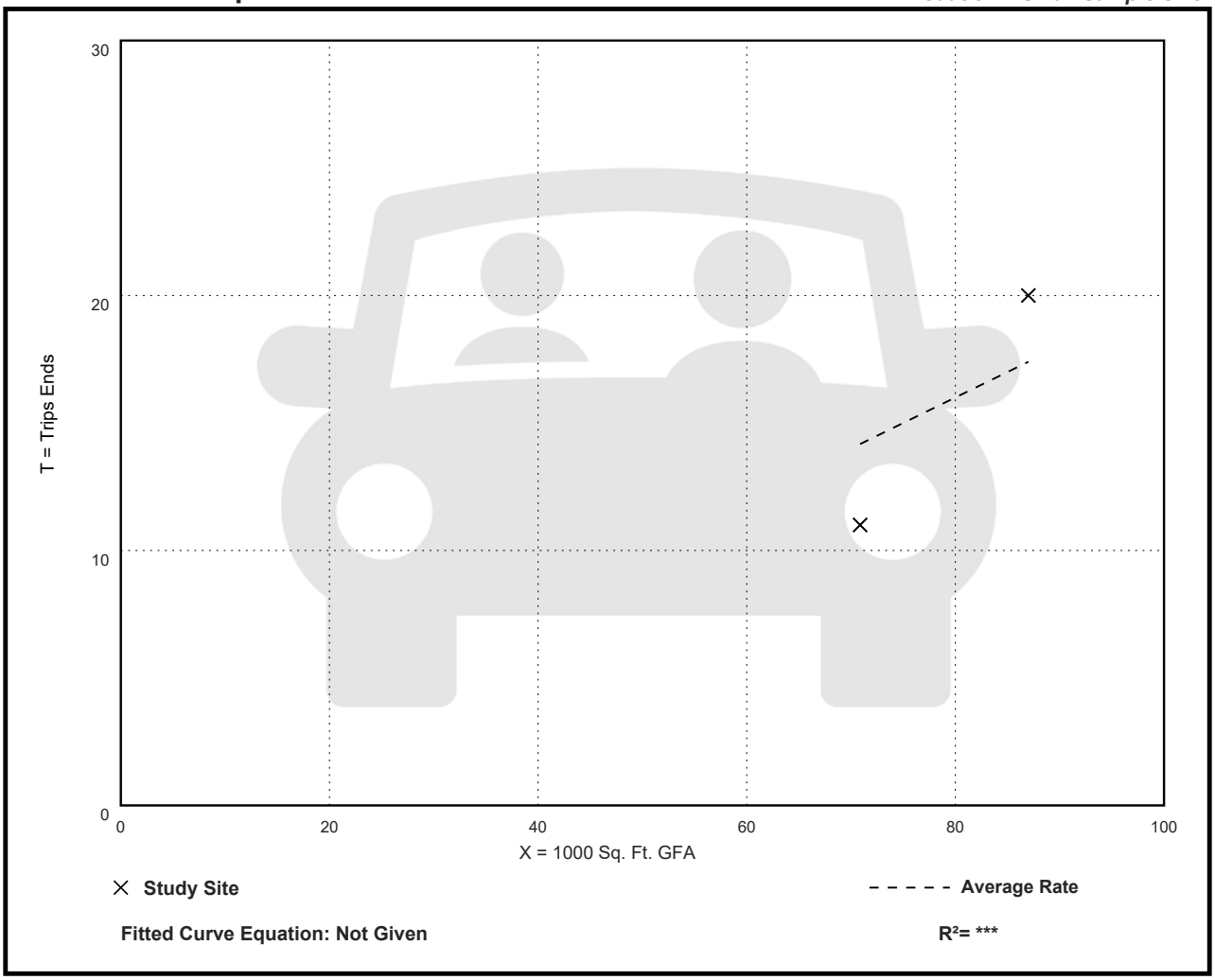
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 79
Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.20	0.16 - 0.23	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Mini-Warehouse
(151)

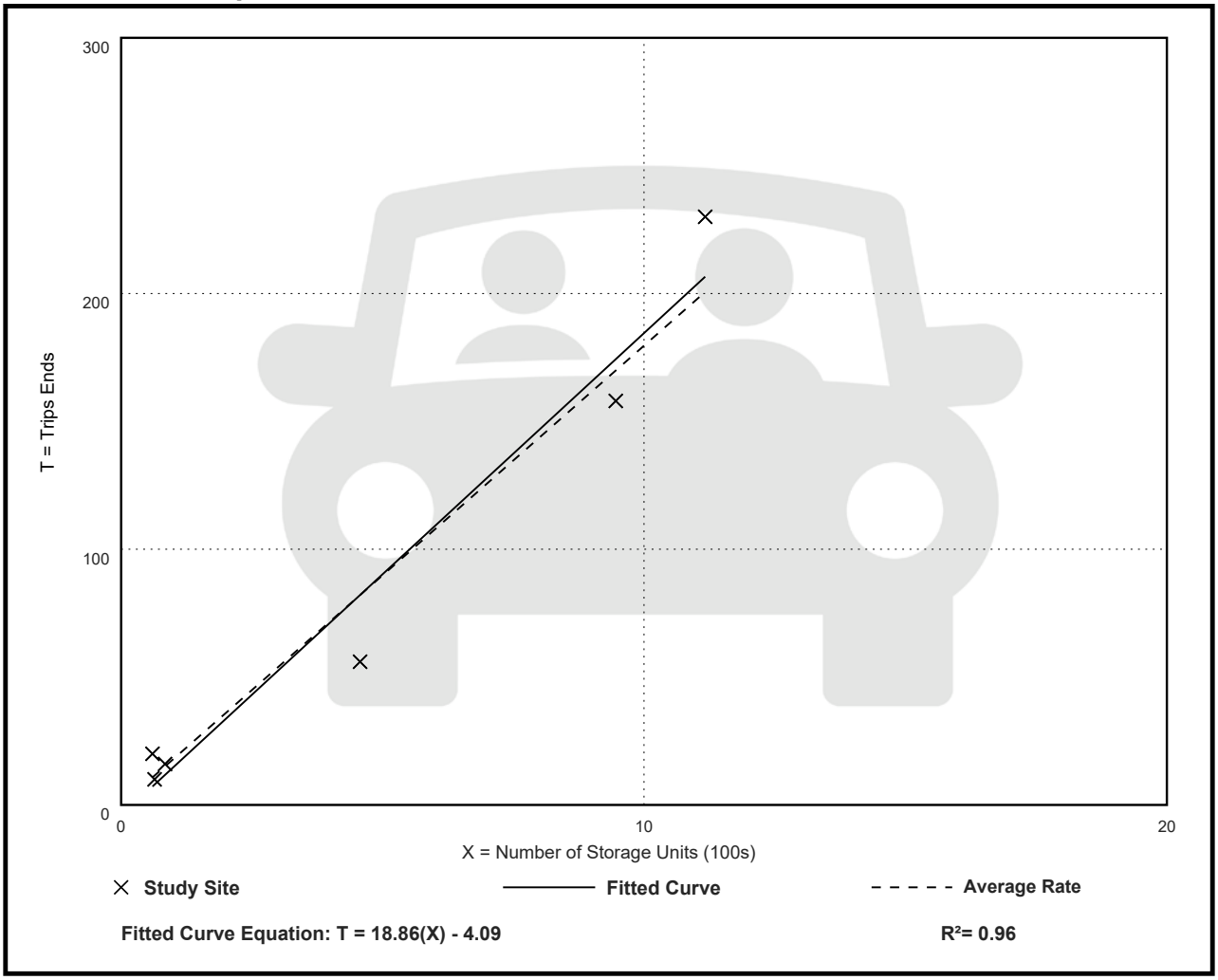
Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Storage Units (100s): 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
17.96	12.25 - 33.33	4.13

Data Plot and Equation



Fitted Curve Equation: T = 18.86(X) - 4.09

R^2= 0.96

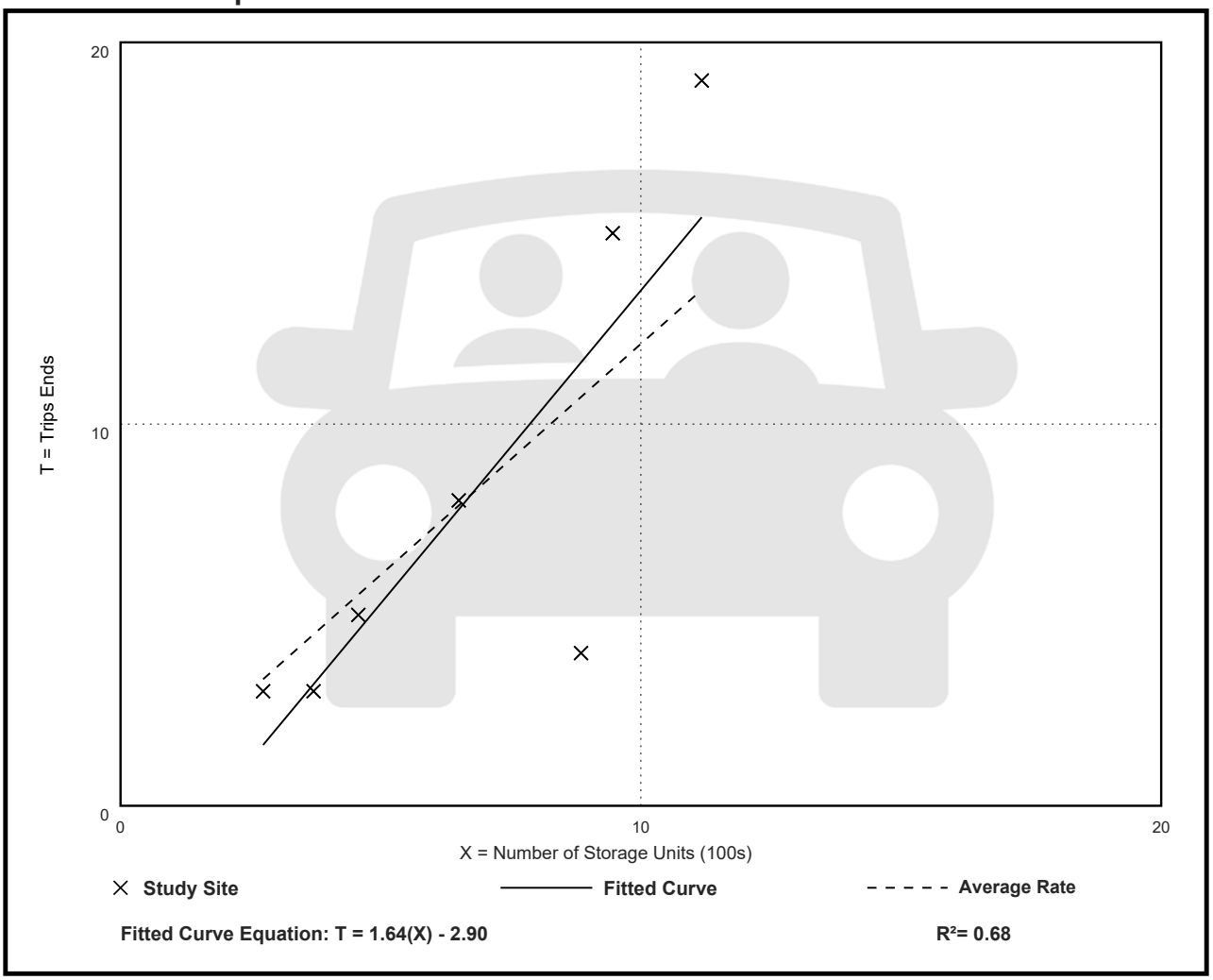
Mini-Warehouse
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Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Storage Units (100s): 7
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.21	0.45 - 1.70	0.49

Data Plot and Equation



Fitted Curve Equation: T = 1.64(X) - 2.90

R^2= 0.68

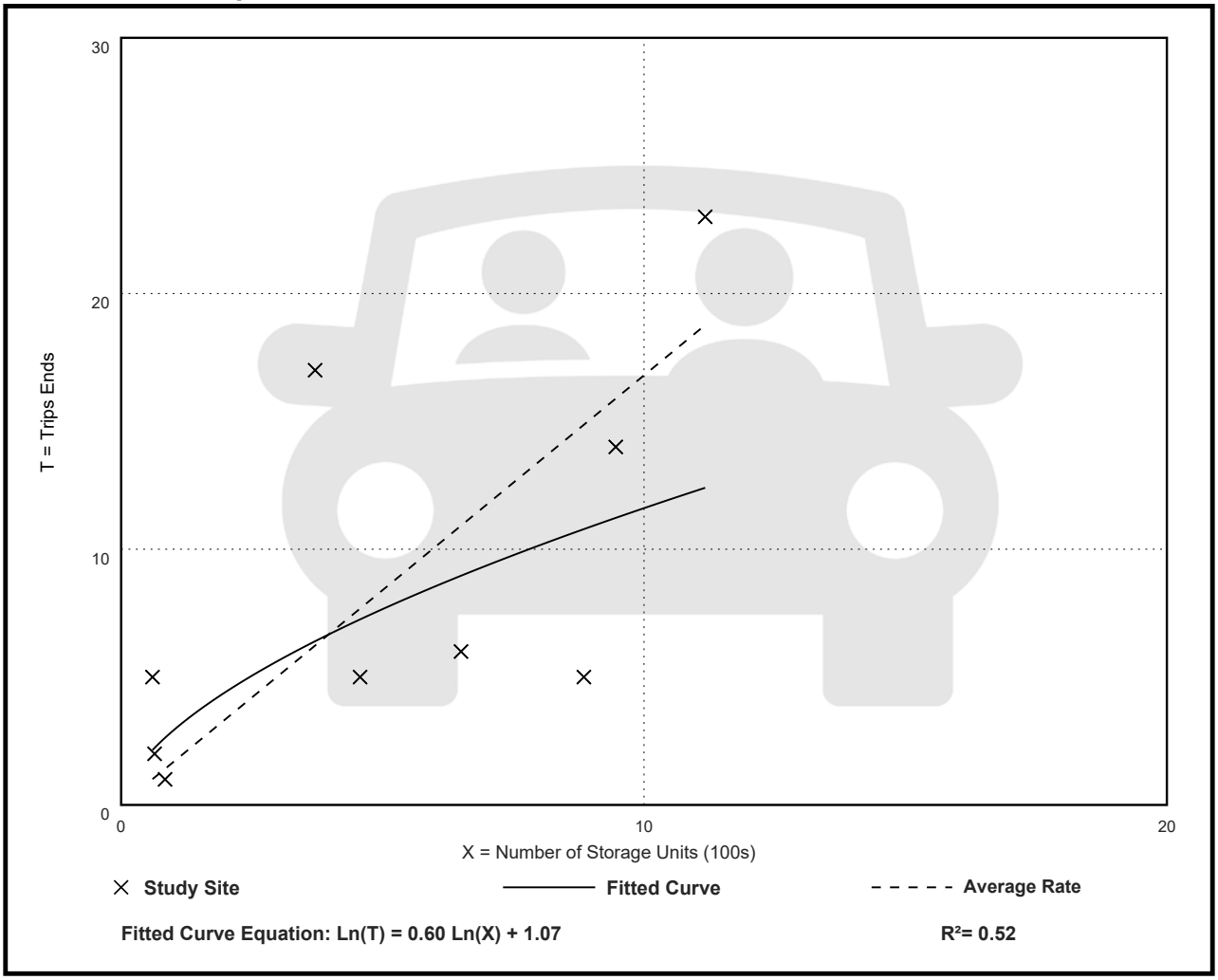
Mini-Warehouse
(151)

Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Storage Units (100s): 5
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.68	0.56 - 8.33	1.37

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.60 Ln(X) + 1.07

R^2= 0.52

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(151)

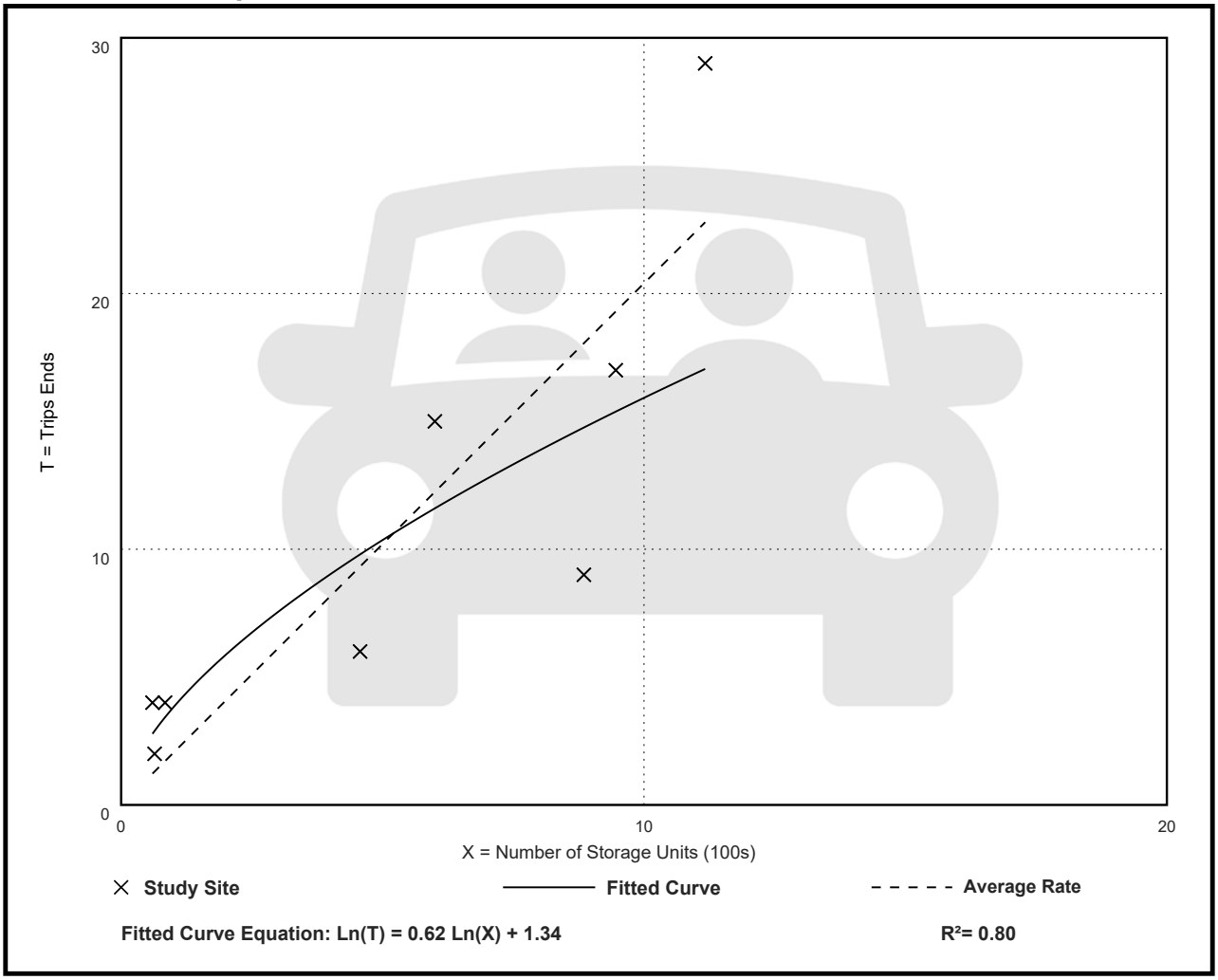
Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Storage Units (100s): 5
Directional Distribution: 58% entering, 42% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.04	1.02 - 6.67	1.00

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.62 Ln(X) + 1.34

R^2= 0.80

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(151)

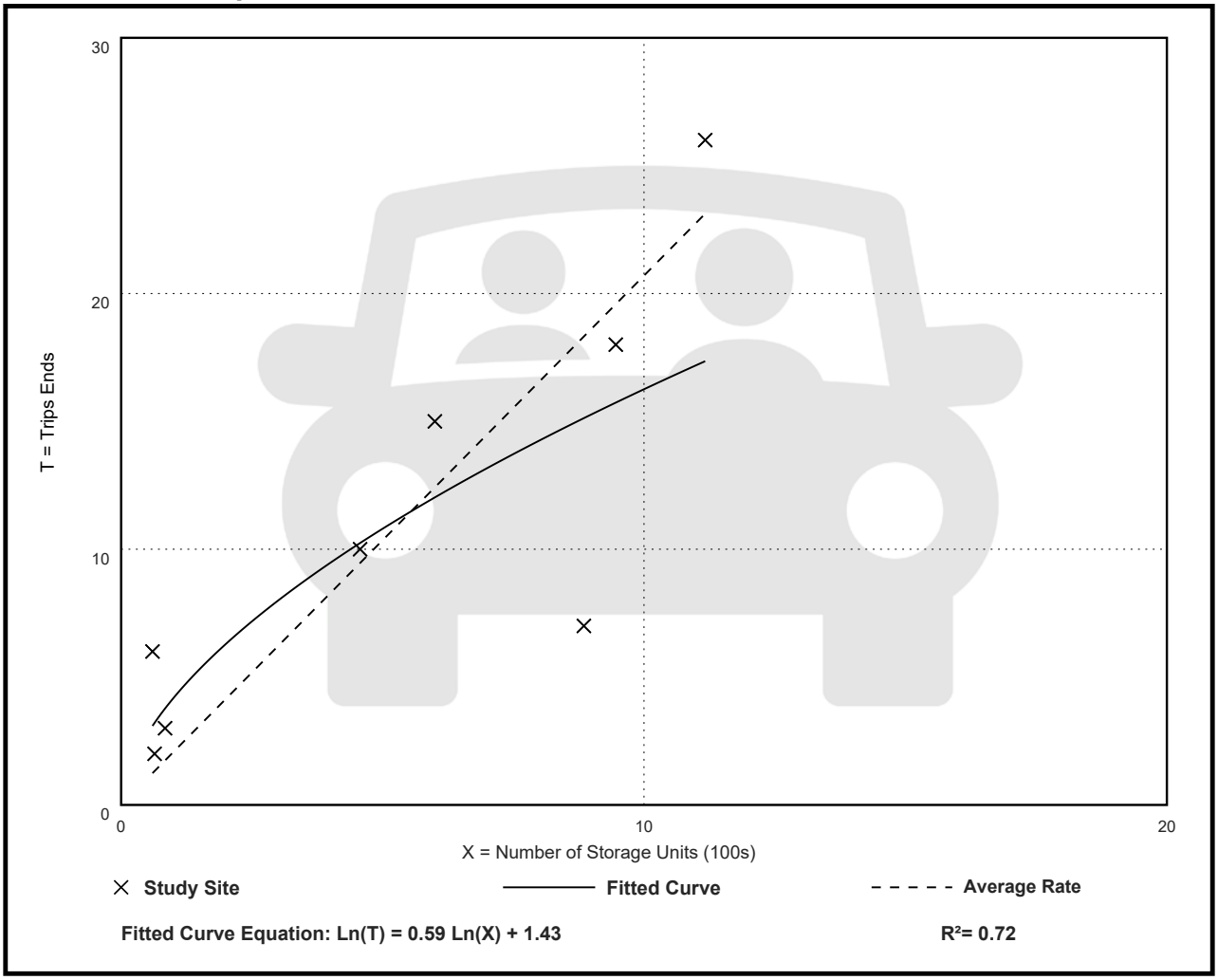
Vehicle Trip Ends vs: Storage Units (100s)
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Storage Units (100s): 5
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.07	0.79 - 10.00	1.24

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.59 Ln(X) + 1.43

R^2= 0.72

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(151)

Vehicle Trip Ends vs: Storage Units (100s)
On a: Saturday

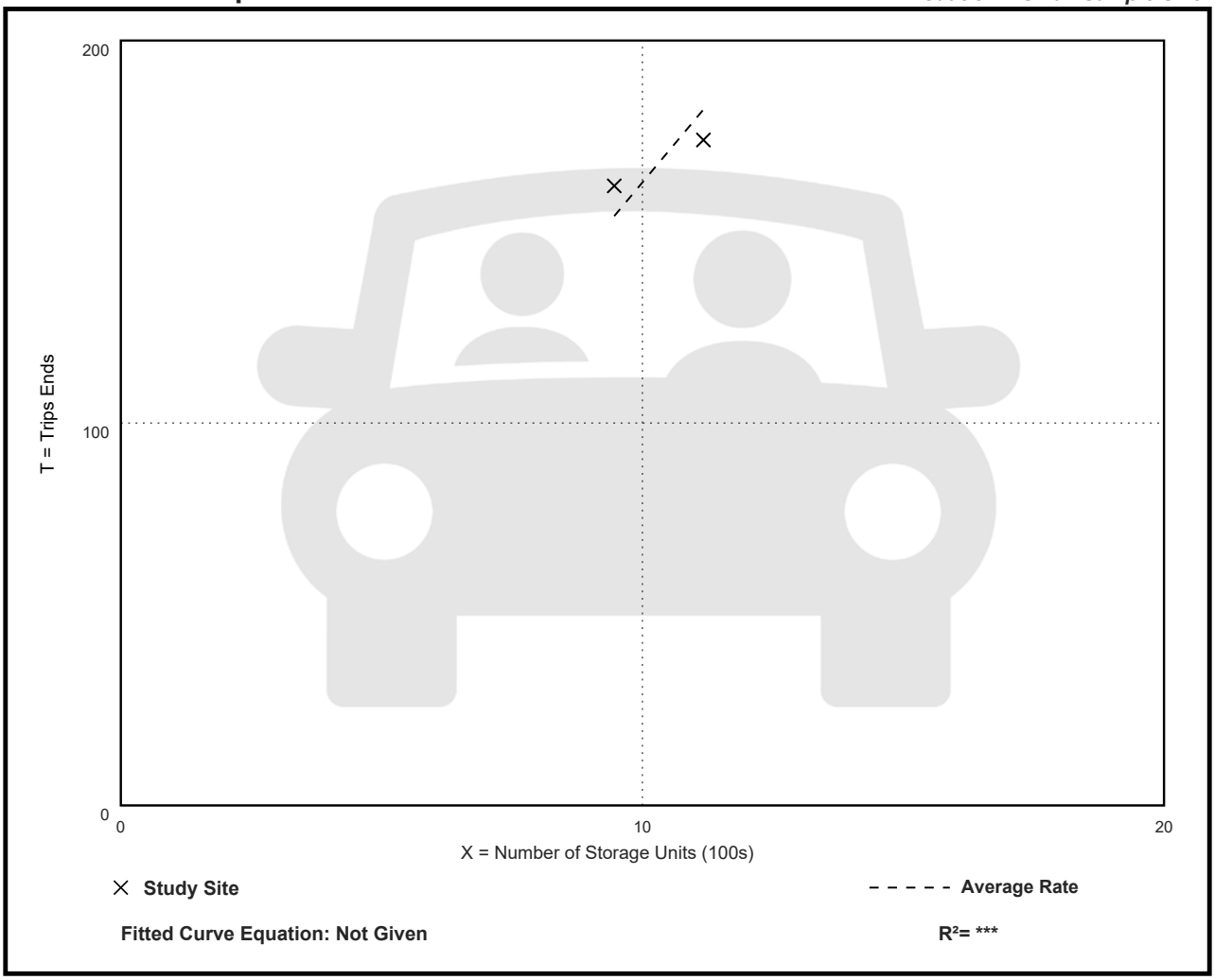
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Storage Units (100s): 10
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
16.29	15.58 - 17.12	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Mini-Warehouse
(151)

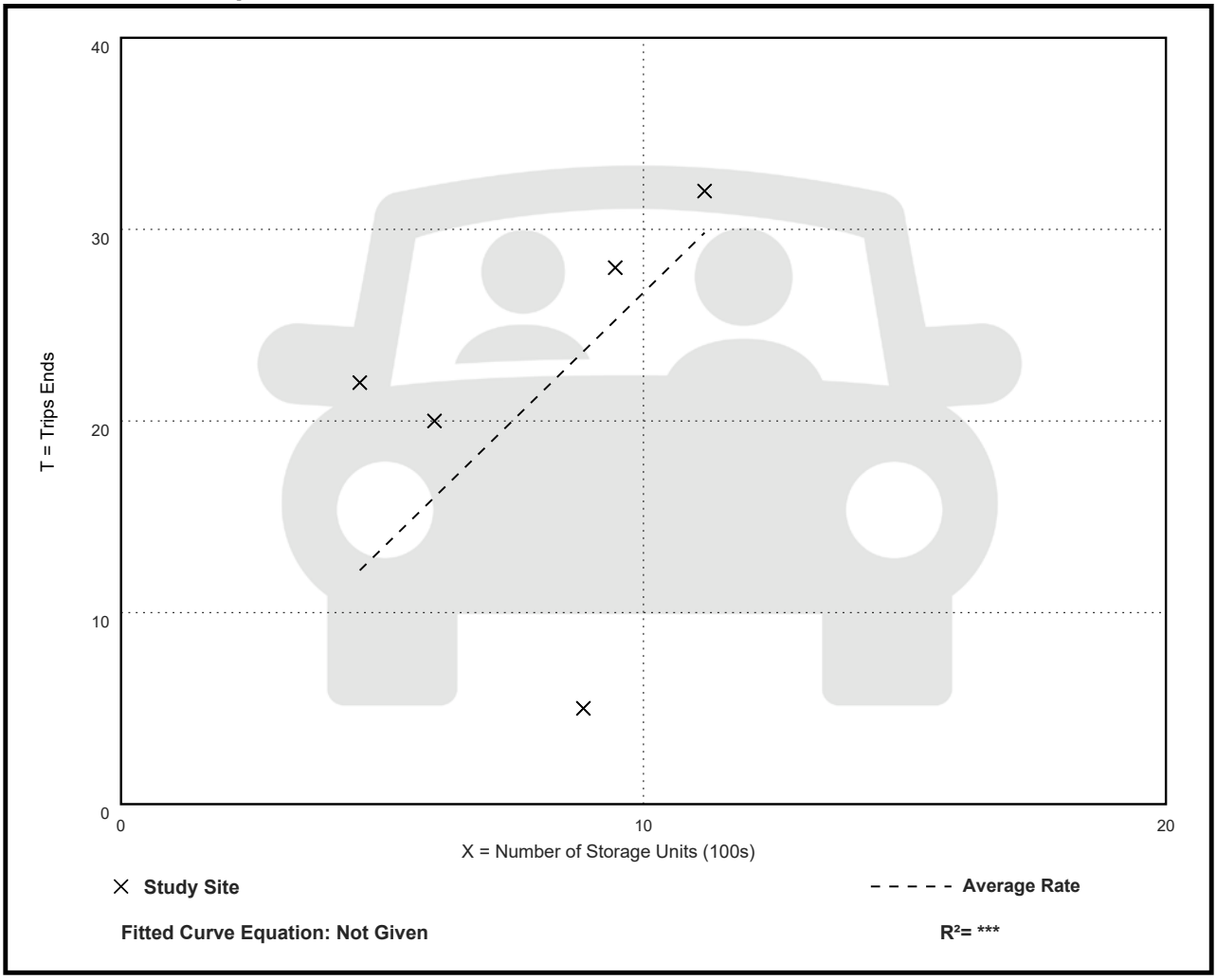
Vehicle Trip Ends vs: Storage Units (100s)
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Storage Units (100s): 8
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.67	0.56 - 4.81	1.41

Data Plot and Equation



Mini-Warehouse
(151)

Vehicle Trip Ends vs: Storage Units (100s)
On a: Sunday

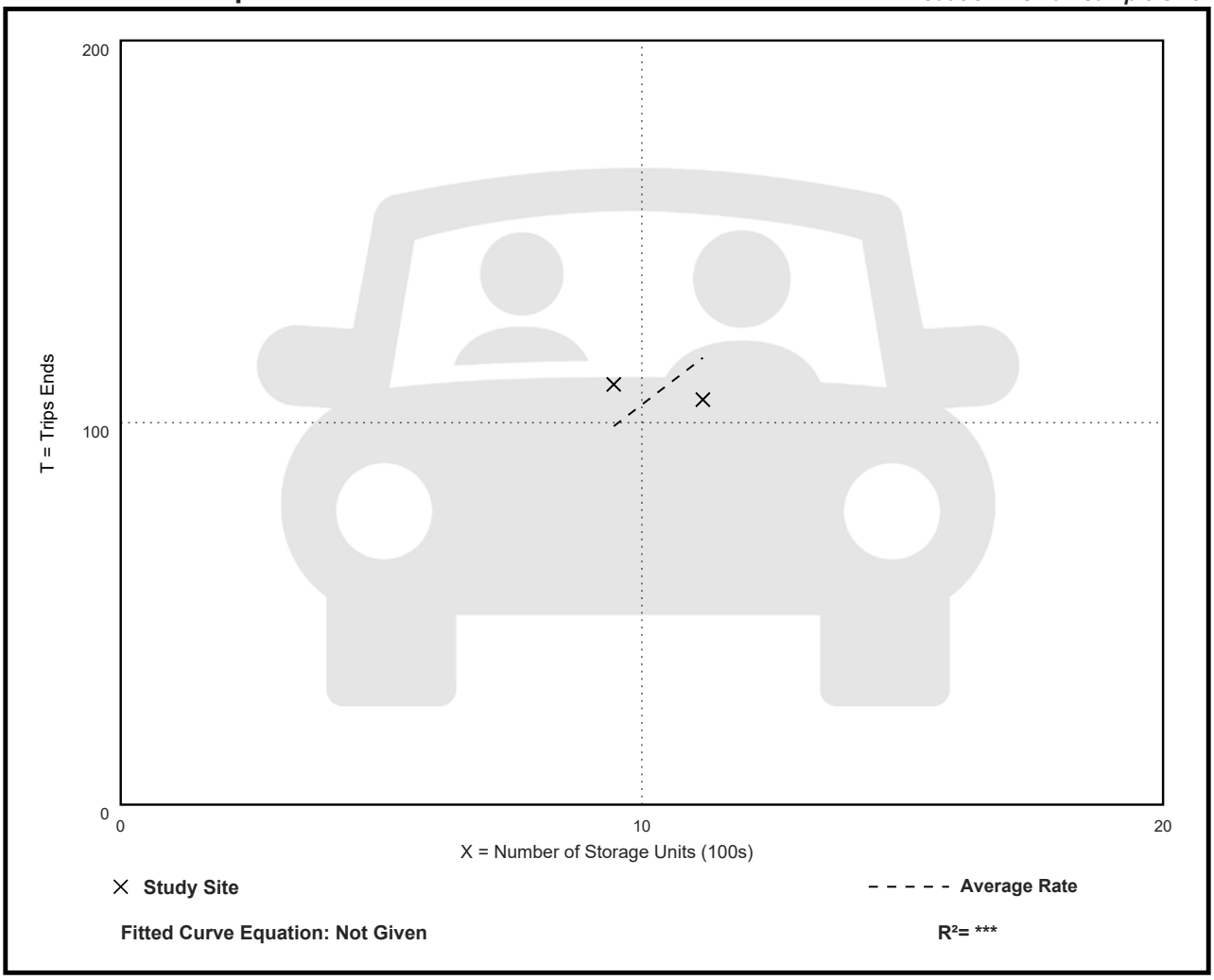
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Storage Units (100s): 10
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
10.47	9.49 - 11.63	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Mini-Warehouse
(151)

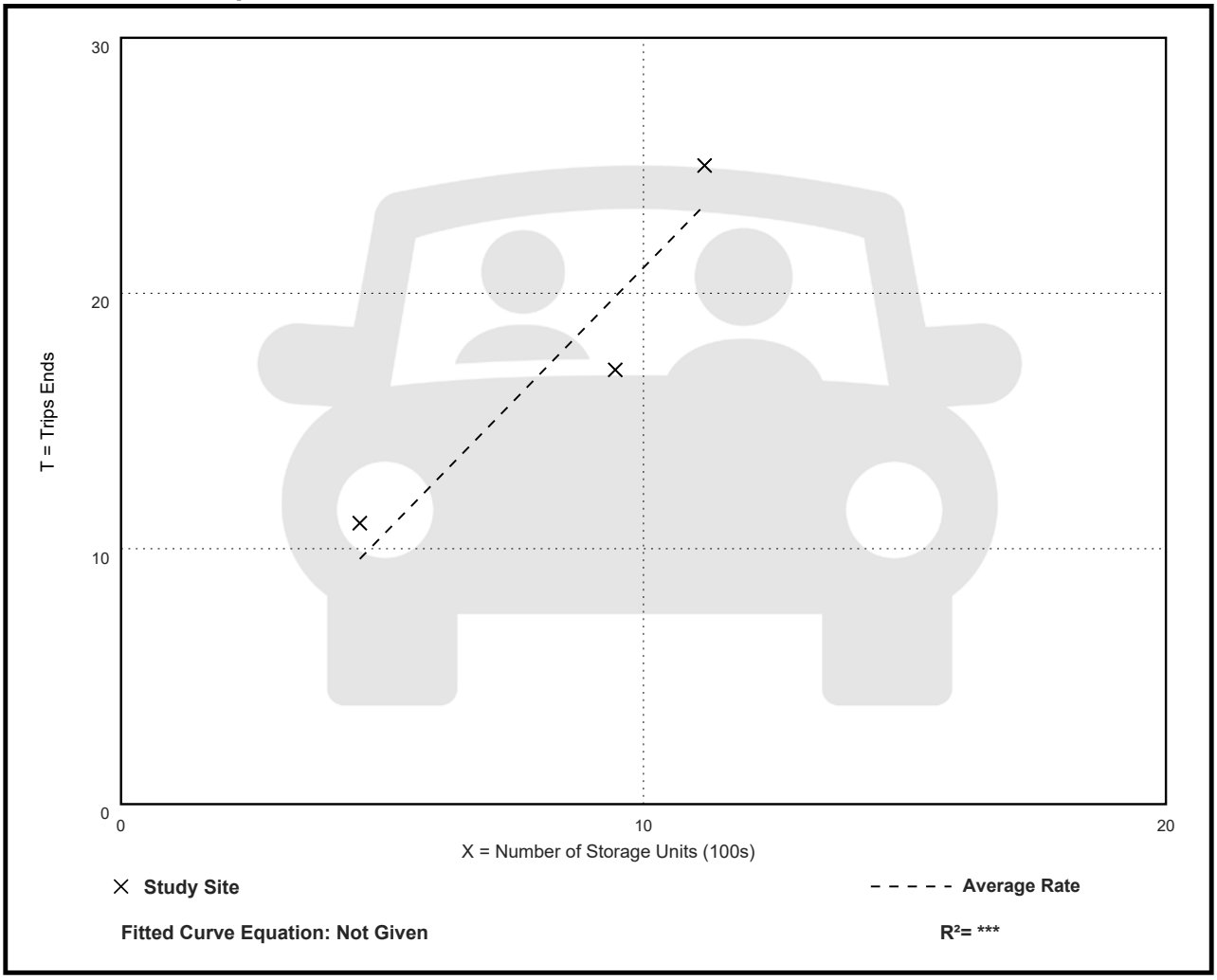
Vehicle Trip Ends vs: Storage Units (100s)
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Storage Units (100s): 8
Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.10	1.80 - 2.41	0.30

Data Plot and Equation



Mini-Warehouse
(151)

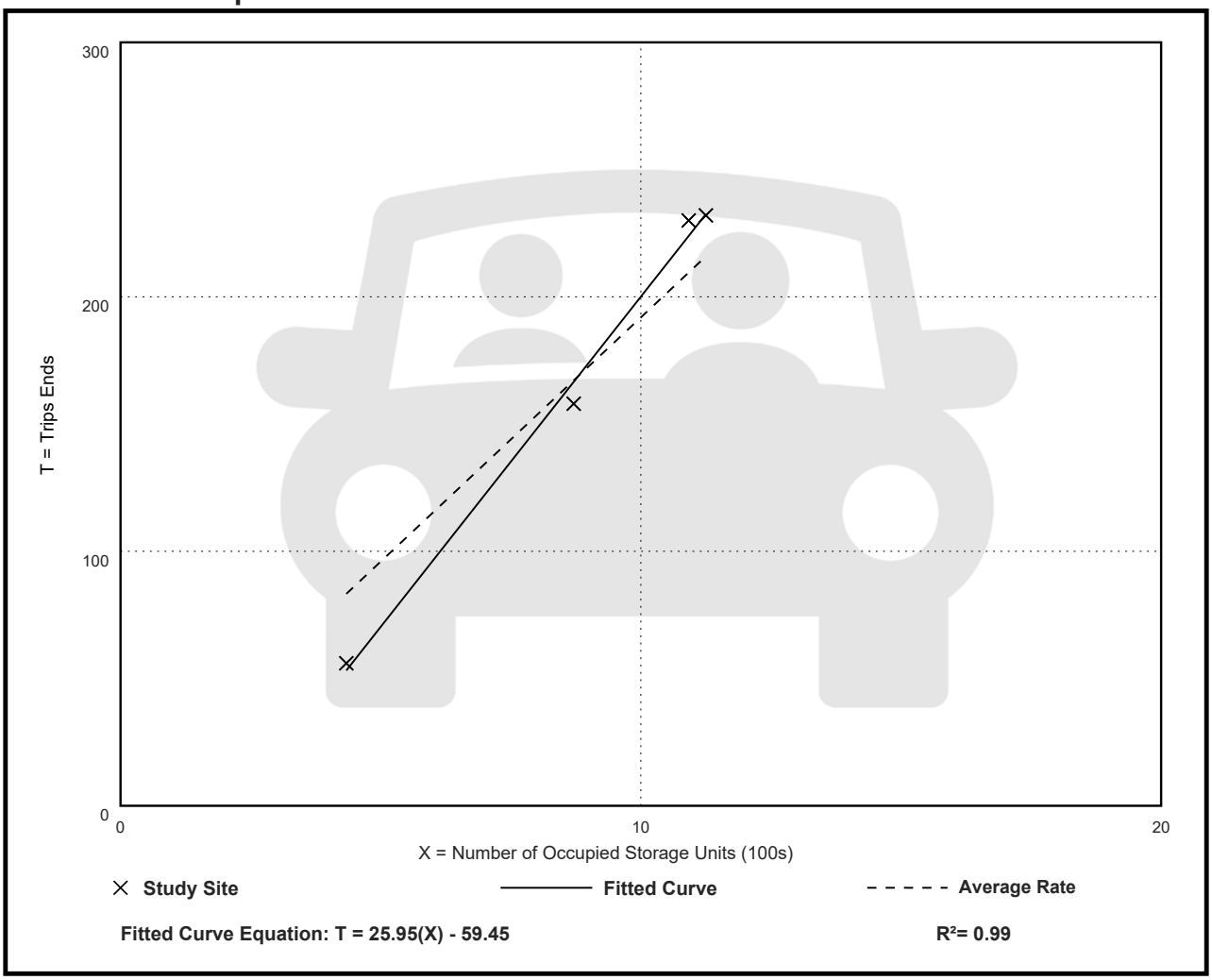
Vehicle Trip Ends vs: Occupied Storage Units (100s)
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Occupied Storage Units (100s): 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Occupied Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
19.19	12.90 - 21.06	3.03

Data Plot and Equation



Fitted Curve Equation: T = 25.95(X) - 59.45

R^2= 0.99

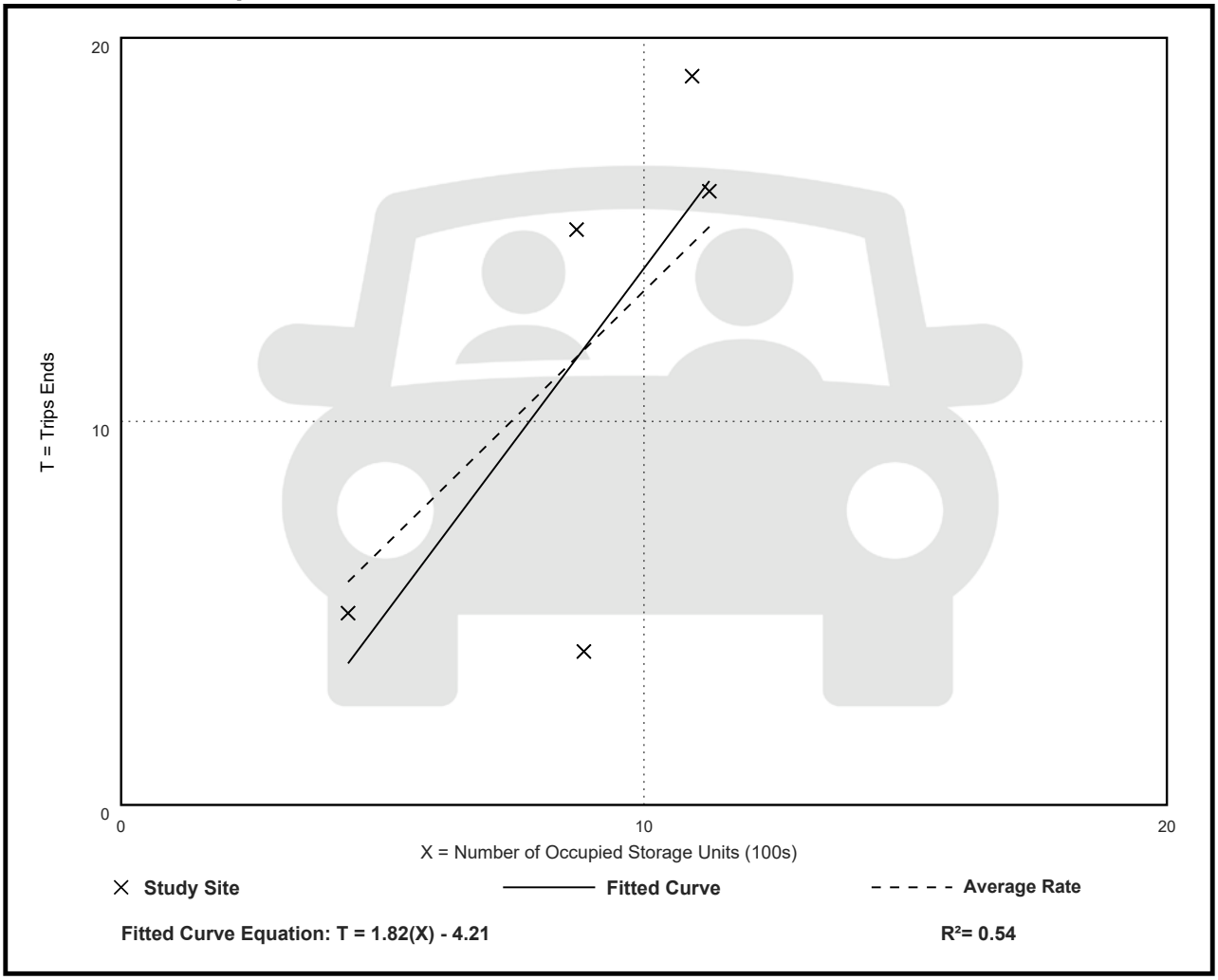
Mini-Warehouse
(151)

Vehicle Trip Ends vs: Occupied Storage Units (100s)
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Occupied Storage Units (100s): 9
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Occupied Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.34	0.45 - 1.74	0.54

Data Plot and Equation



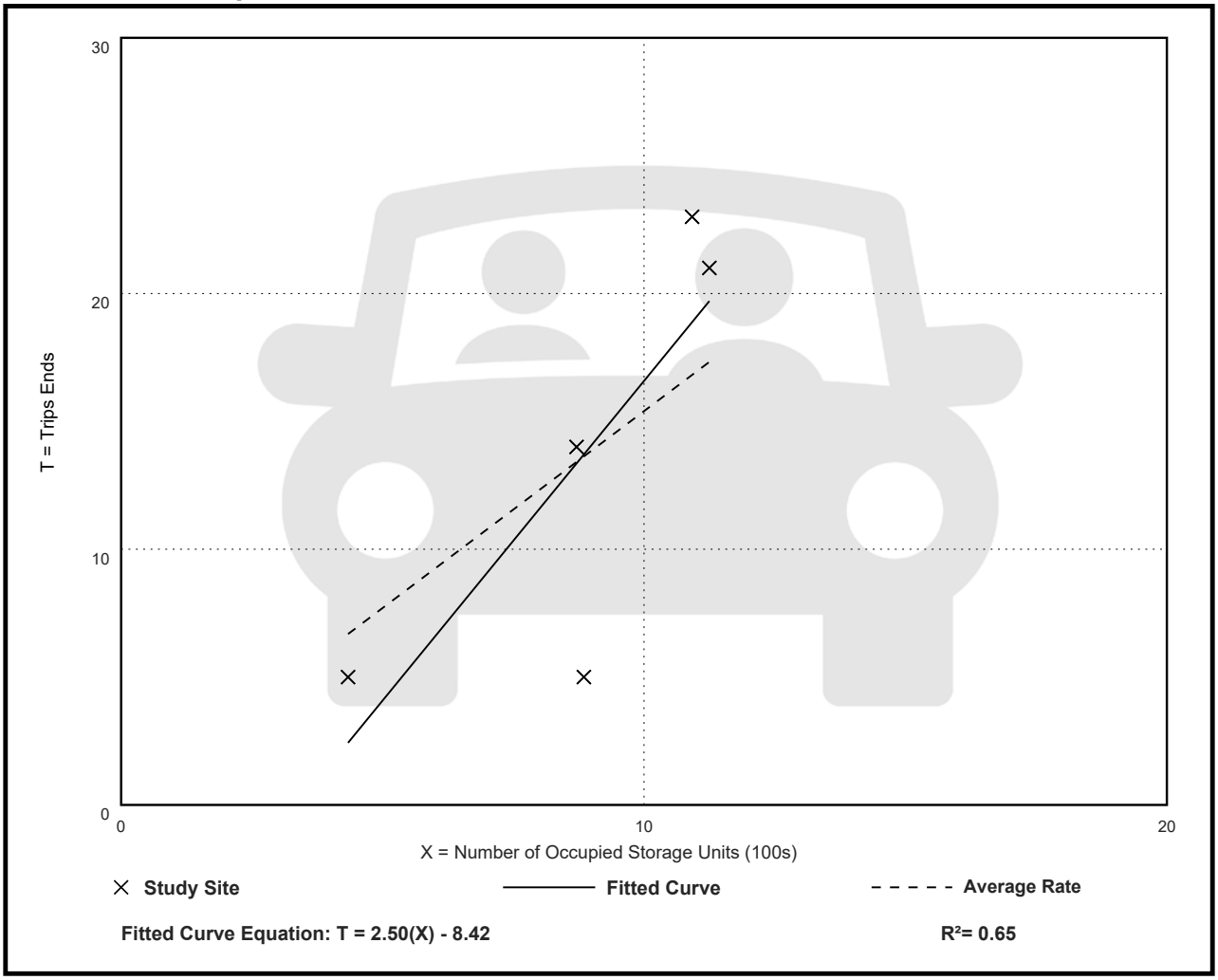
Mini-Warehouse
(151)

Vehicle Trip Ends vs: Occupied Storage Units (100s)
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Occupied Storage Units (100s): 9
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Occupied Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.54	0.56 - 2.11	0.63

Data Plot and Equation



Fitted Curve Equation: T = 2.50(X) - 8.42

R^2= 0.65

Mini-Warehouse
(151)

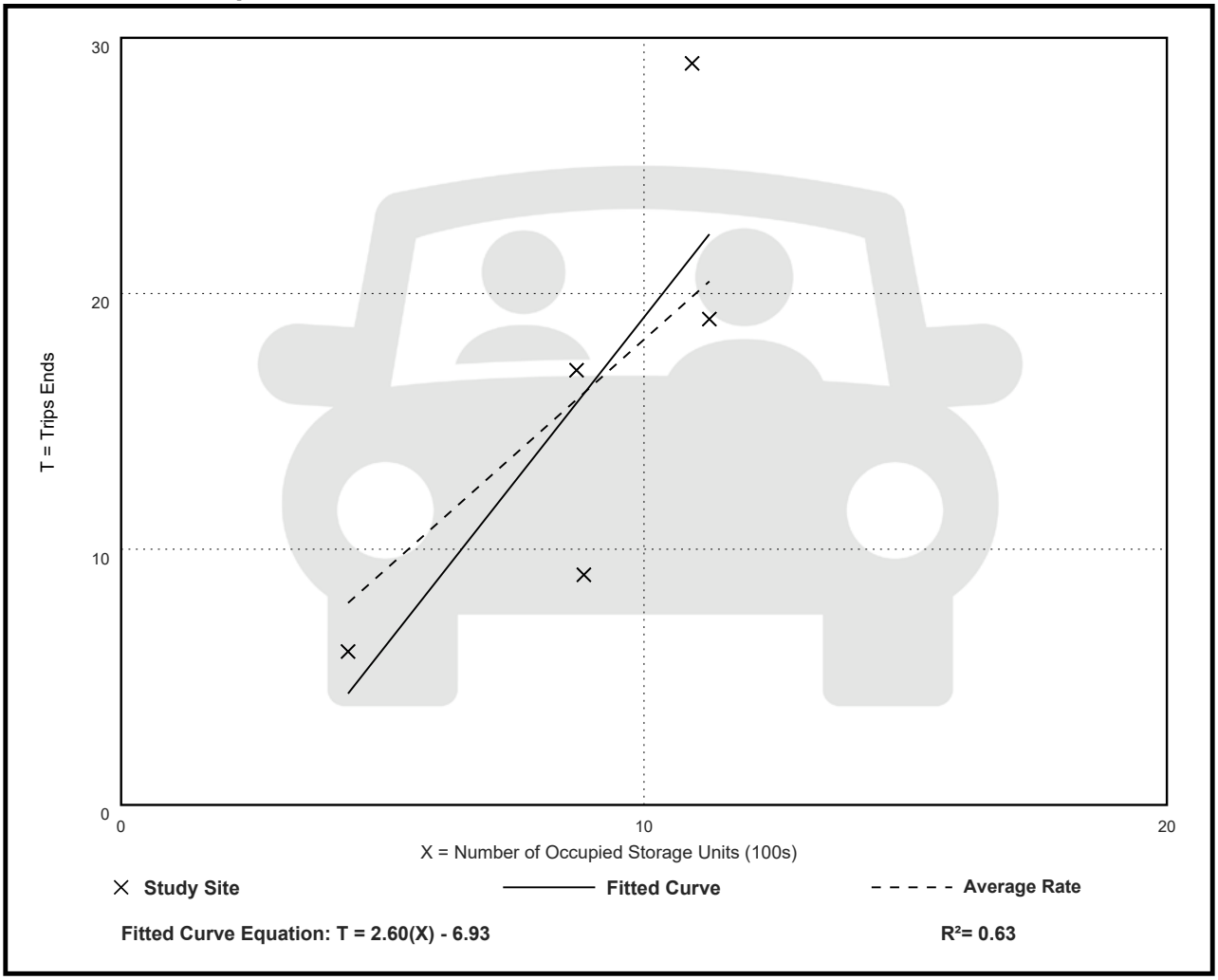
Vehicle Trip Ends vs: Occupied Storage Units (100s)
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Occupied Storage Units (100s): 9
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Occupied Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
1.82	1.02 - 2.66	0.64

Data Plot and Equation



Fitted Curve Equation: T = 2.60(X) - 6.93

R^2= 0.63

Mini-Warehouse
(151)

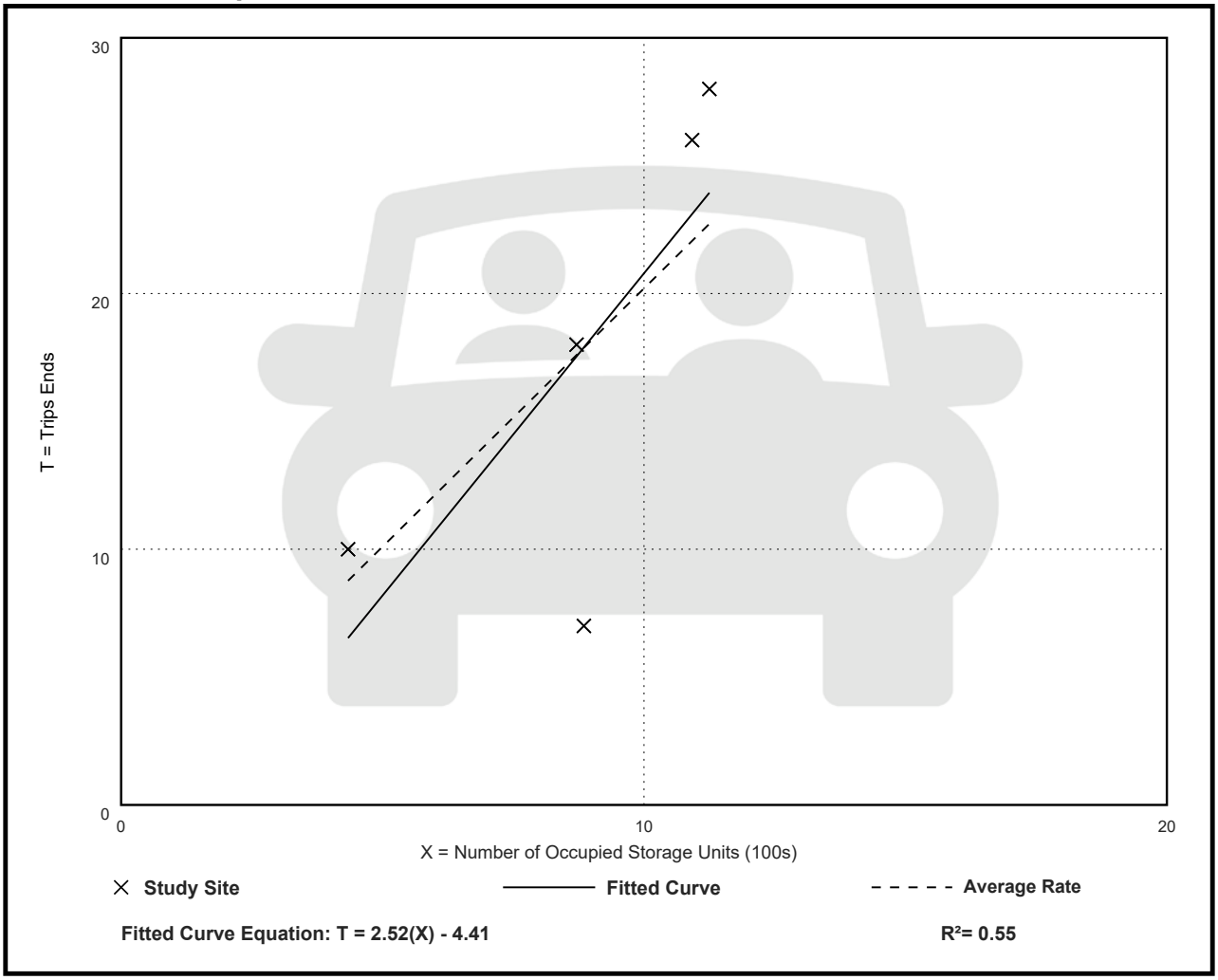
Vehicle Trip Ends vs: Occupied Storage Units (100s)
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Occupied Storage Units (100s): 9
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Occupied Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.02	0.79 - 2.49	0.71

Data Plot and Equation



Fitted Curve Equation: T = 2.52(X) - 4.41

R^2= 0.55

Mini-Warehouse
(151)

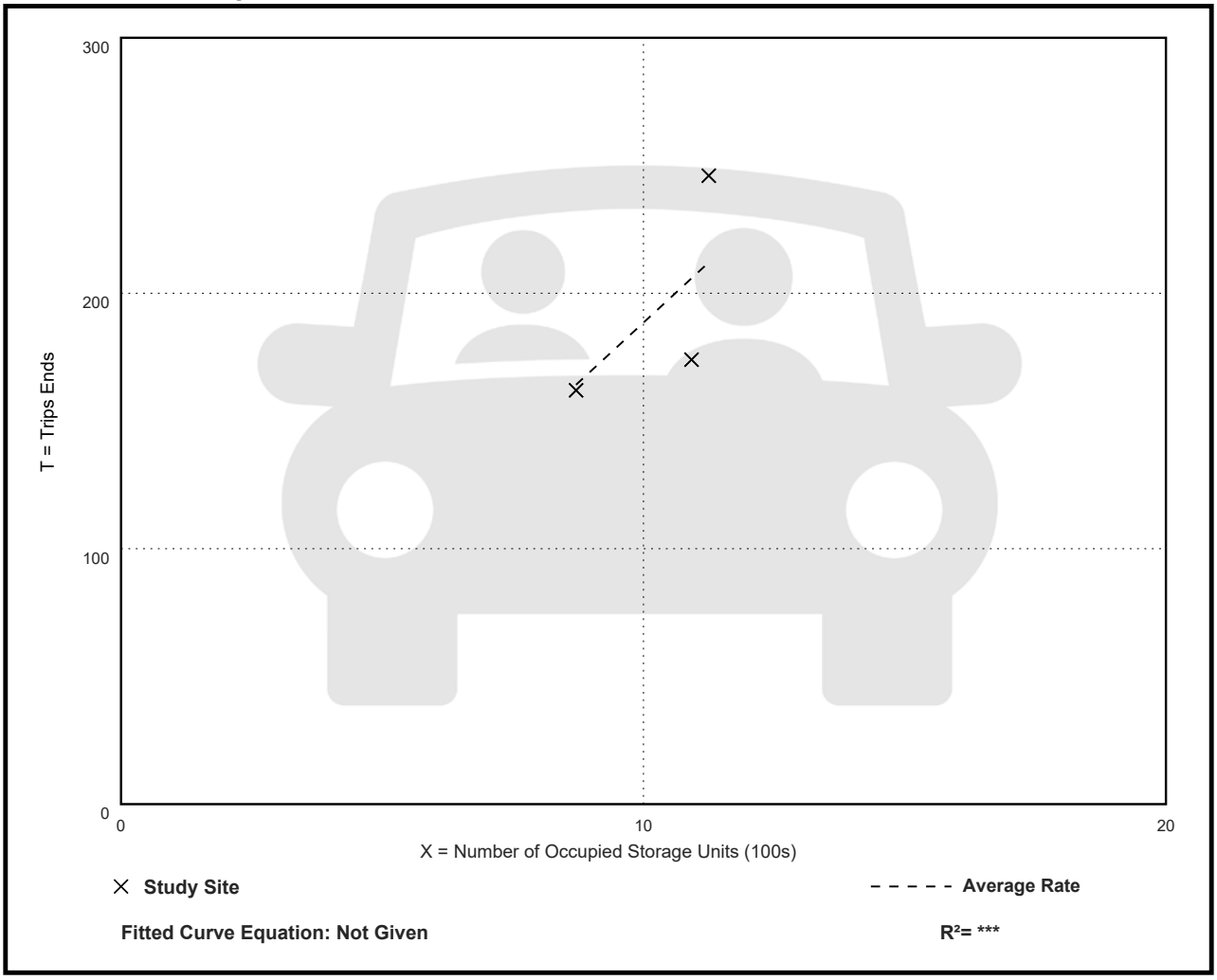
Vehicle Trip Ends vs: Occupied Storage Units (100s)
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Occupied Storage Units (100s): 10
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Occupied Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
18.85	15.93 - 21.87	3.08

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

Mini-Warehouse
(151)

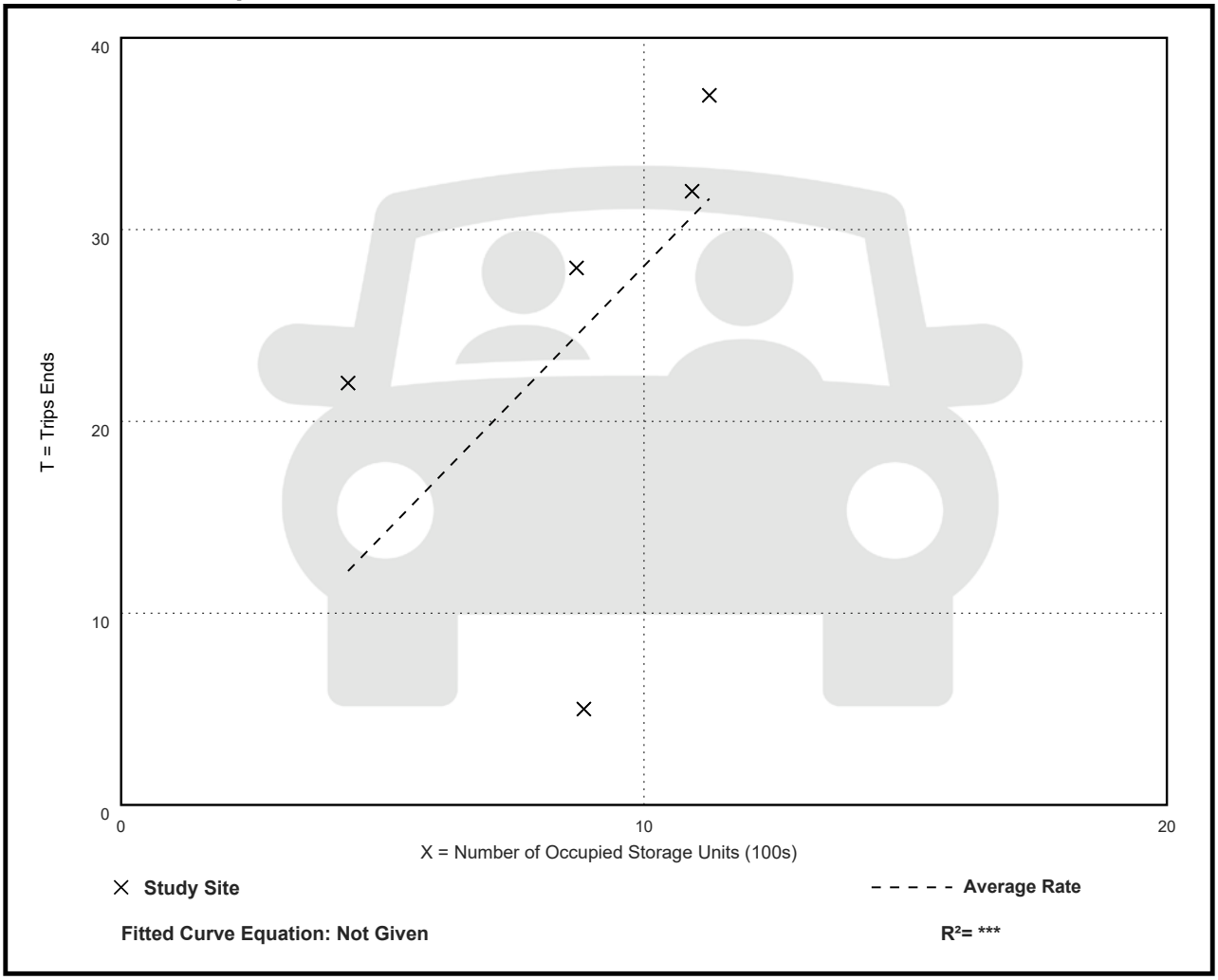
Vehicle Trip Ends vs: Occupied Storage Units (100s)
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Occupied Storage Units (100s): 9
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per Occupied Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.81	0.56 - 5.07	1.42

Data Plot and Equation



Mini-Warehouse
(151)

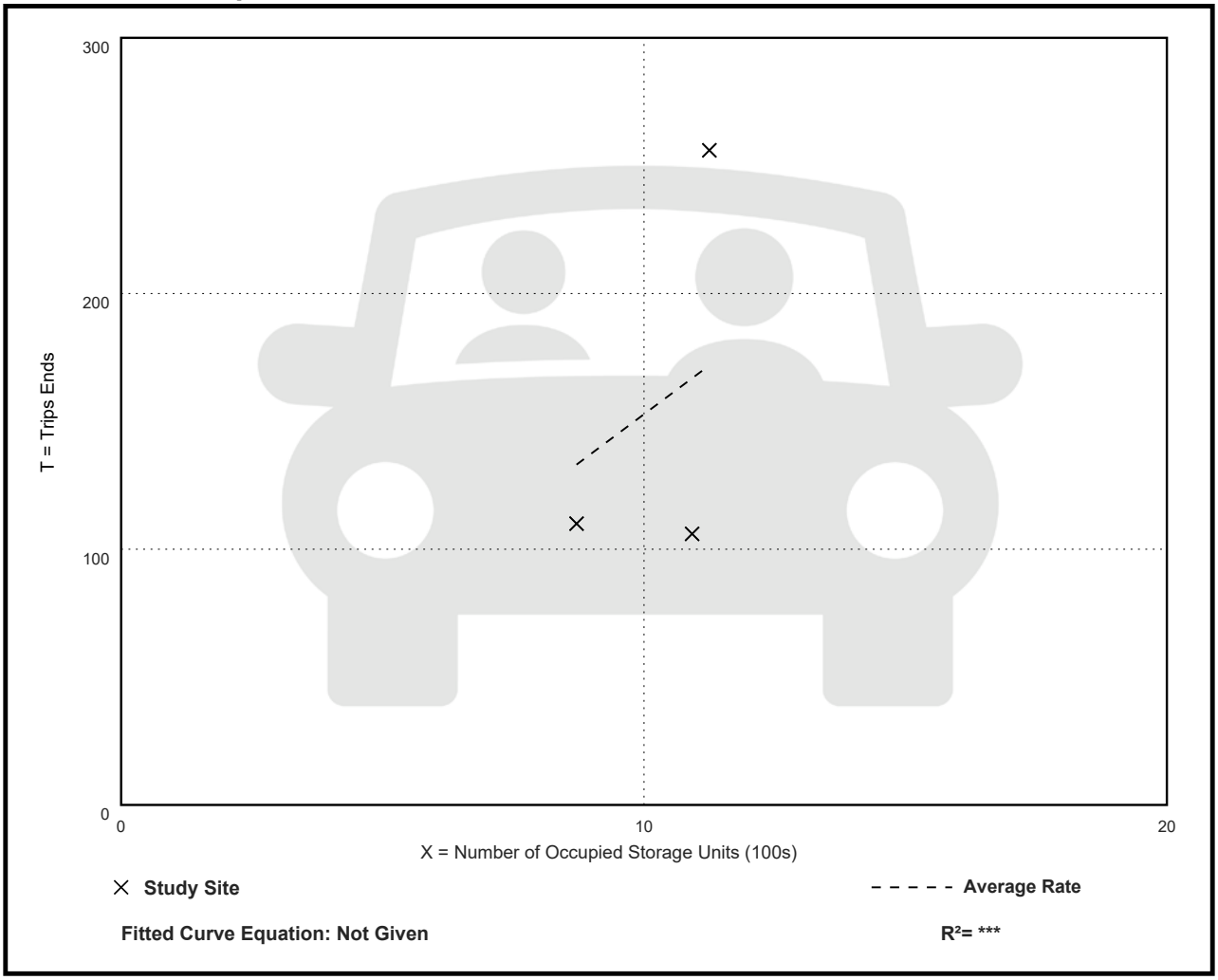
Vehicle Trip Ends vs: Occupied Storage Units (100s)
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Occupied Storage Units (100s): 10
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Occupied Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
15.28	9.71 - 22.76	7.07

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

Mini-Warehouse
(151)

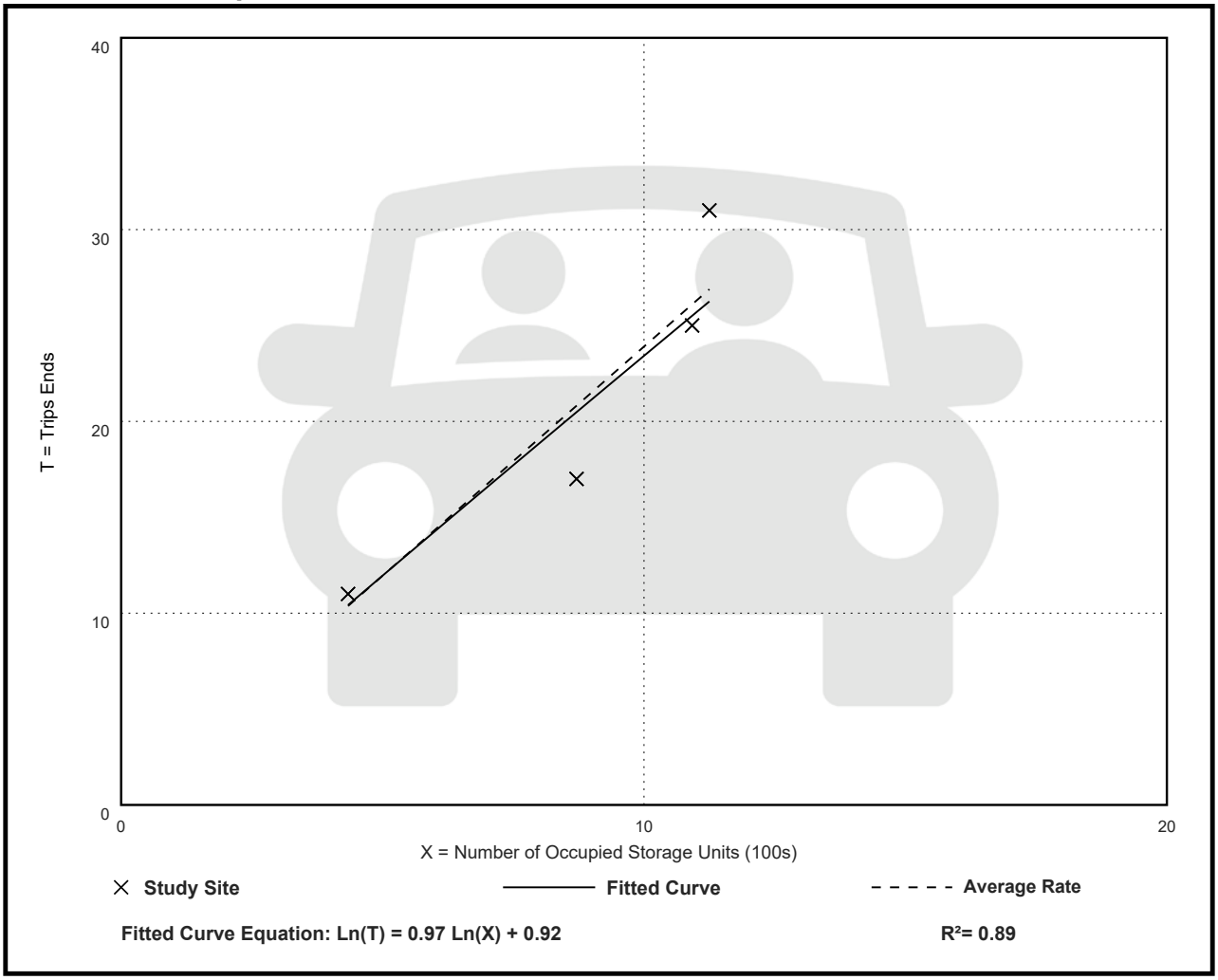
Vehicle Trip Ends vs: Occupied Storage Units (100s)
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Occupied Storage Units (100s): 9
Directional Distribution: 45% entering, 55% exiting

Vehicle Trip Generation per Occupied Storage Unit (100s)

Average Rate	Range of Rates	Standard Deviation
2.39	1.95 - 2.76	0.36

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.97 Ln(X) + 0.92

R^2= 0.89

Mini-Warehouse
(151)

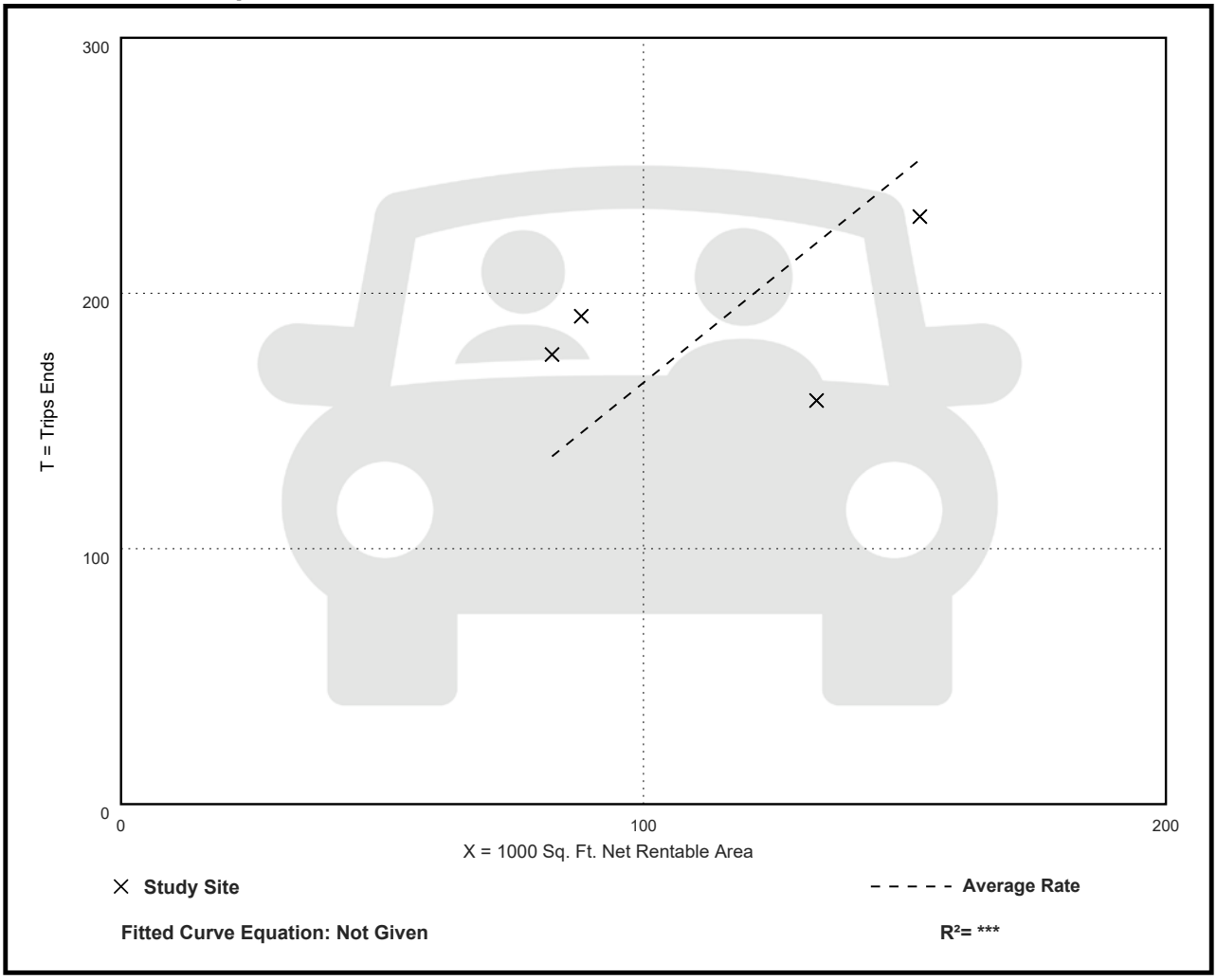
Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. Net Rentable Area: 114
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
1.65	1.19 - 2.17	0.47

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= *

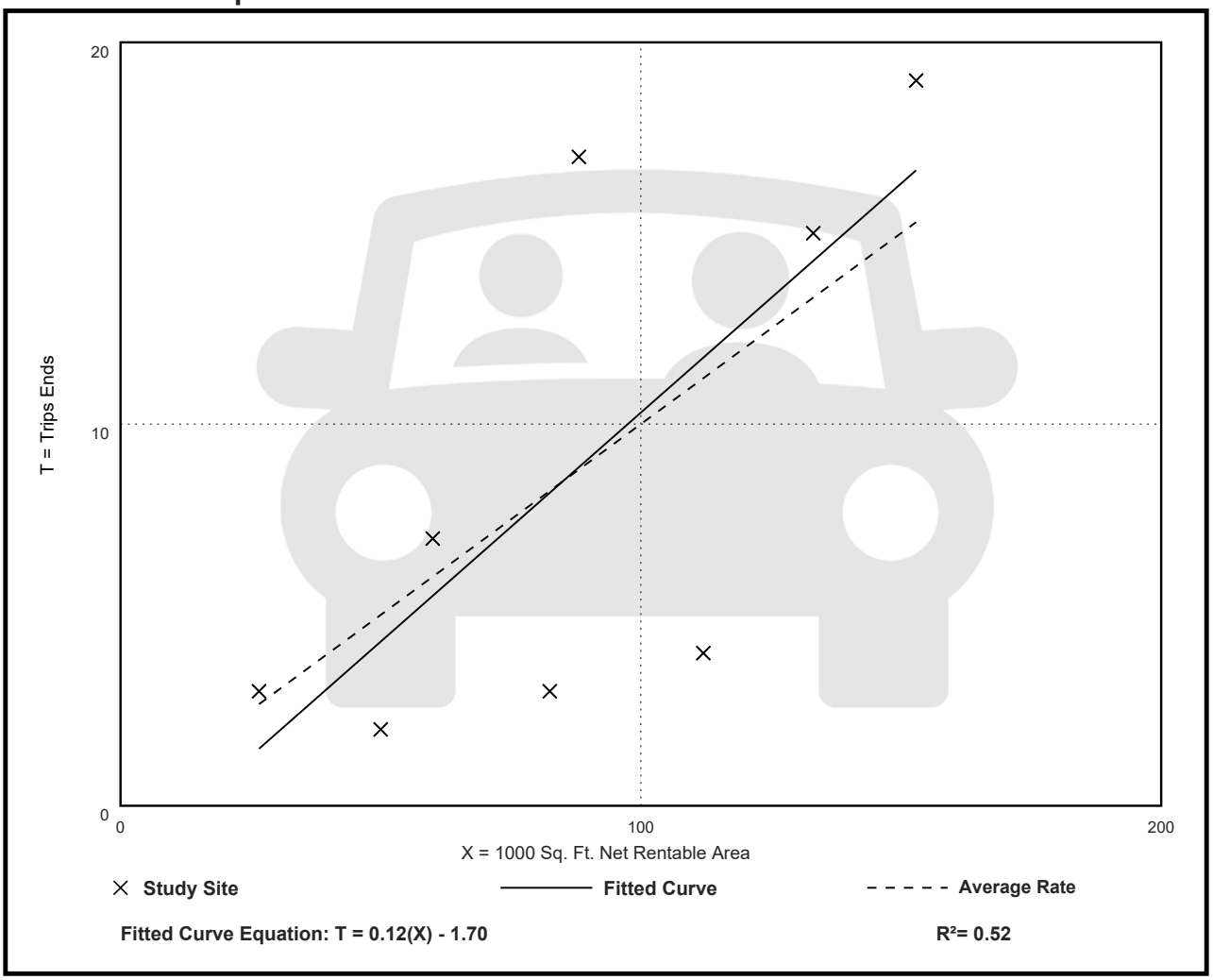
Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. Net Rentable Area: 88
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
0.10	0.04 - 0.19	0.06

Data Plot and Equation



Fitted Curve Equation: T = 0.12(X) - 1.70

R^2= 0.52

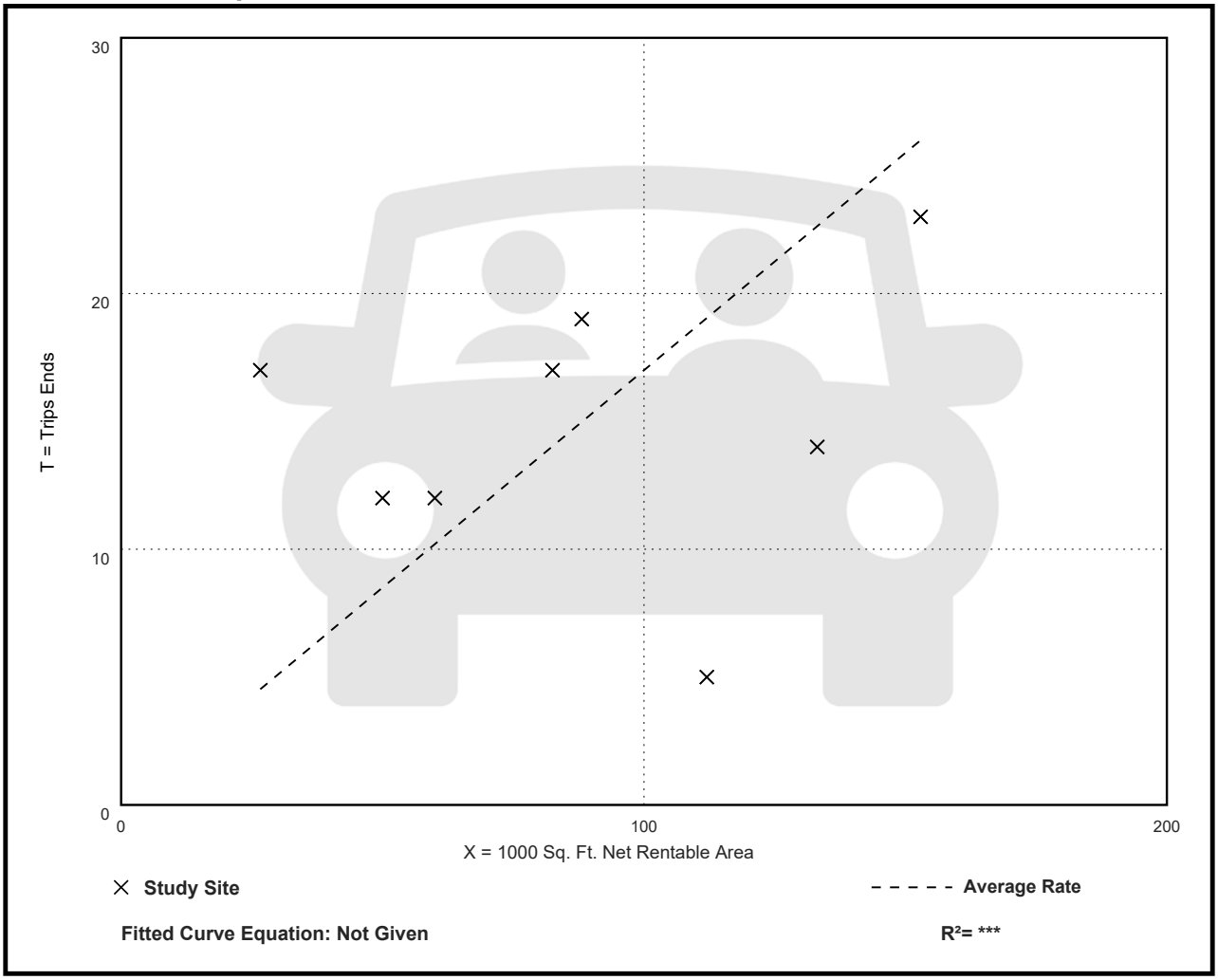
Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. Net Rentable Area: 88
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
0.17	0.04 - 0.64	0.12

Data Plot and Equation



Mini-Warehouse
(151)

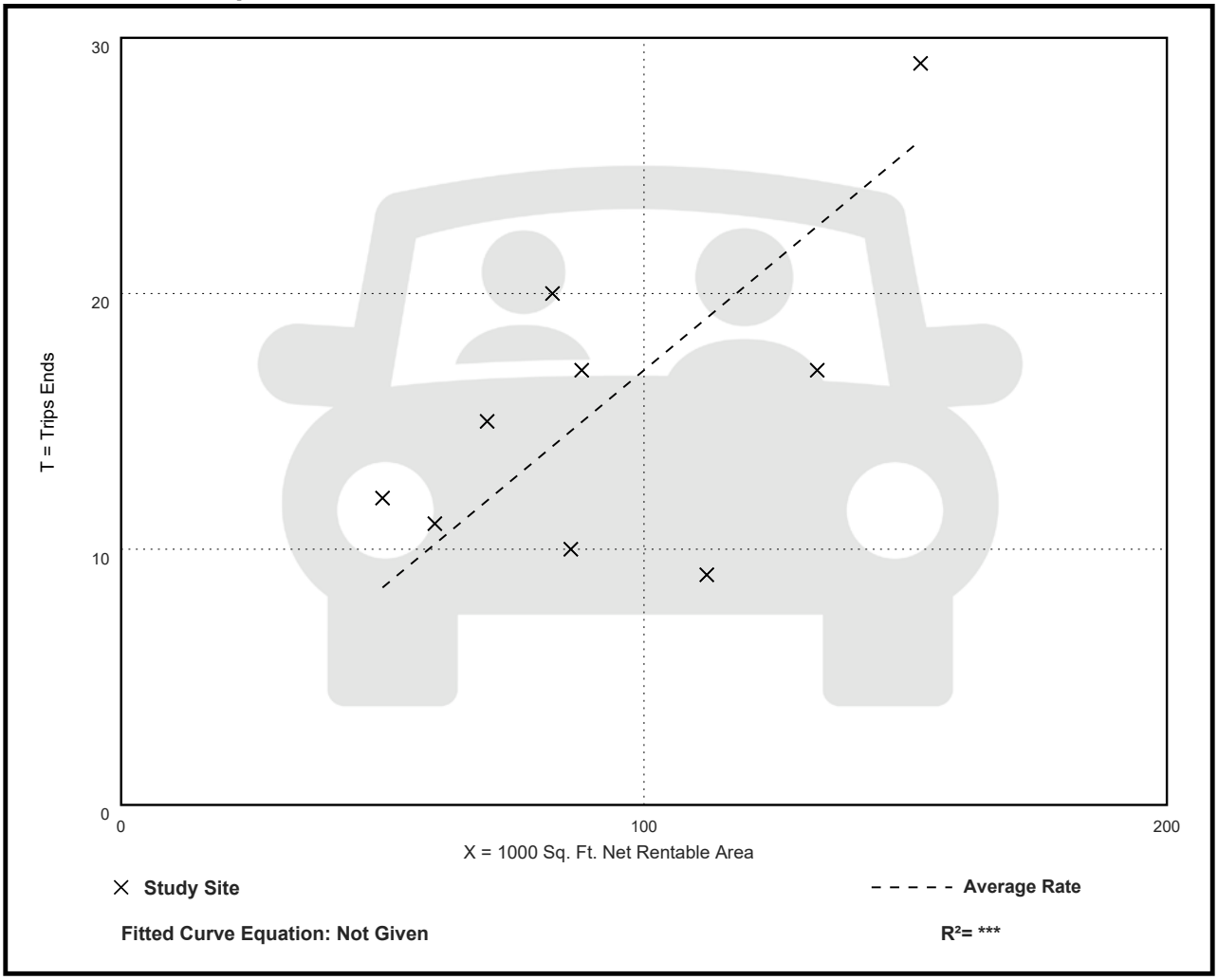
Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. 1000 Sq. Ft. Net Rentable Area: 93
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
0.17	0.08 - 0.24	0.06

Data Plot and Equation



Mini-Warehouse
(151)

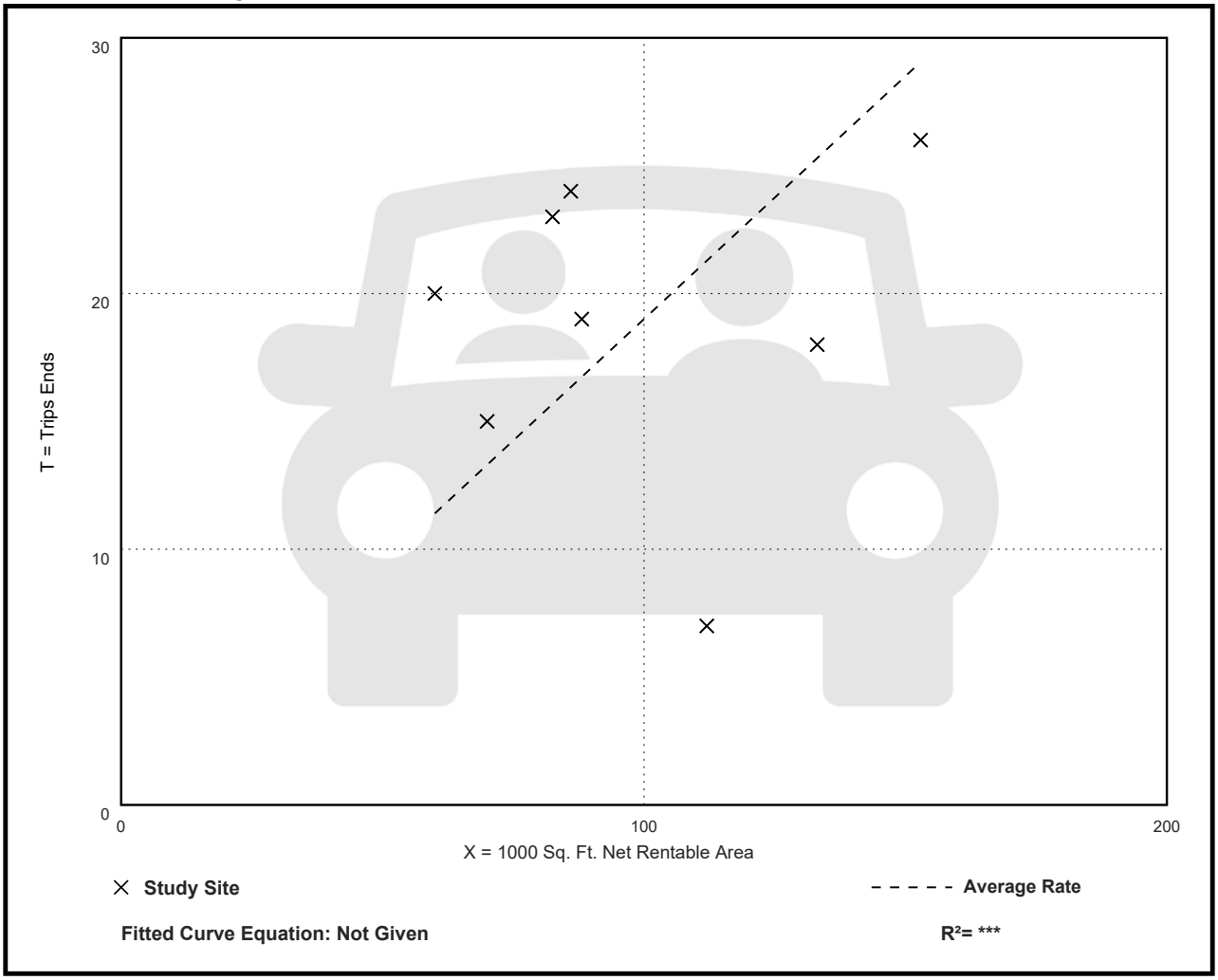
Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. Net Rentable Area: 98
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
0.19	0.06 - 0.33	0.08

Data Plot and Equation



Fitted Curve Equation: Not Given

R^2= ***

Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area
On a: Saturday

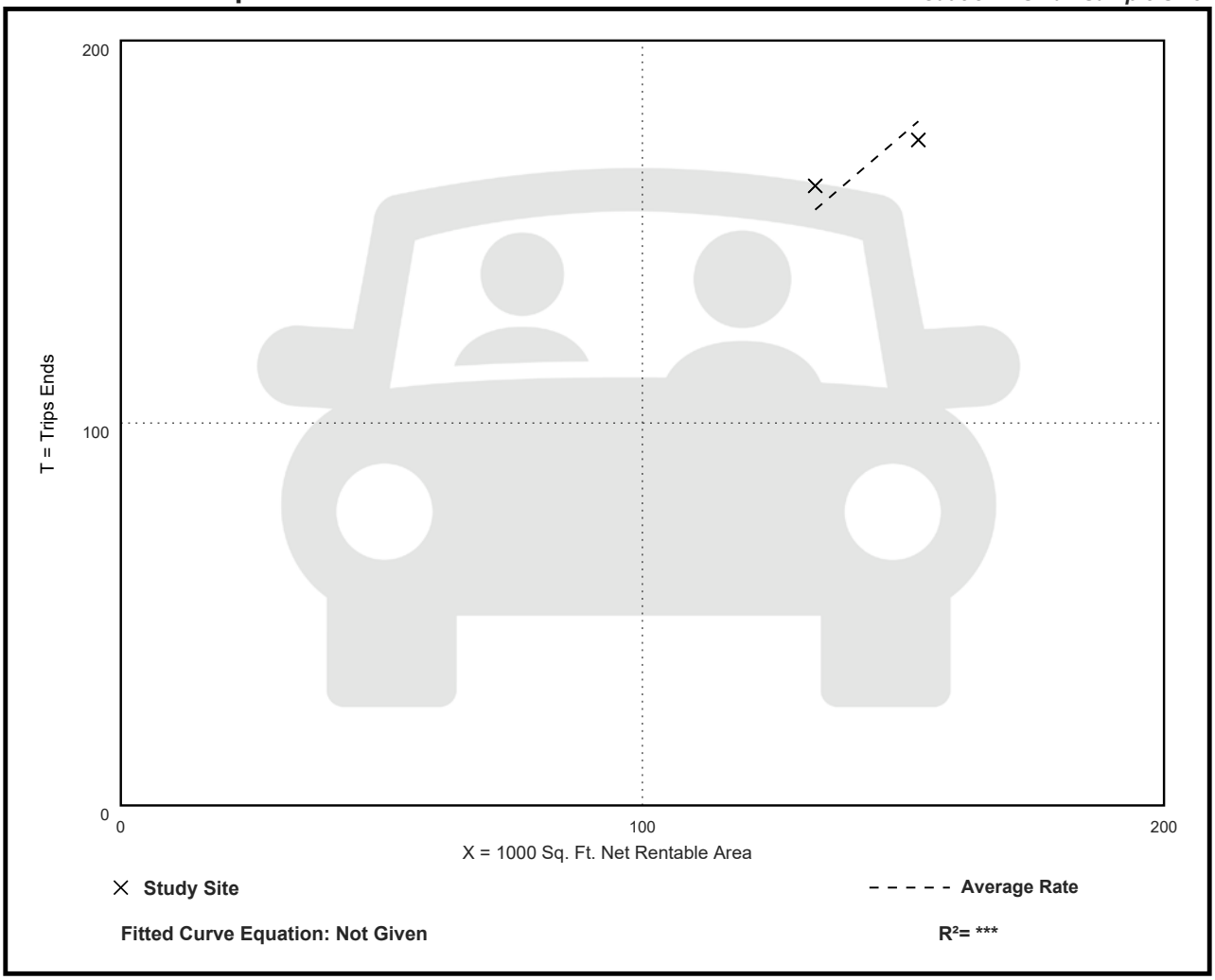
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. 1000 Sq. Ft. Net Rentable Area: 143
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
1.17	1.14 - 1.22	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Mini-Warehouse
(151)

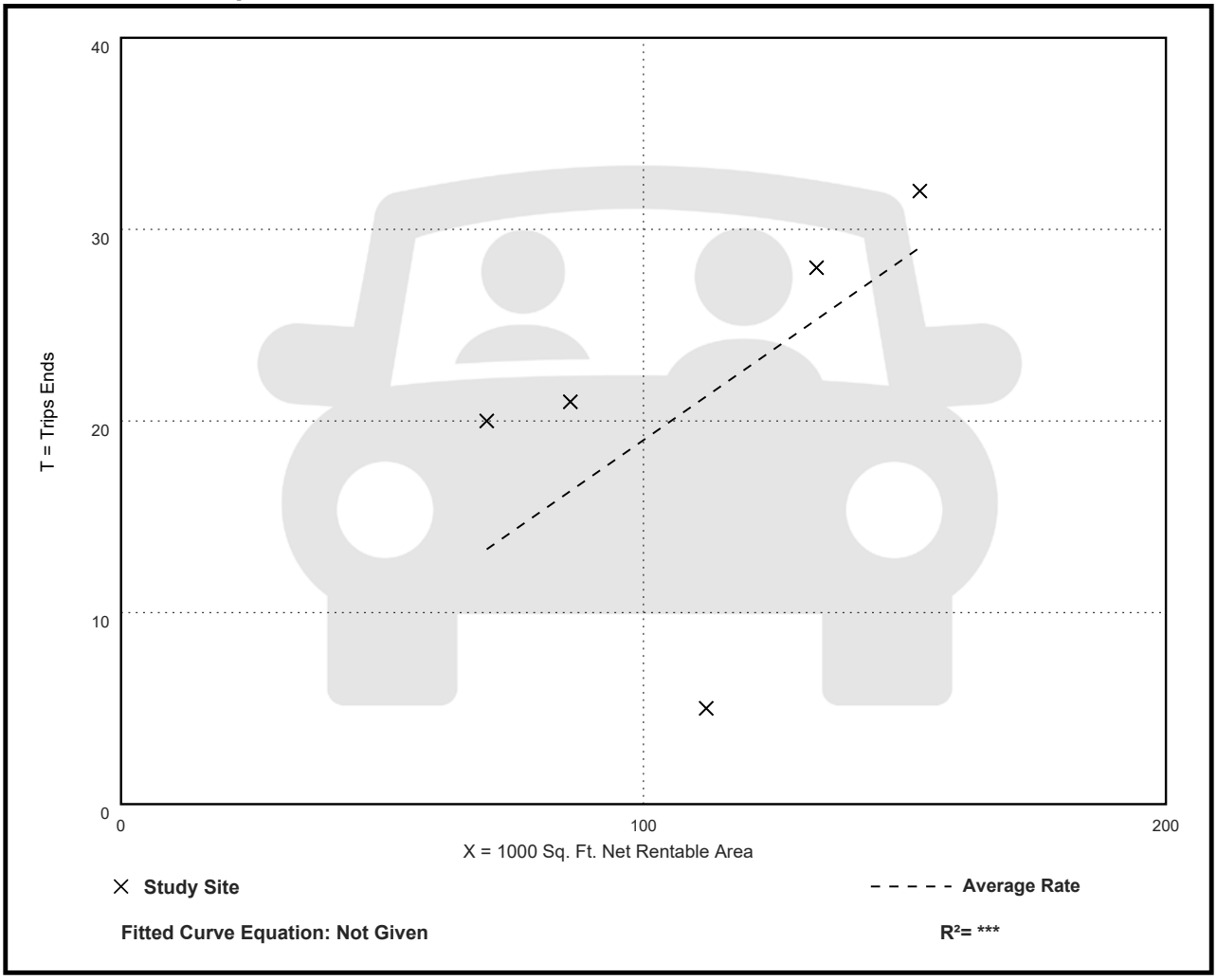
Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. Net Rentable Area: 111
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
0.19	0.04 - 0.29	0.09

Data Plot and Equation



Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area
On a: Sunday

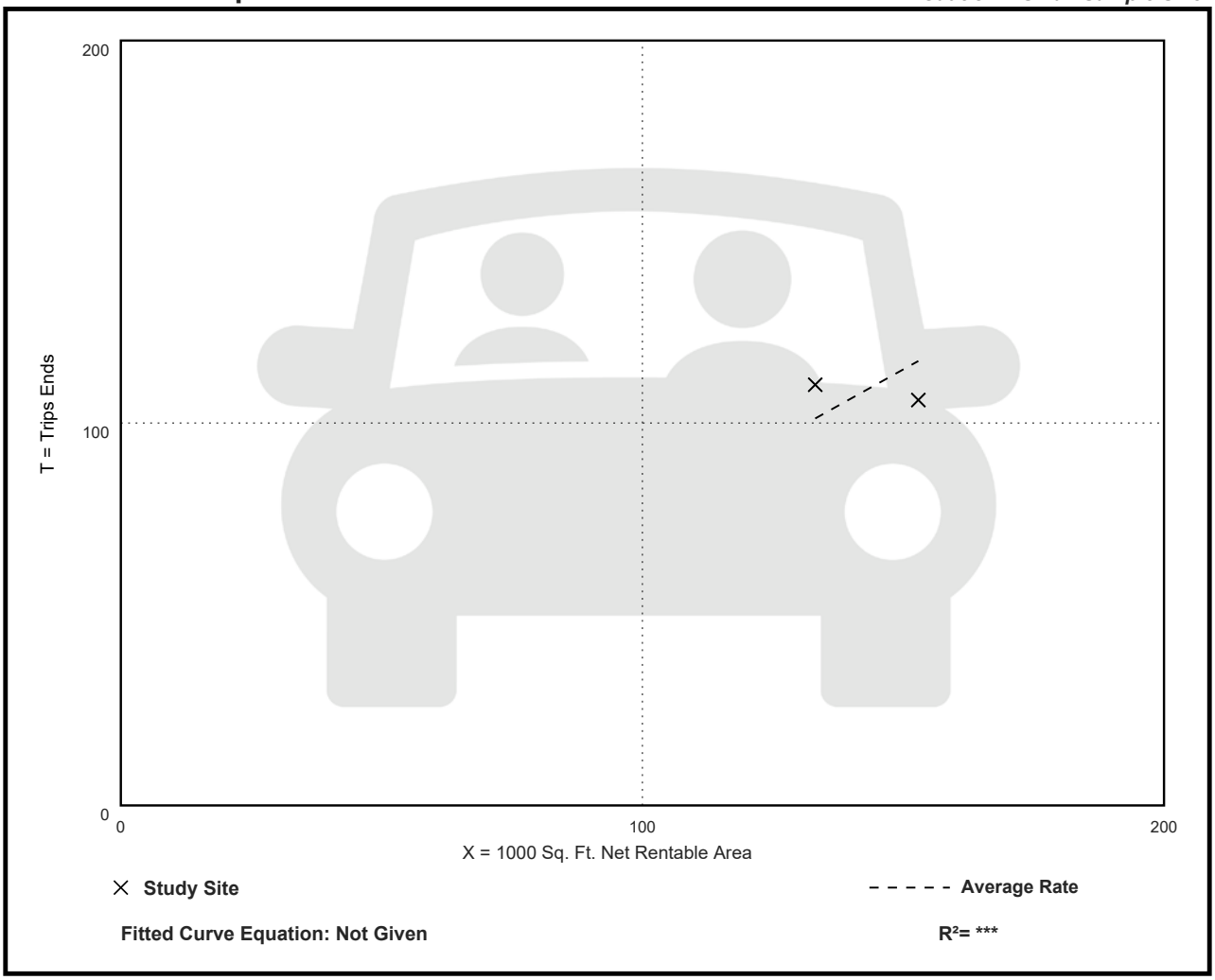
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. 1000 Sq. Ft. Net Rentable Area: 143
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
0.76	0.69 - 0.83	***

Data Plot and Equation

Caution – Small Sample Size



Mini-Warehouse
(151)

Vehicle Trip Ends vs: 1000 Sq. Ft. Net Rentable Area
On a: Sunday, Peak Hour of Generator

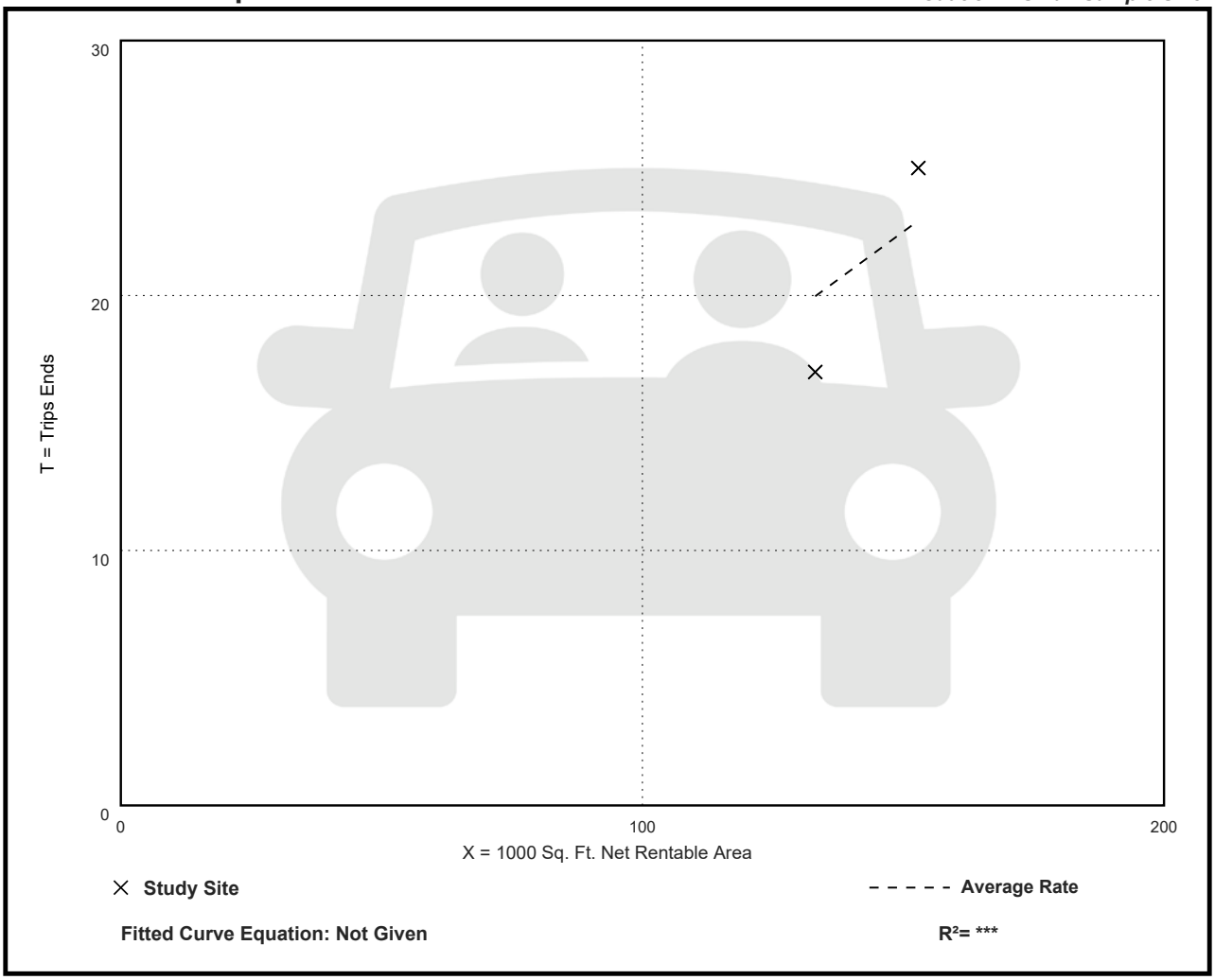
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. 1000 Sq. Ft. Net Rentable Area: 143
Directional Distribution: Not Available

Vehicle Trip Generation per 1000 Sq. Ft. Net Rentable Area

Average Rate	Range of Rates	Standard Deviation
0.15	0.13 - 0.16	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

Land Use: 210
Single-Family Detached Housing

Description

A single-family detached housing site includes any single-family detached home on an individual lot. A typical site surveyed is a suburban subdivision.

Specialized Land Use

Data have been submitted for several single-family detached housing developments with homes that are commonly referred to as patio homes. A patio home is a detached housing unit that is located on a small lot with little (or no) front or back yard. In some subdivisions, communal maintenance of outside grounds is provided for the patio homes. The three patio home sites total 299 dwelling units with overall weighted average trip generation rates of 5.35 vehicle trips per dwelling unit for weekday, 0.26 for the AM adjacent street peak hour, and 0.47 for the PM adjacent street peak hour. These patio home rates based on a small sample of sites are lower than those for single-family detached housing (Land Use 210), lower than those for single-family attached housing (Land Use 251), and higher than those for senior adult housing -- single-family (Land Use 251). Further analysis of this housing type will be conducted in a future edition of *Trip Generation Manual*.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For 30 of the study sites, data on the number of residents and number of household vehicles are available. The overall averages for the 30 sites are 3.6 residents per dwelling unit and 1.5 vehicles per dwelling unit.

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Arizona, California, Connecticut, Delaware, Illinois, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Jersey, North Carolina, Ohio, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Vermont, Virginia, and West Virginia.

Source Numbers

100, 105, 114, 126, 157, 167, 177, 197, 207, 211, 217, 267, 275, 293, 300, 319, 320, 356, 357, 367, 384, 387, 407, 435, 522, 550, 552, 579, 598, 601, 603, 614, 637, 711, 716, 720, 728, 735, 868, 869, 903, 925, 936, 1005, 1007, 1008, 1010, 1033, 1066, 1077,1078, 1079

Single-Family Detached Housing
(210)

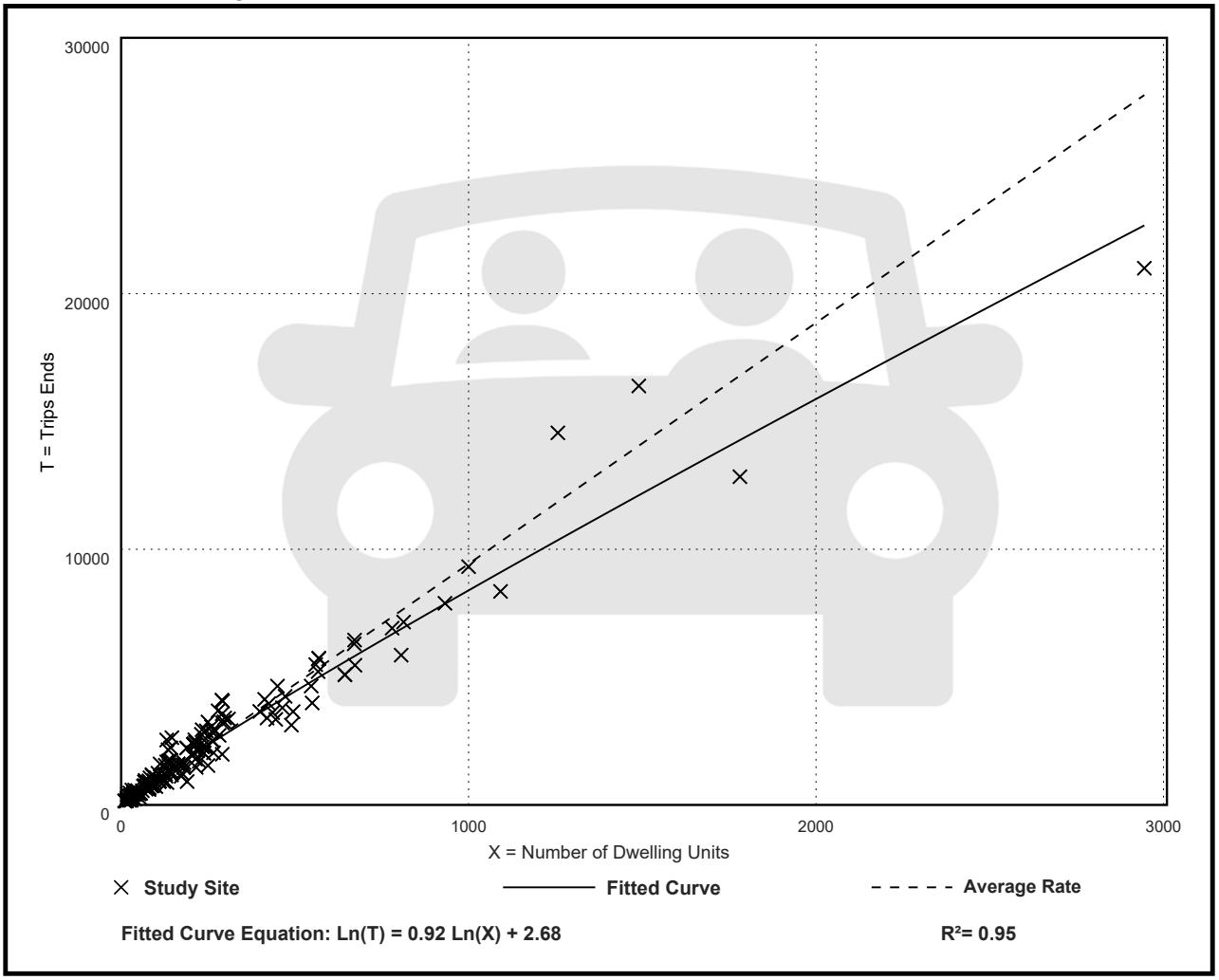
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 174
Avg. Num. of Dwelling Units: 246
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.43	4.45 - 22.61	2.13

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.92 Ln(X) + 2.68

R^2= 0.95

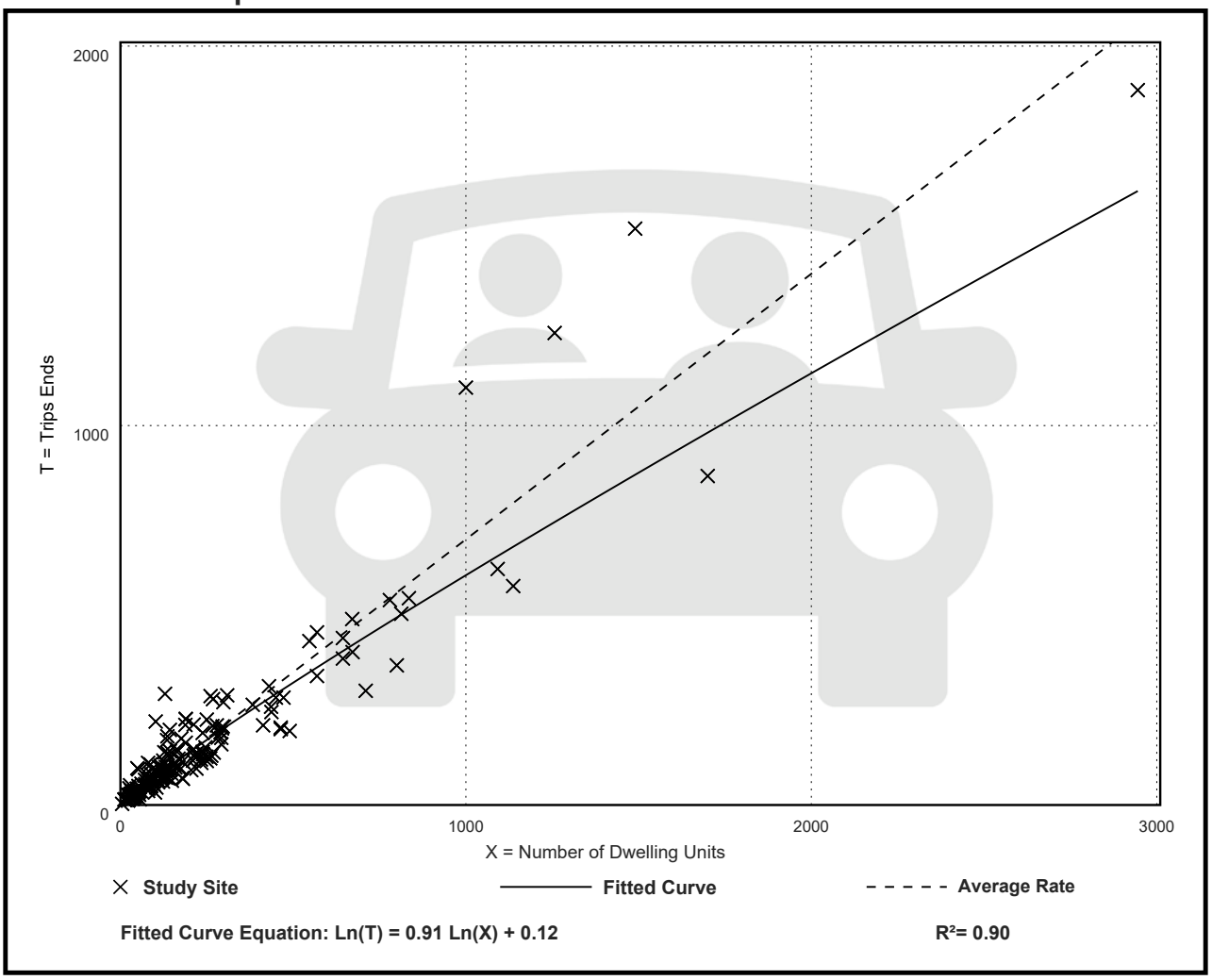
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 192
Avg. Num. of Dwelling Units: 226
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



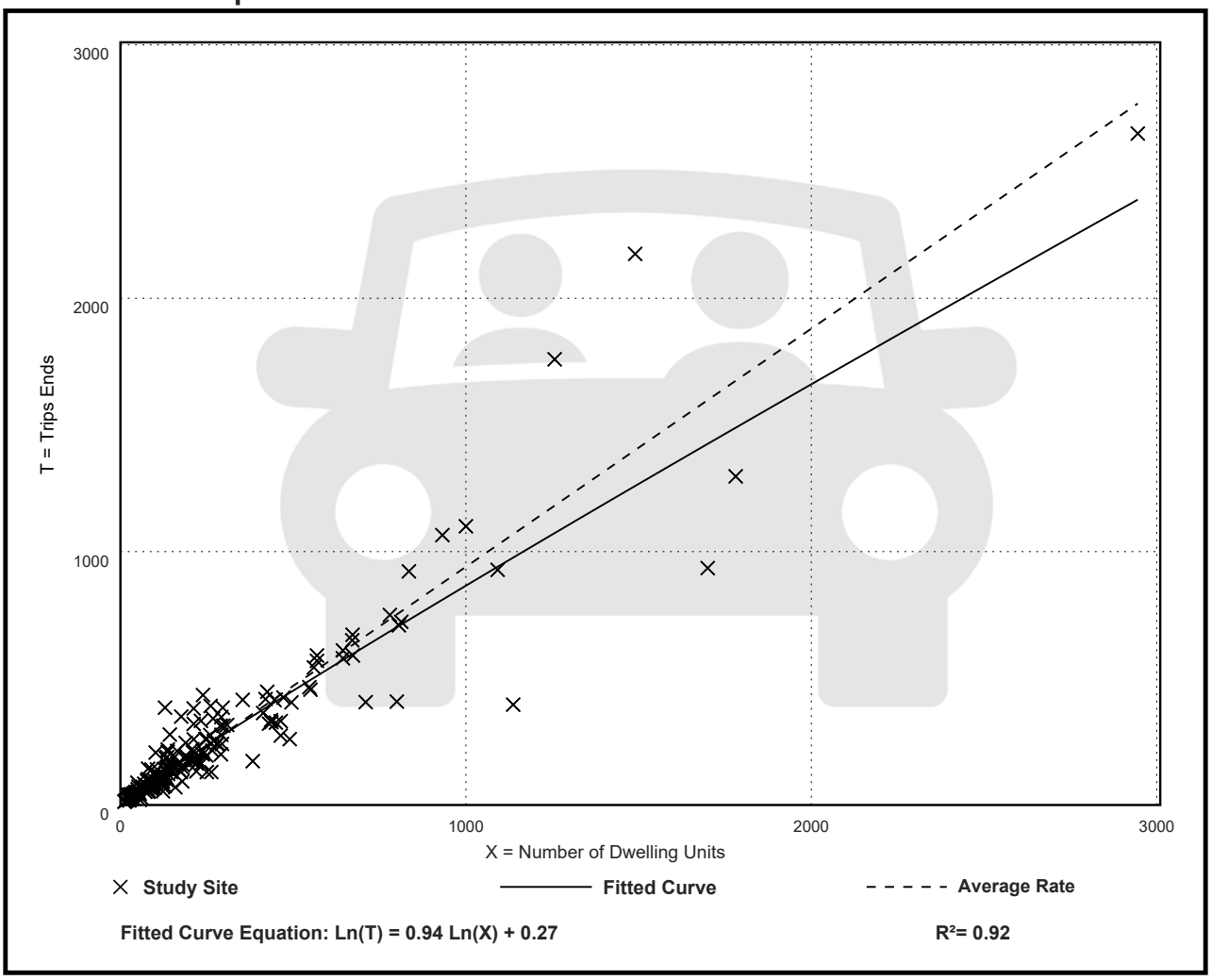
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 208
Avg. Num. of Dwelling Units: 248
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Single-Family Detached Housing
(210)

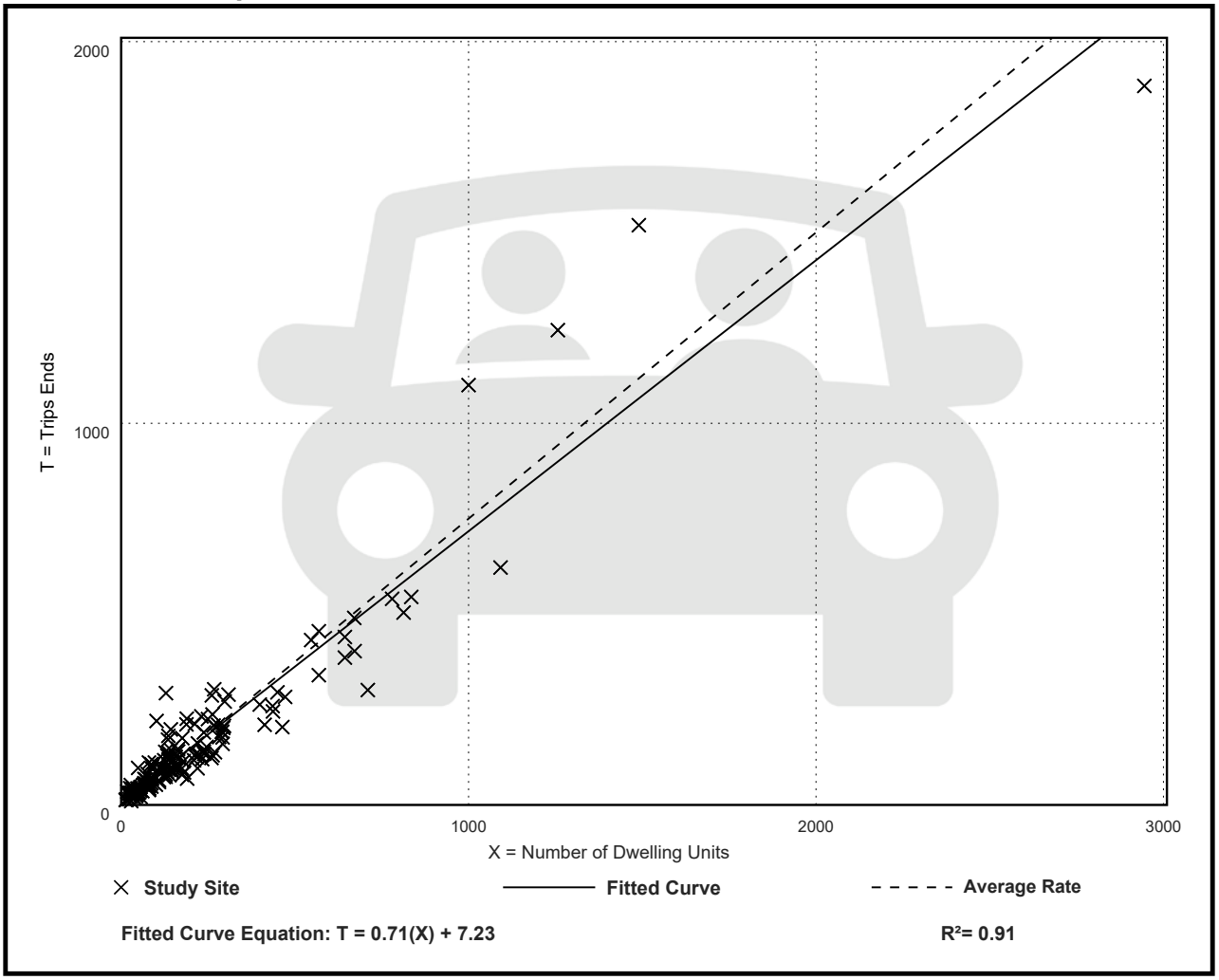
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 169
Avg. Num. of Dwelling Units: 217
Directional Distribution: 26% entering, 74% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.75	0.34 - 2.27	0.25

Data Plot and Equation



Single-Family Detached Housing
(210)

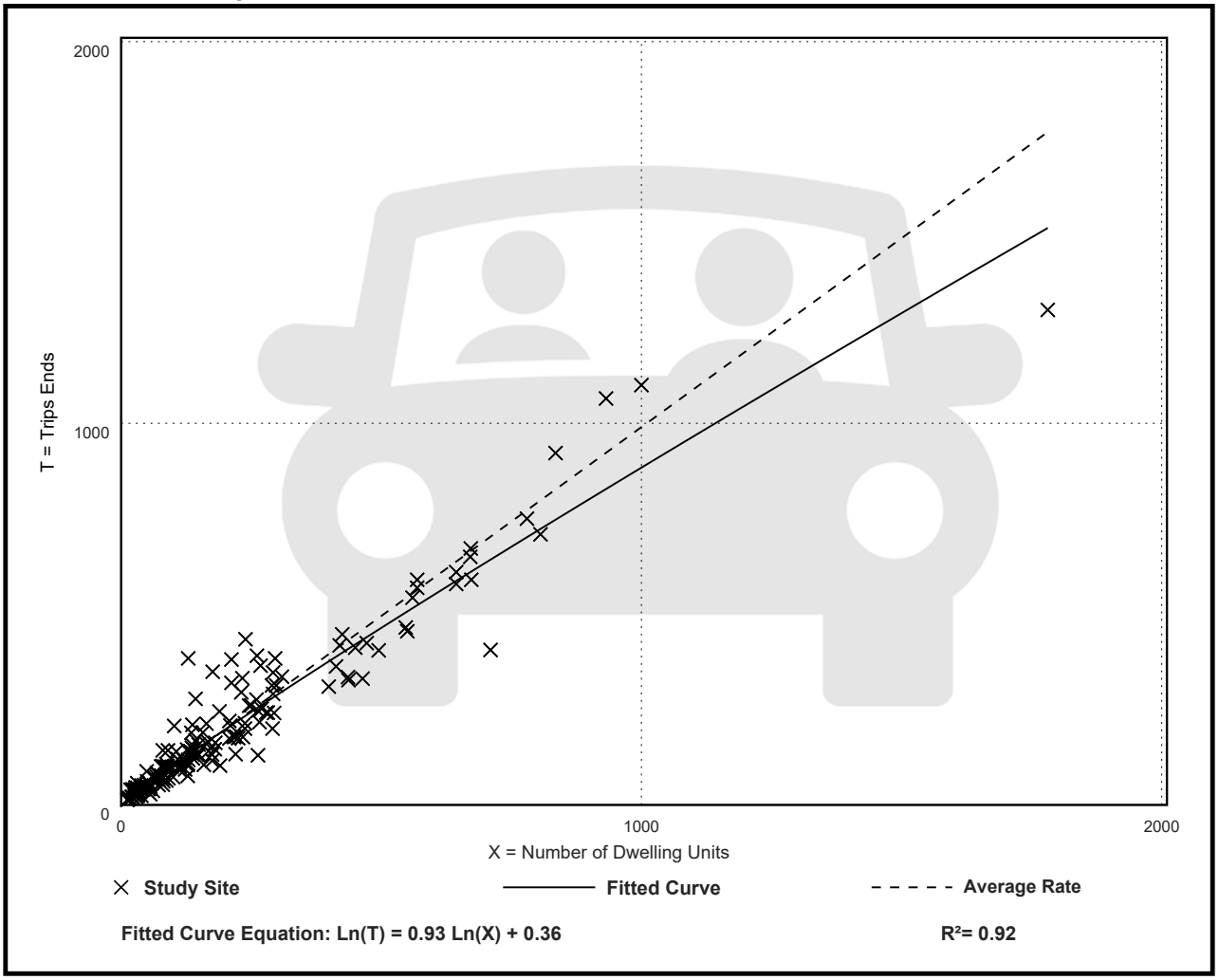
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 178
Avg. Num. of Dwelling Units: 203
Directional Distribution: 64% entering, 36% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.99	0.49 - 2.98	0.28

Data Plot and Equation



Single-Family Detached Housing
(210)

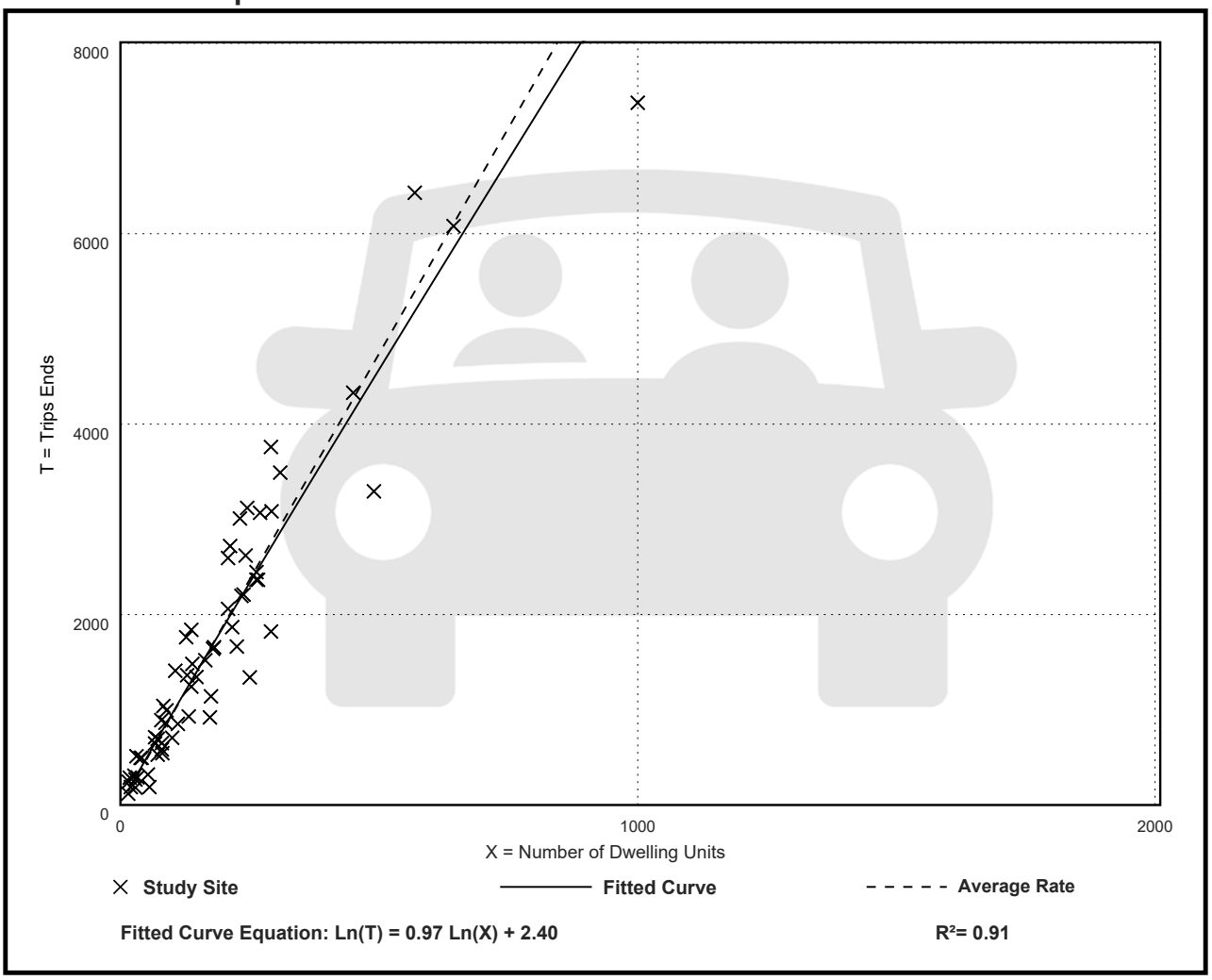
Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 63
Avg. Num. of Dwelling Units: 179
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.48	3.36 - 16.52	2.26

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.97 Ln(X) + 2.40

R^2= 0.91

Single-Family Detached Housing
(210)

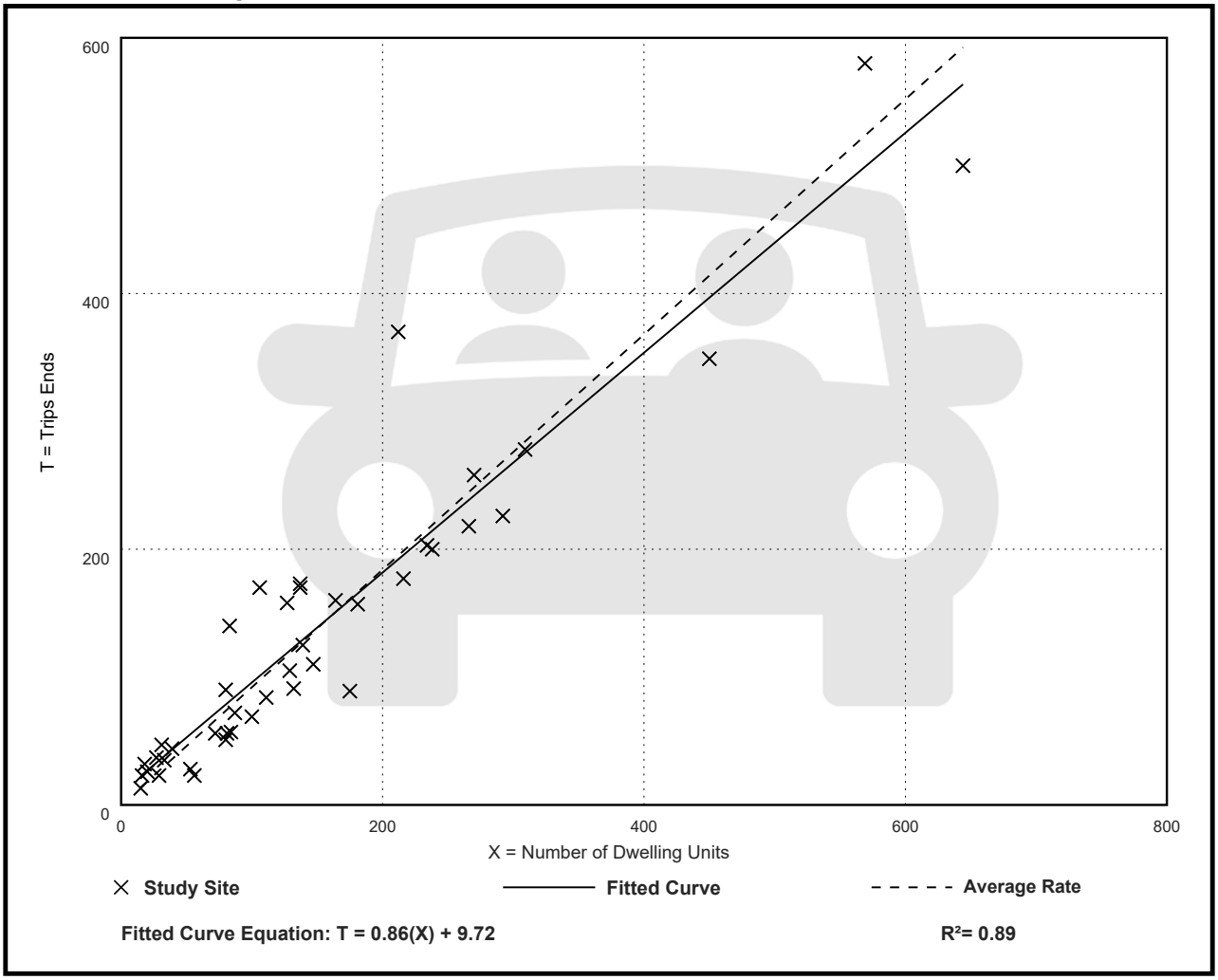
Vehicle Trip Ends vs: Dwelling Units
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 42
Avg. Num. of Dwelling Units: 152
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.92	0.41 - 1.78	0.27

Data Plot and Equation



Single-Family Detached Housing
(210)

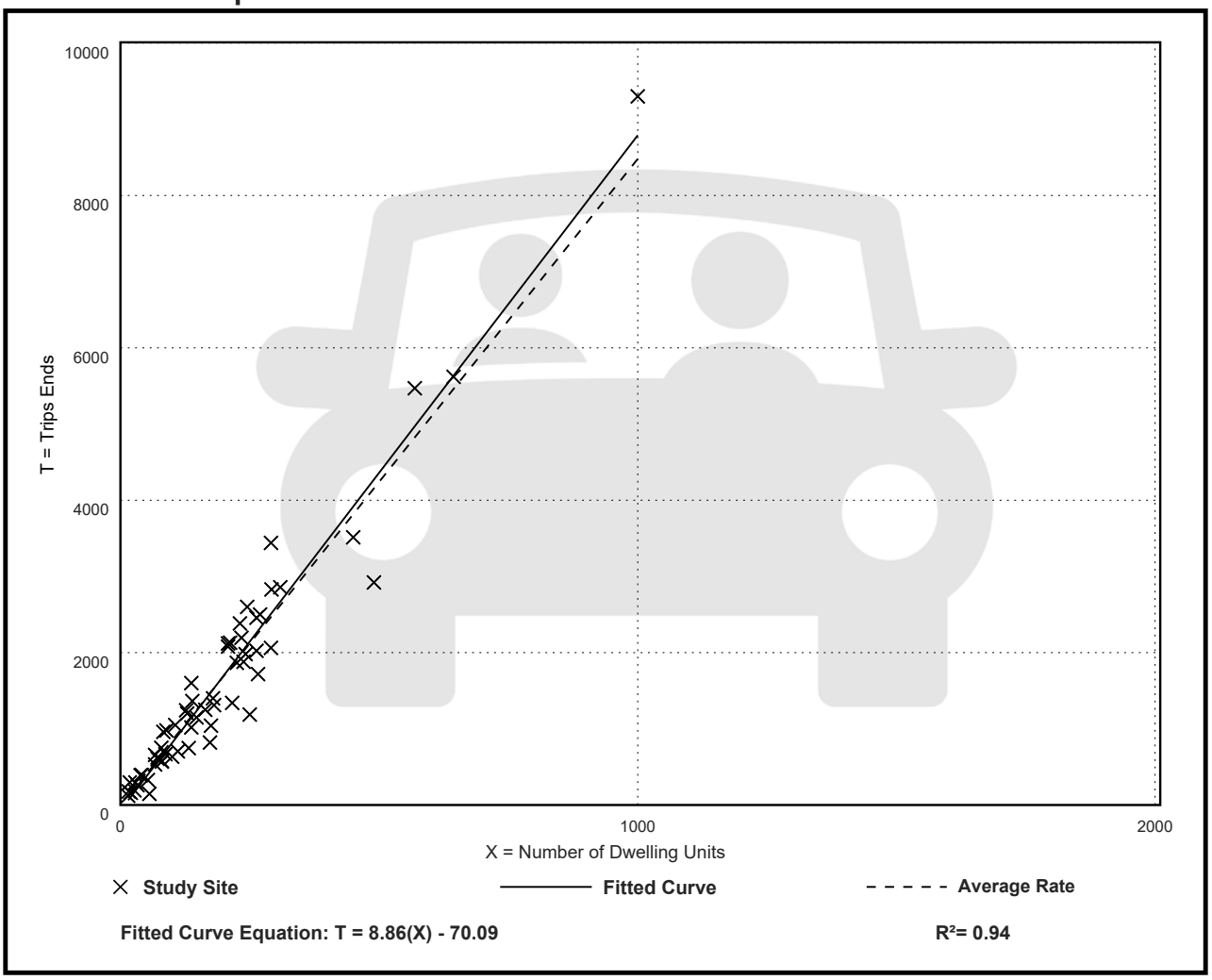
Vehicle Trip Ends vs: Dwelling Units
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 60
Avg. Num. of Dwelling Units: 186
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
8.48	2.61 - 16.44	1.74

Data Plot and Equation



Single-Family Detached Housing
(210)

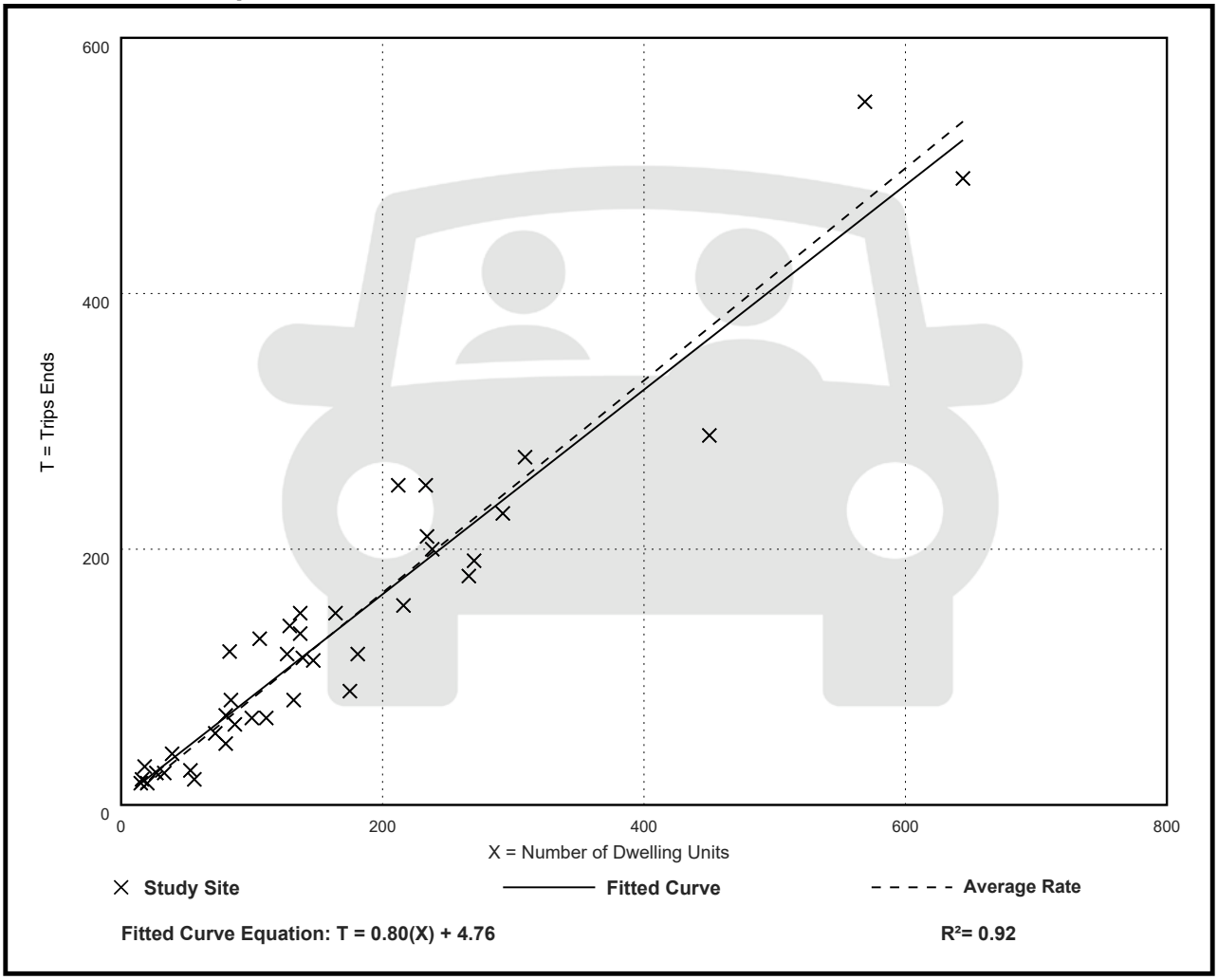
Vehicle Trip Ends vs: Dwelling Units
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 40
Avg. Num. of Dwelling Units: 162
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.83	0.36 - 1.67	0.19

Data Plot and Equation



Single-Family Detached Housing
(210)

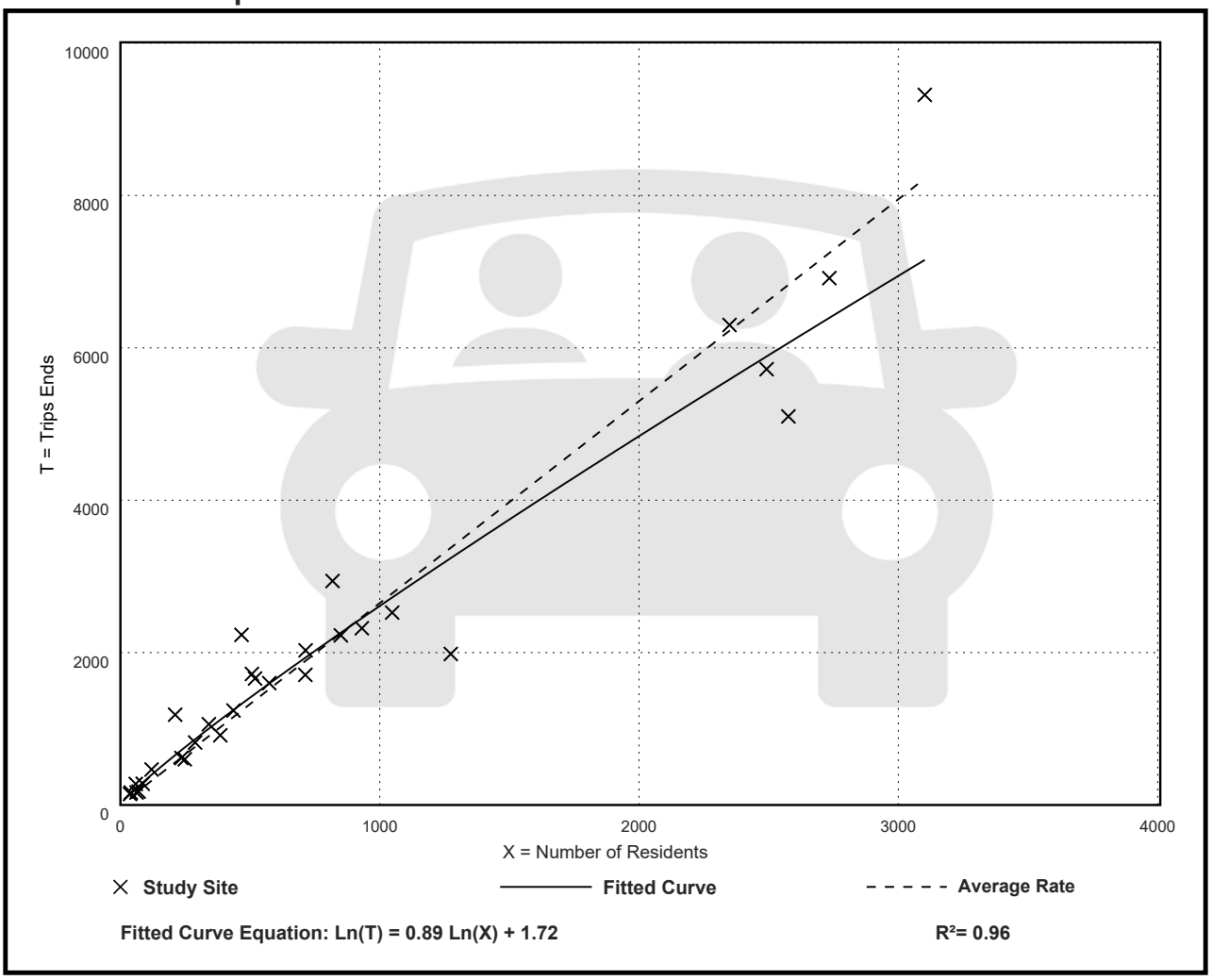
Vehicle Trip Ends vs: Residents
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. Num. of Residents: 810
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.65	1.56 - 5.62	0.64

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.89 Ln(X) + 1.72

R^2= 0.96

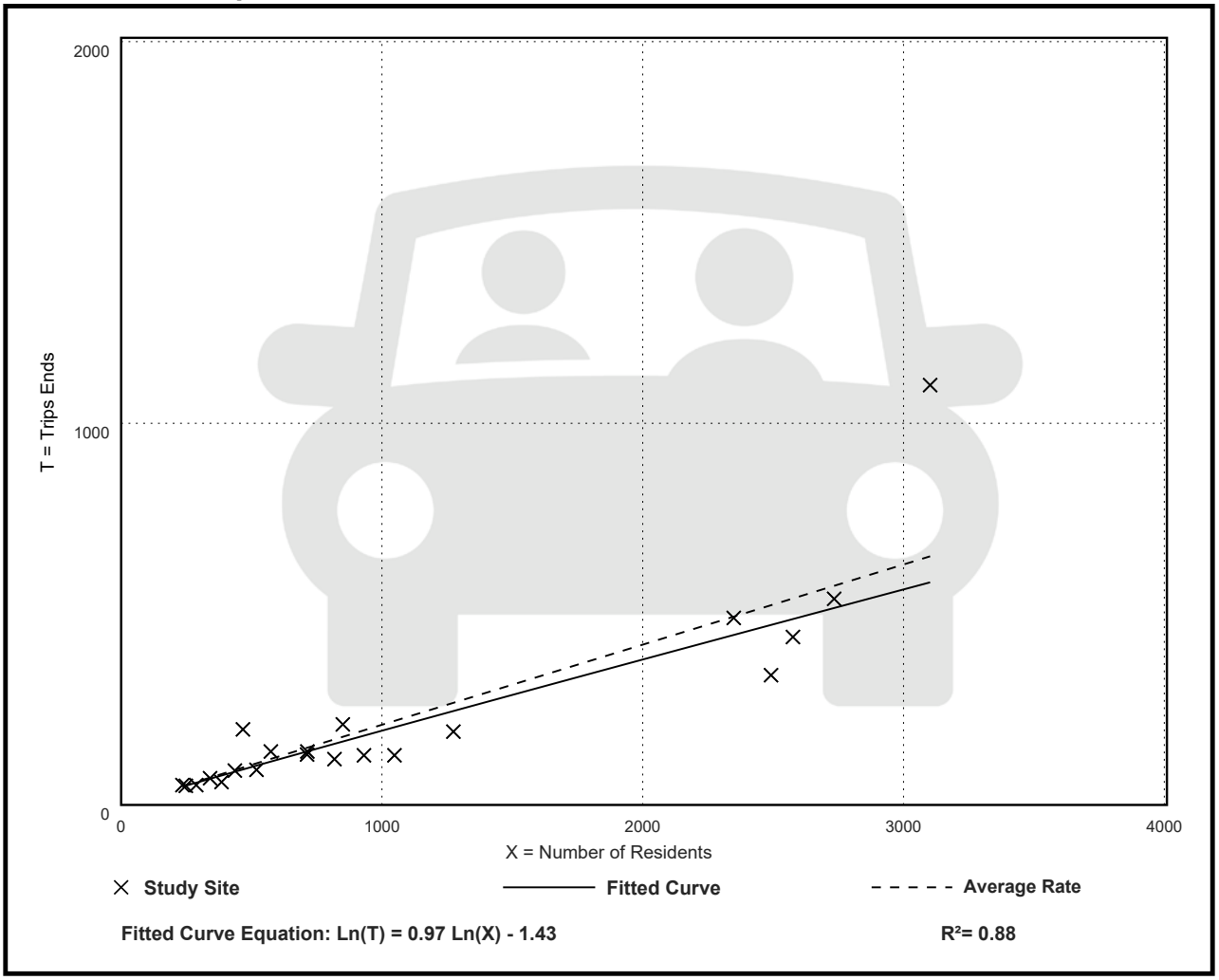
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: **Residents**
On a: **Weekday,**
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: **General Urban/Suburban**
Number of Studies: 21
Avg. Num. of Residents: 1100
Directional Distribution: 31% entering, 69% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.21	0.12 - 0.42	0.08

Data Plot and Equation



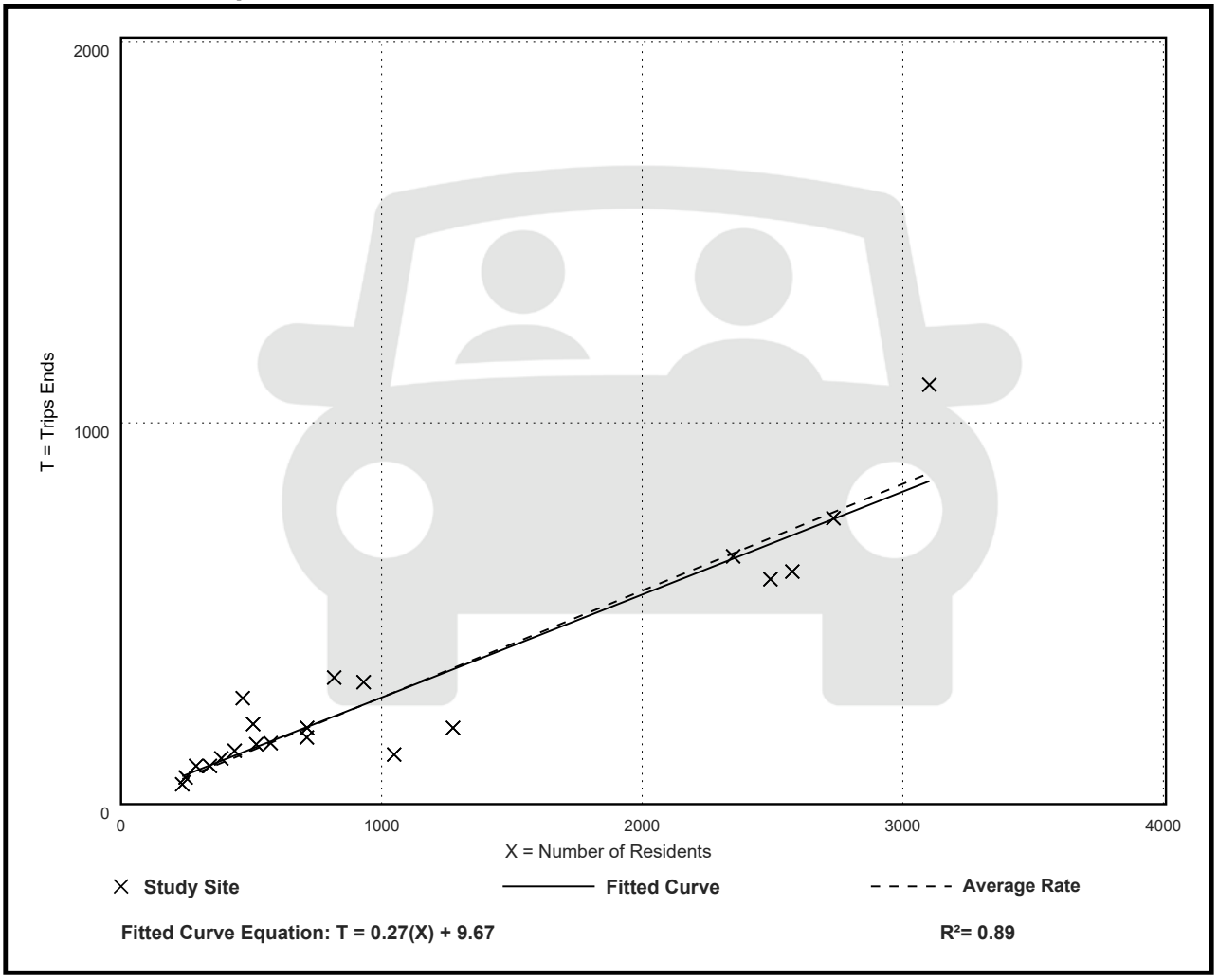
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs: Residents
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. Num. of Residents: 1083
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.28	0.12 - 0.60	0.08

Data Plot and Equation



Single-Family Detached Housing
(210)

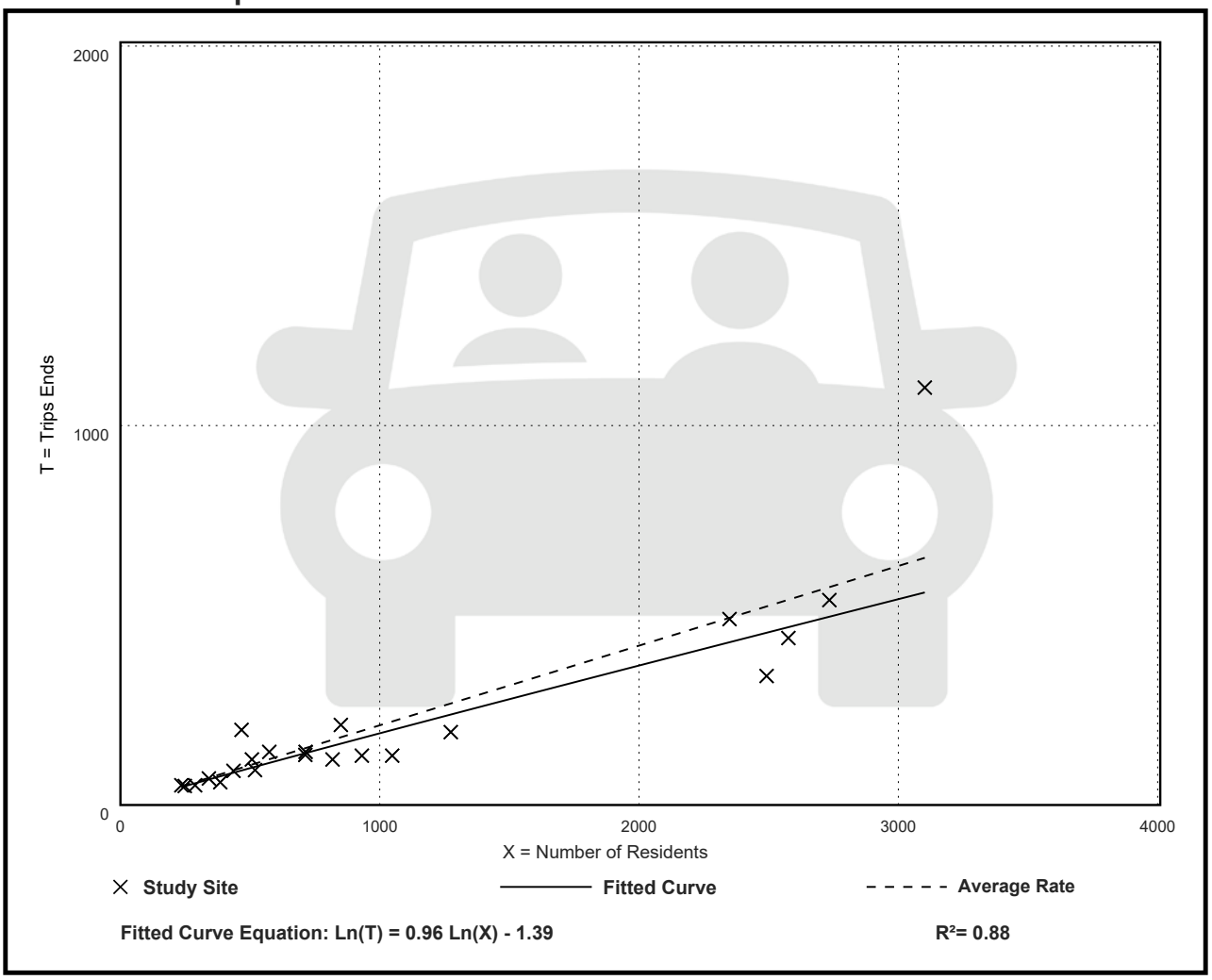
Vehicle Trip Ends vs: Residents
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Residents: 1073
Directional Distribution: 30% entering, 70% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.21	0.12 - 0.42	0.08

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.96 Ln(X) - 1.39

R^2= 0.88

Single-Family Detached Housing
(210)

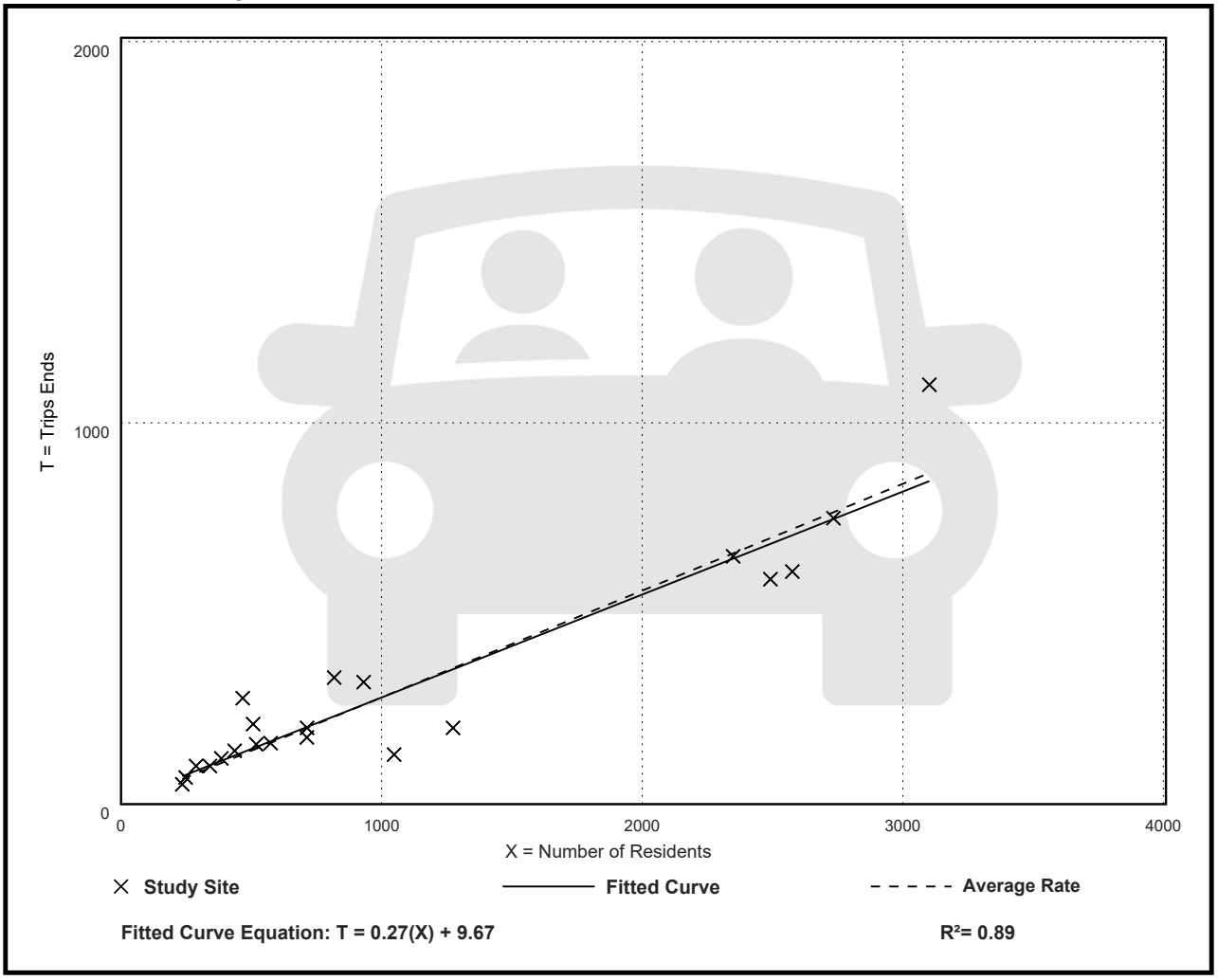
Vehicle Trip Ends vs: Residents
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. Num. of Residents: 1083
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.28	0.12 - 0.60	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.27(X) + 9.67

R^2= 0.89

Single-Family Detached Housing
(210)

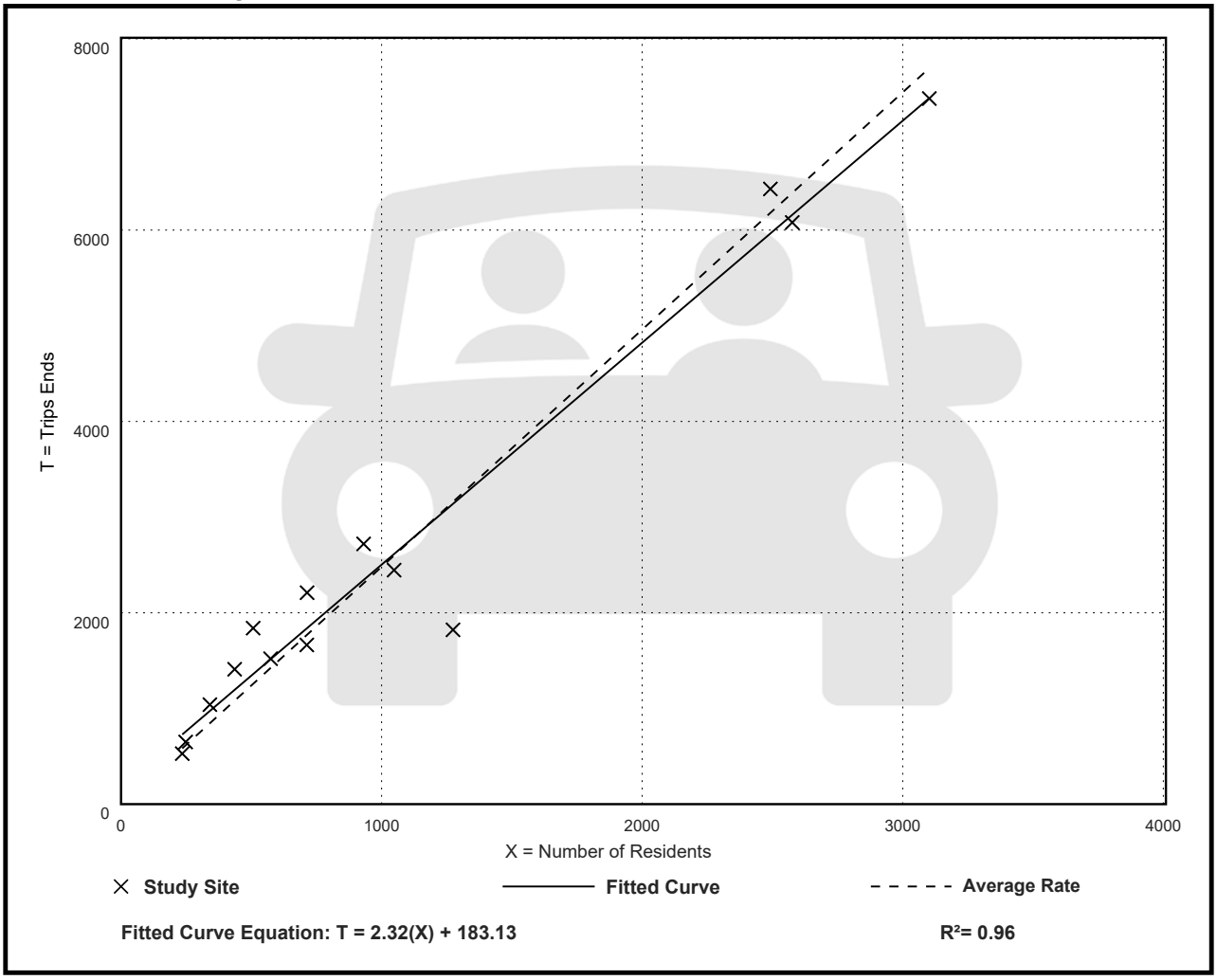
Vehicle Trip Ends vs: Residents
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Residents: 1085
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.48	1.43 - 3.63	0.46

Data Plot and Equation



Single-Family Detached Housing
(210)

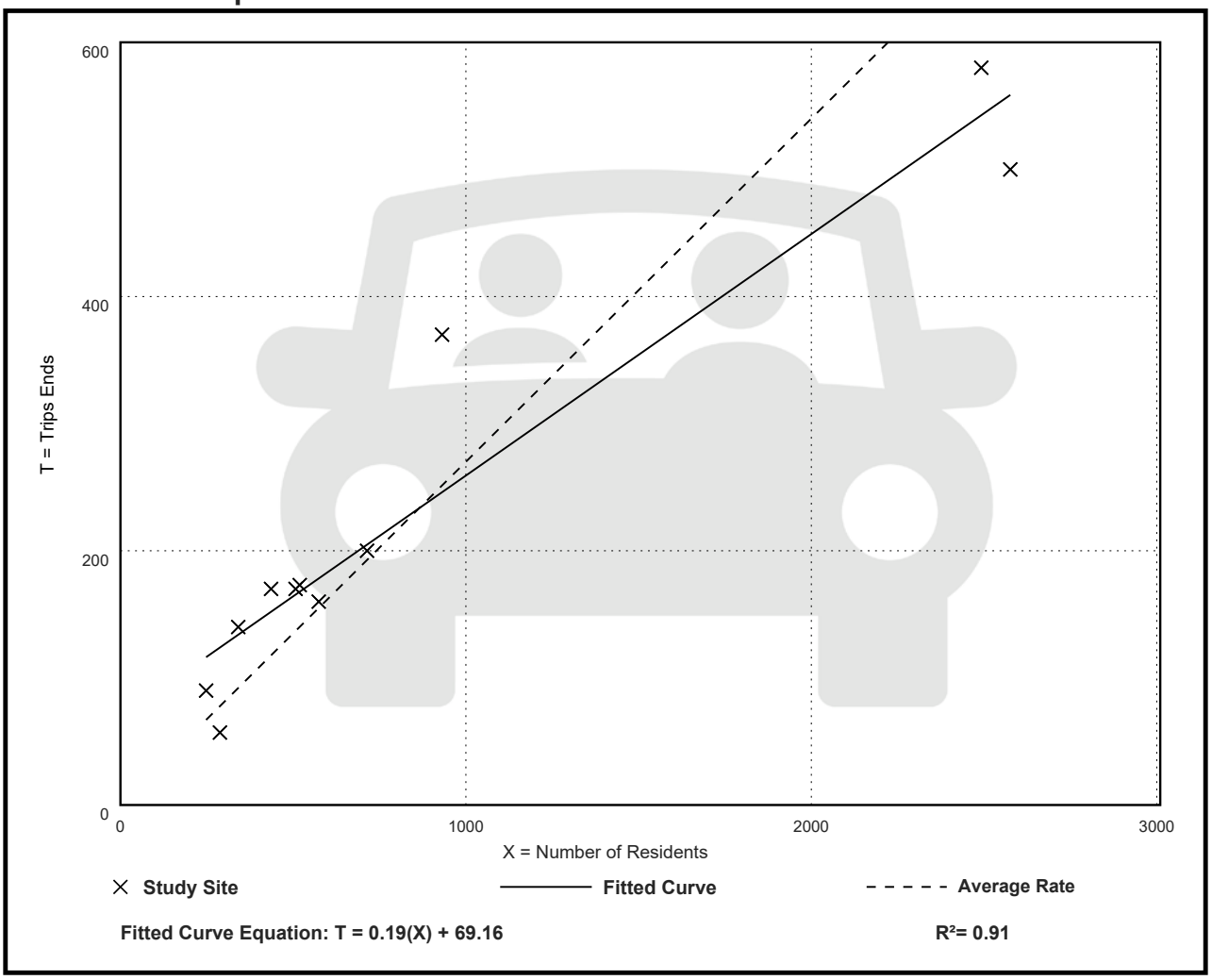
Vehicle Trip Ends vs: Residents
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 11
Avg. Num. of Residents: 875
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.27	0.19 - 0.41	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.19(X) + 69.16

R^2= 0.91

Single-Family Detached Housing
(210)

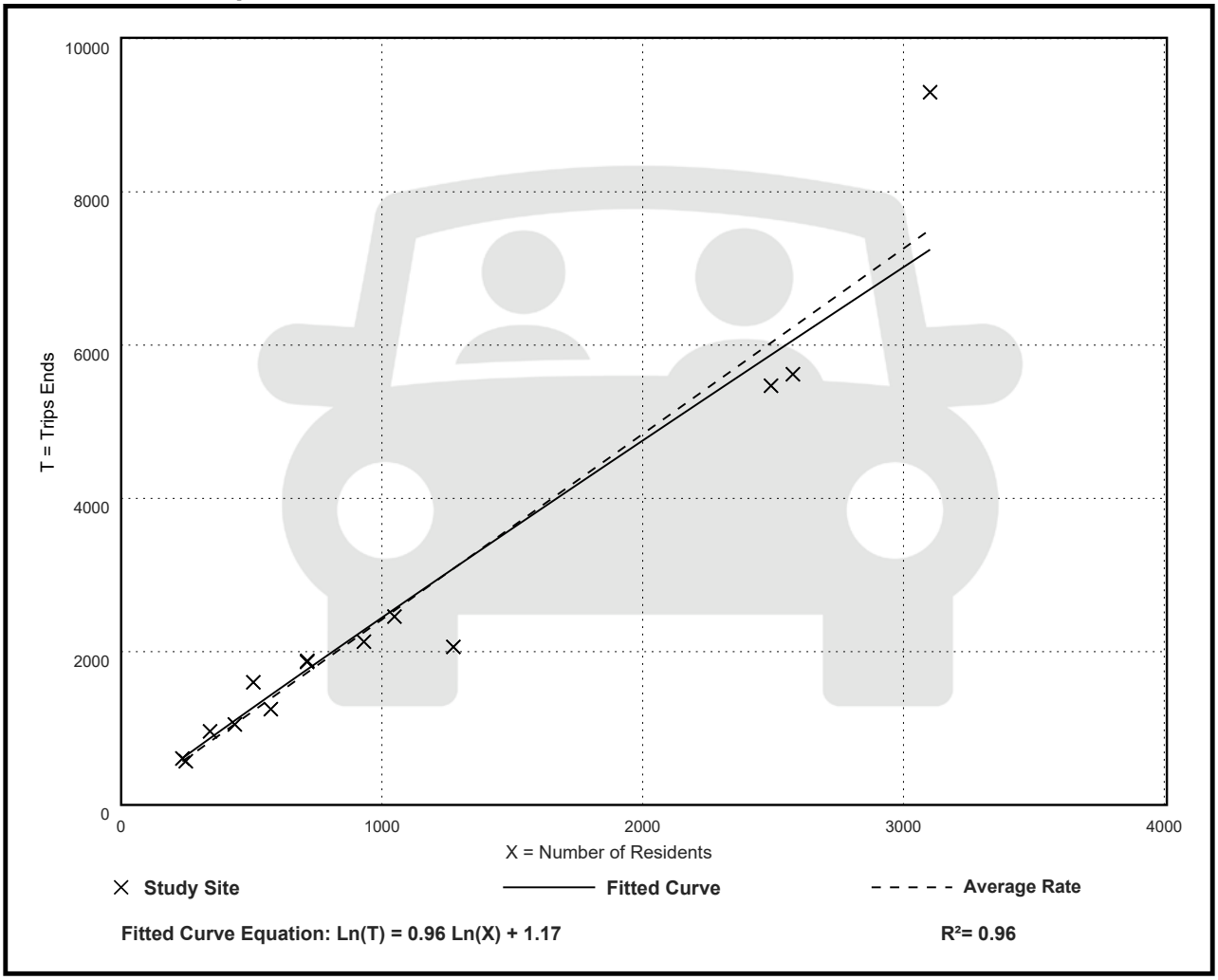
Vehicle Trip Ends vs: Residents
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. Num. of Residents: 1085
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
2.42	1.62 - 3.16	0.43

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.96 Ln(X) + 1.17

R^2= 0.96

Single-Family Detached Housing
(210)

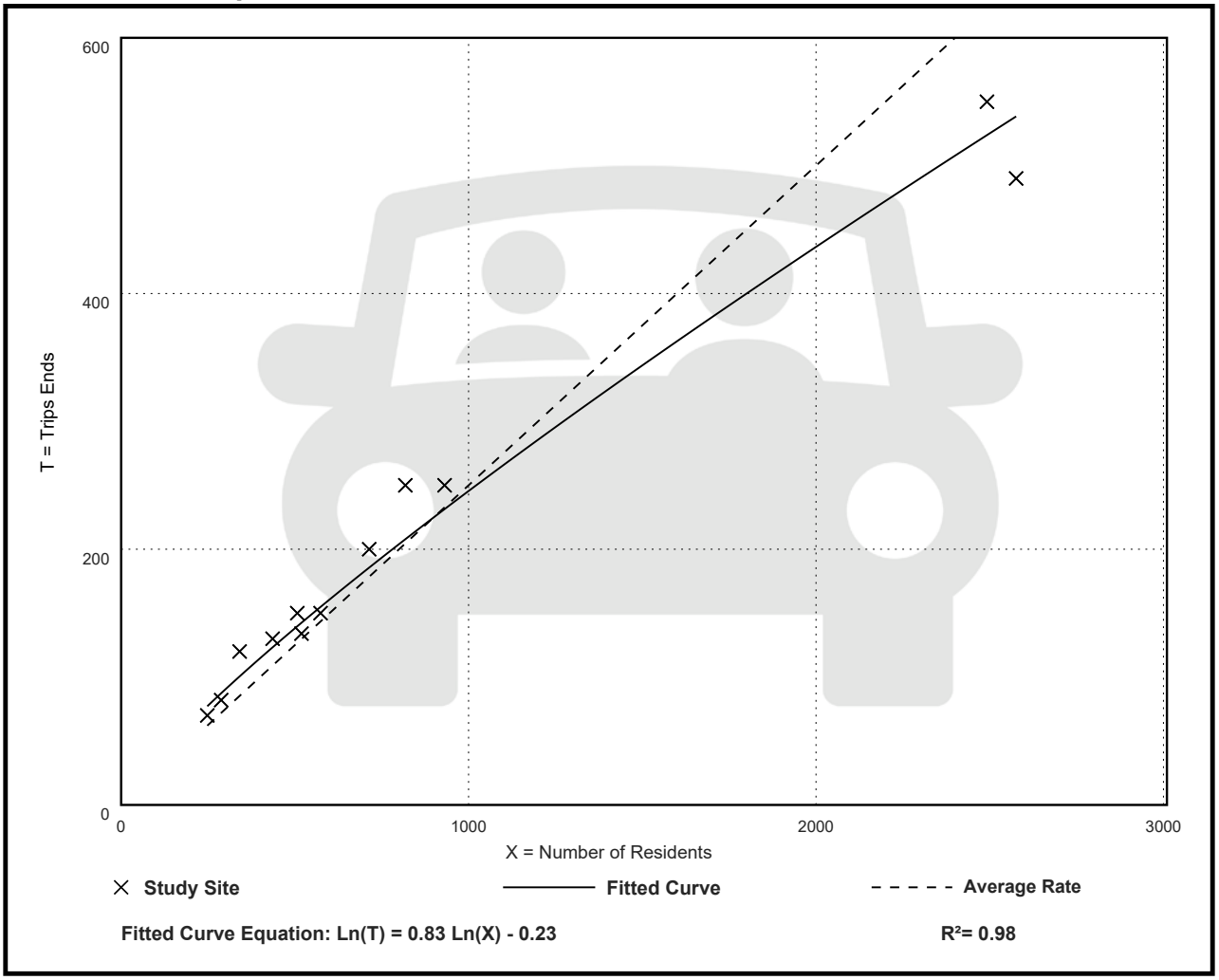
Vehicle Trip Ends vs: Residents
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. Num. of Residents: 870
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.25	0.19 - 0.35	0.05

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.83 Ln(X) - 0.23

R^2= 0.98

Land Use: 220
Multifamily Housing (Low-Rise)

Description

Low-rise multifamily housing includes apartments, townhouses, and condominiums located within the same building with at least three other dwelling units and that have two or three floors (levels). Various configurations fit this description, including walkup apartment, mansion apartment, and stacked townhouse.

- A walkup apartment typically is two or three floors in height with dwelling units that are accessed by a single or multiple entrances with stairways and hallways.
- A mansion apartment is a single structure that contains several apartments within what appears to be a single-family dwelling unit.
- A fourplex is a single two-story structure with two matching dwelling units on the ground and second floors. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.
- A stacked townhouse is designed to match the external appearance of a townhouse. But, unlike a townhouse dwelling unit that only shares walls with an adjoining unit, the stacked townhouse units share both floors and walls. Access to the individual units is typically internal to the structure and provided through a central entry and stairway.

Multifamily housing (mid-rise) (Land Use 221), multifamily housing (high-rise) (Land Use 222), affordable housing (Land Use 223), and off-campus student apartment (low-rise) (Land Use 225) are related land uses.

Land Use Subcategory

Data are presented for two subcategories for this land use: (1) not close to rail transit and (2) close to rail transit. A site is considered close to rail transit if the walking distance between the residential site entrance and the closest rail transit station entrance is ½ mile or less.

Additional Data

For the three sites for which both the number of residents and the number of occupied dwelling units were available, there were an average of 2.72 residents per occupied dwelling unit.

For the two sites for which the numbers of both total dwelling units and occupied dwelling units were available, an average of 96.2 percent of the total dwelling units were occupied.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip

generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

For the three sites for which data were provided for both occupied dwelling units and residents, there was an average of 2.72 residents per occupied dwelling unit.

It is expected that the number of bedrooms and number of residents are likely correlated to the trips generated by a residential site. To assist in future analysis, trip generation studies of all multifamily housing should attempt to obtain information on occupancy rate and on the mix of residential unit sizes (i.e., number of units by number of bedrooms at the site complex).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in British Columbia (CAN), California, Delaware, Florida, Georgia, Illinois, Indiana, Maine, Maryland, Massachusetts, Minnesota, New Jersey, Ontario (CAN), Oregon, Pennsylvania, South Carolina, South Dakota, Tennessee, Texas, Utah, and Washington.

Source Numbers

188, 204, 237, 300, 305, 306, 320, 321, 357, 390, 412, 525, 530, 579, 583, 638, 864, 866, 896, 901, 903, 904, 936, 939, 944, 946, 947, 948, 963, 964, 966, 967, 1012, 1013, 1014, 1036, 1047, 1056, 1071, 1076

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

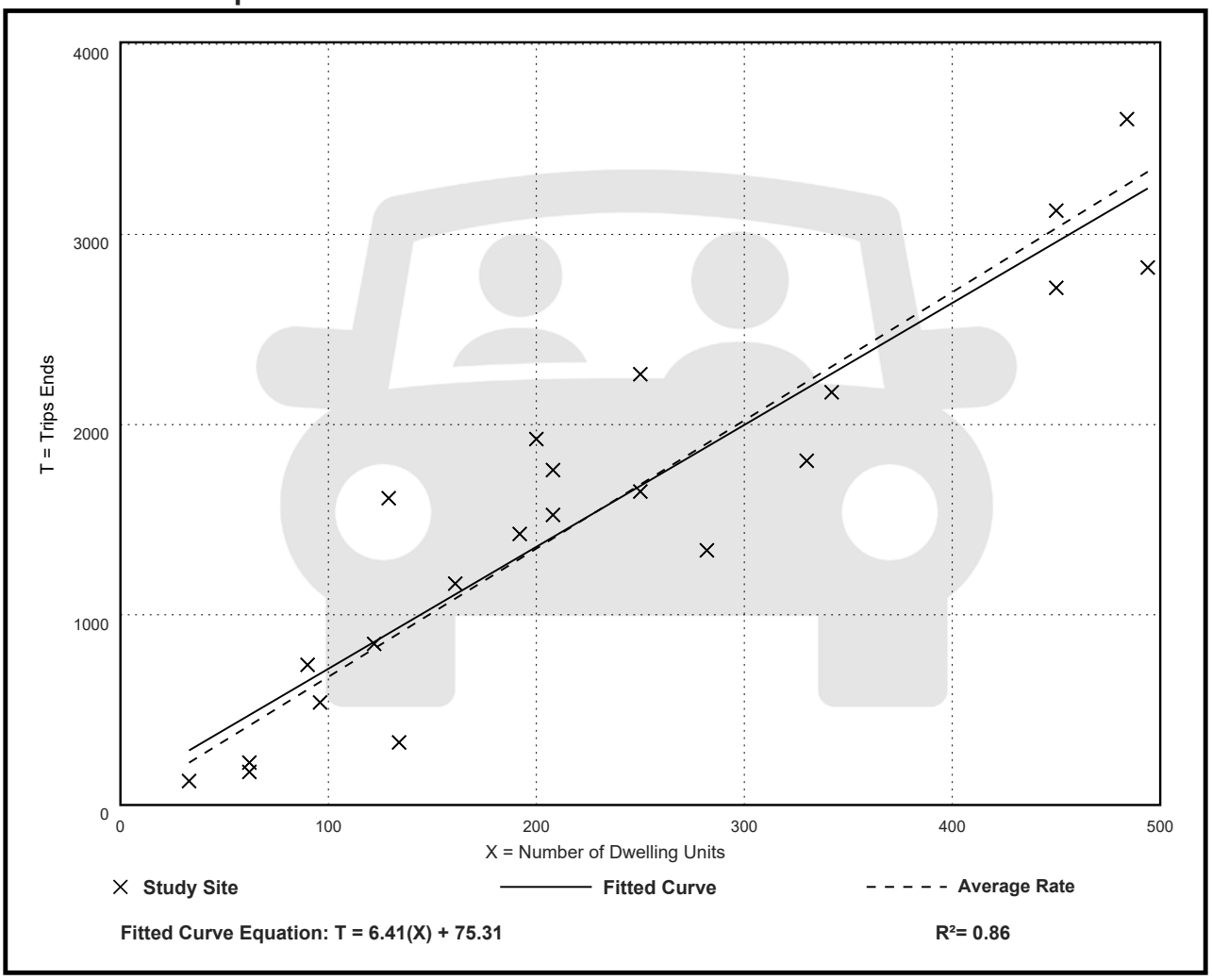
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. Num. of Dwelling Units: 229
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
6.74	2.46 - 12.50	1.79

Data Plot and Equation



Fitted Curve Equation: T = 6.41(X) + 75.31

R^2= 0.86

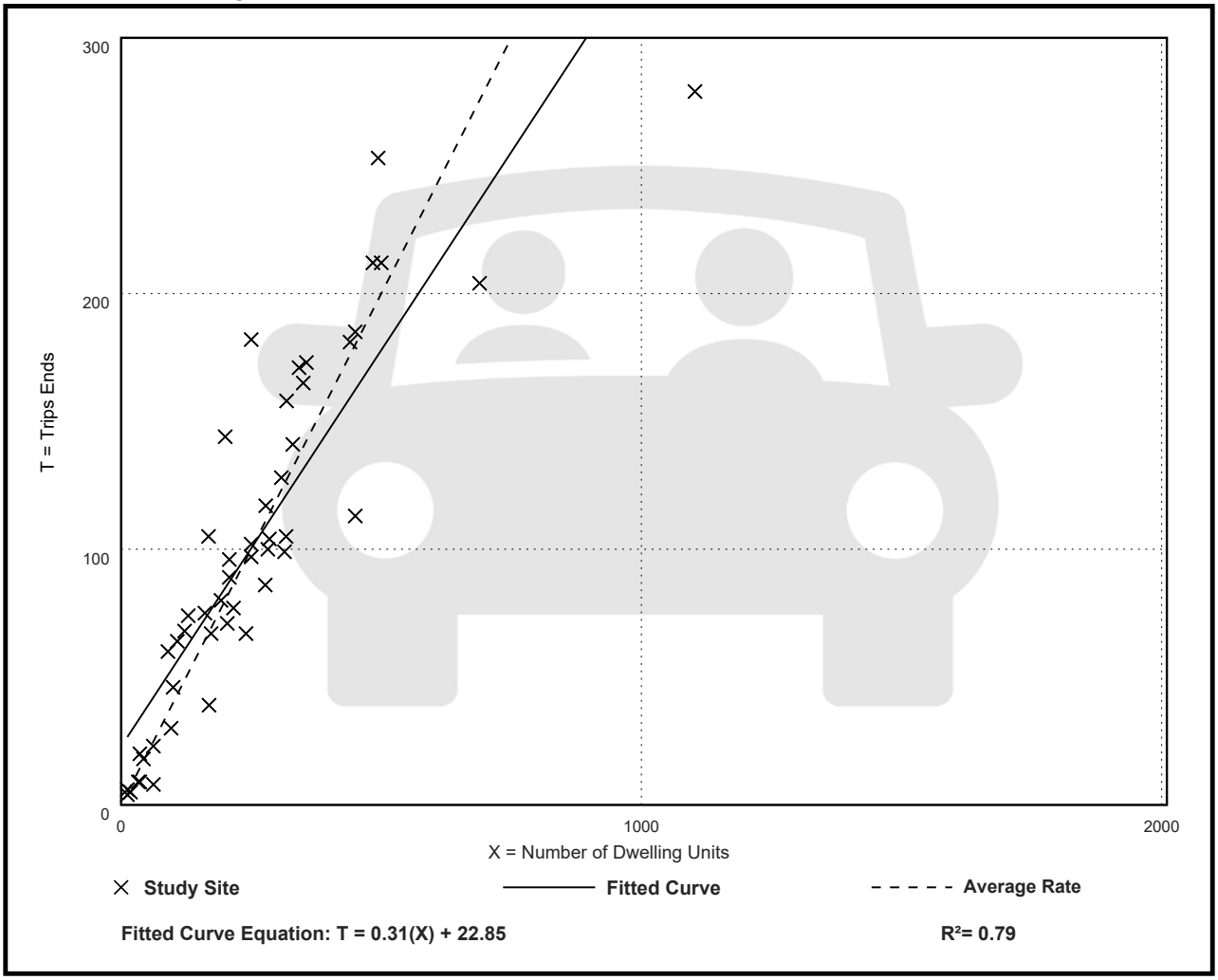
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 49
Avg. Num. of Dwelling Units: 249
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.40	0.13 - 0.73	0.12

Data Plot and Equation



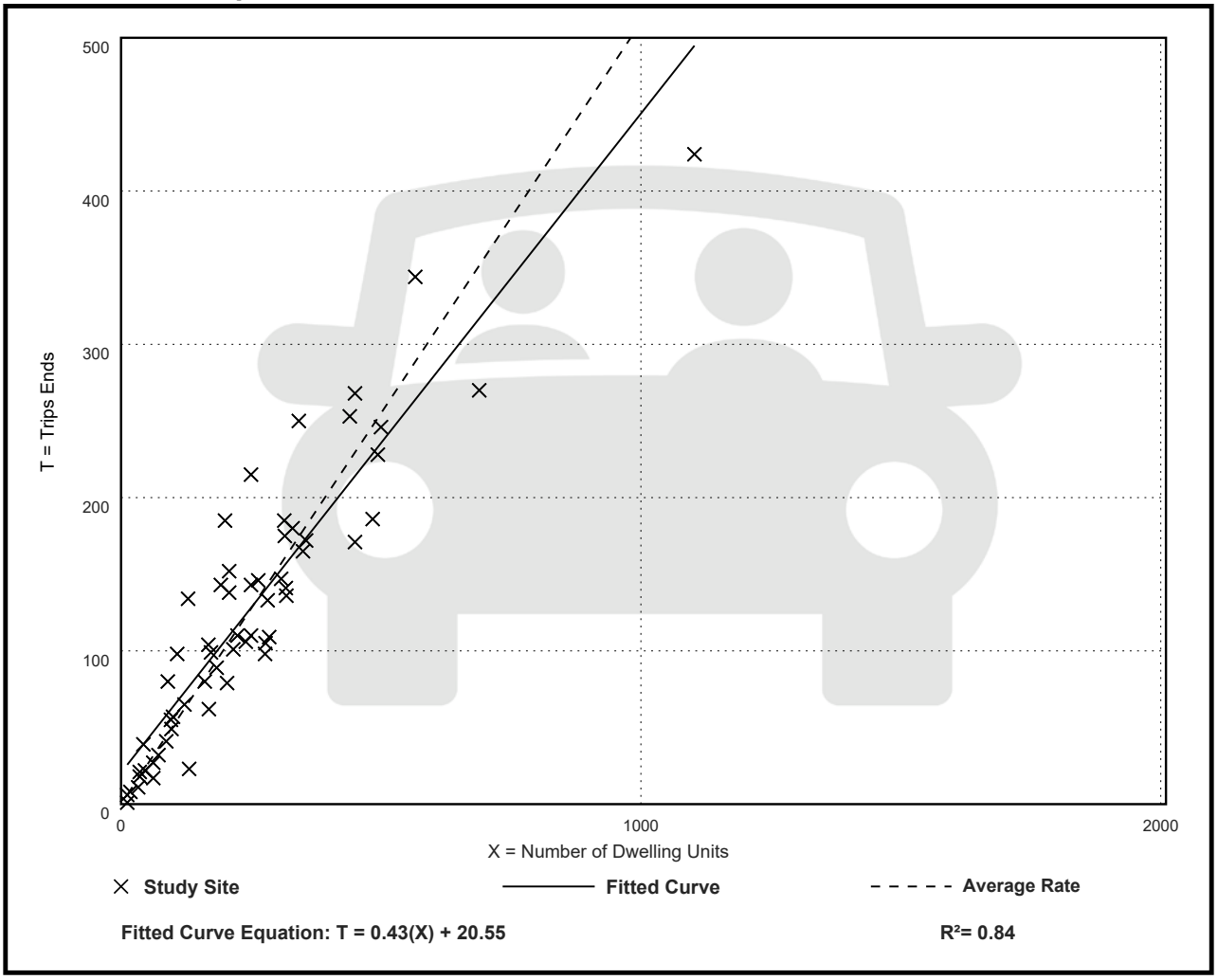
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 59
Avg. Num. of Dwelling Units: 241
Directional Distribution: 63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.51	0.08 - 1.04	0.15

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

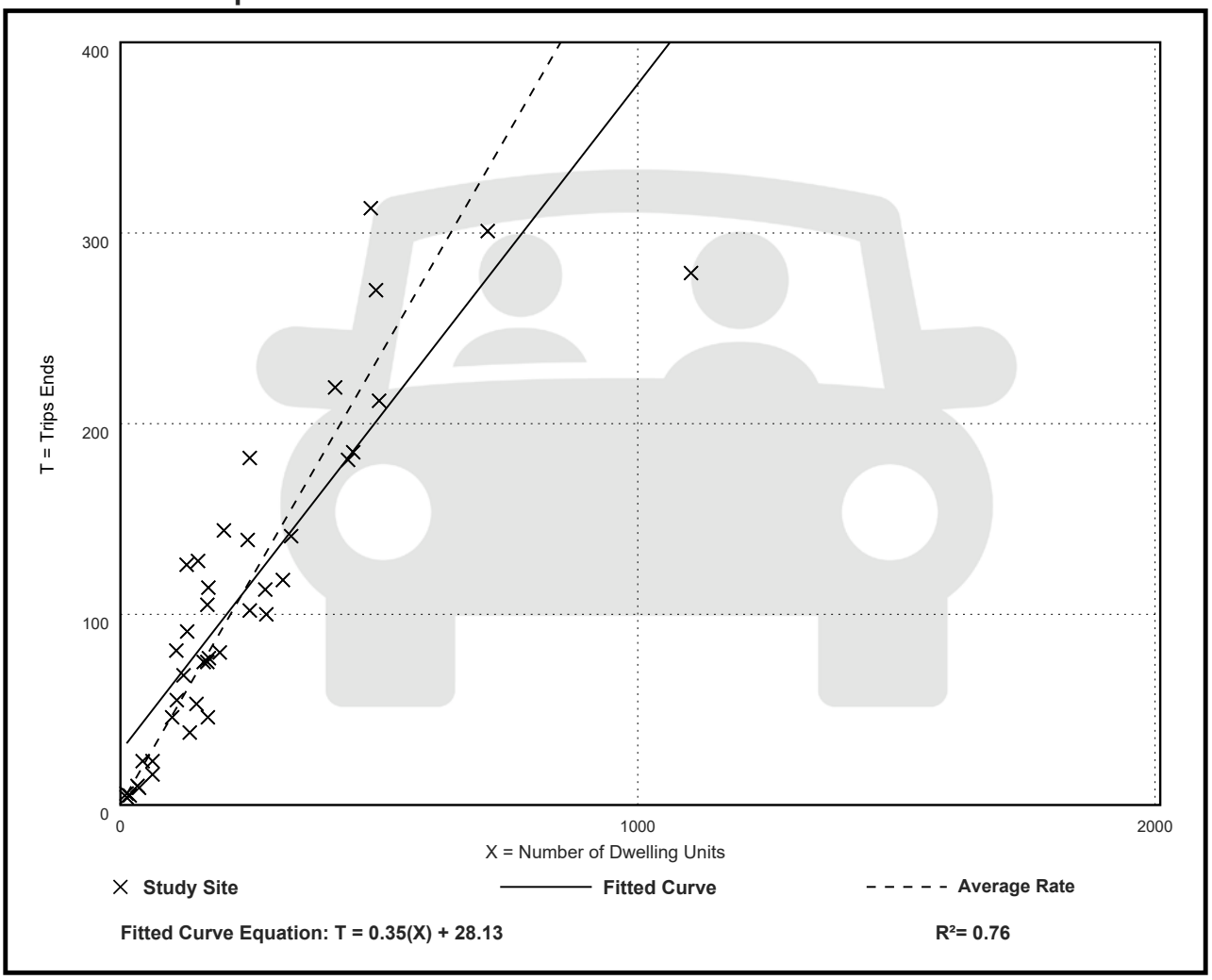
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 40
Avg. Num. of Dwelling Units: 234
Directional Distribution: 24% entering, 76% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.47	0.25 - 0.98	0.16

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

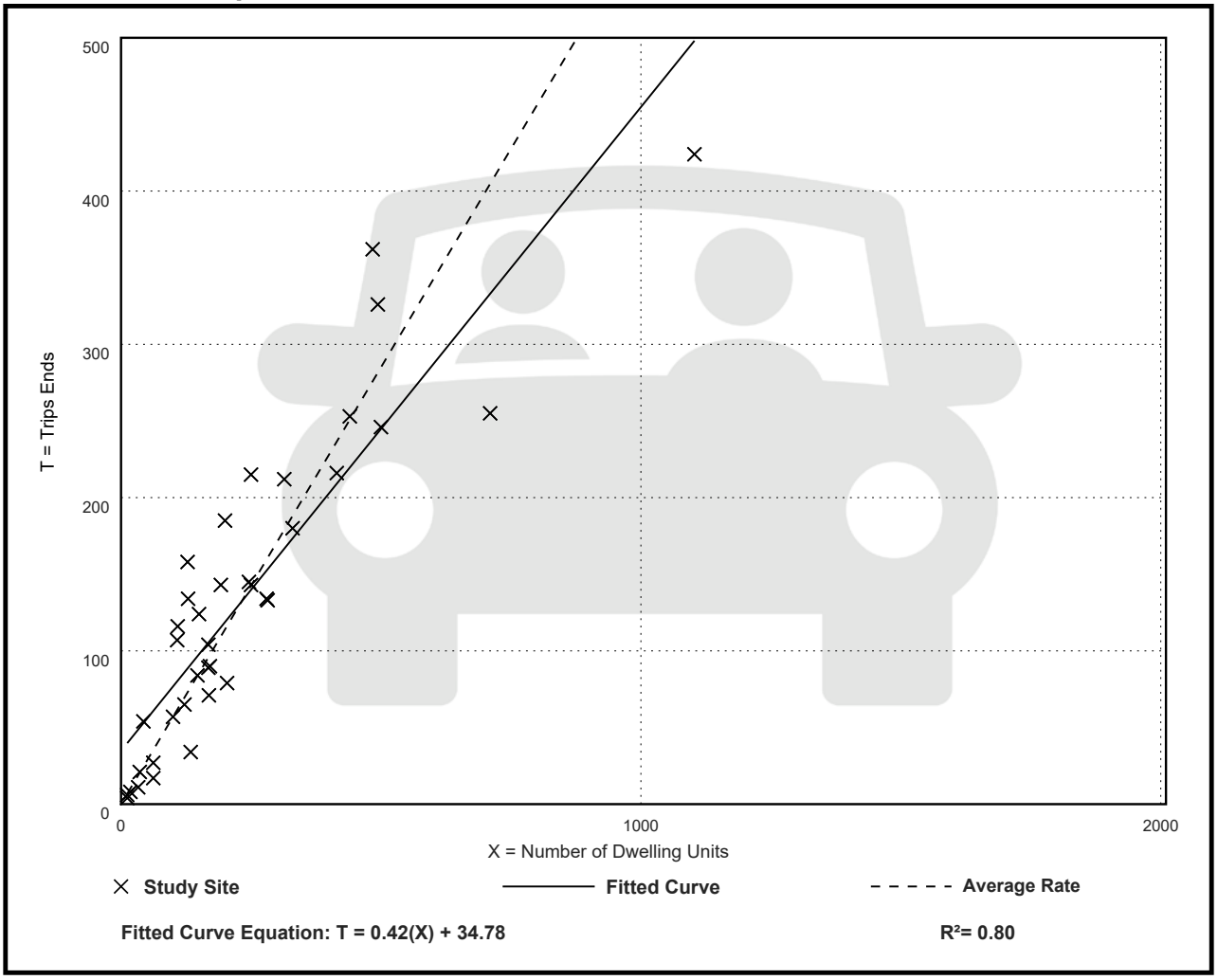
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 38
Avg. Num. of Dwelling Units: 231
Directional Distribution: 62% entering, 38% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.25 - 1.26	0.20

Data Plot and Equation



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Saturday

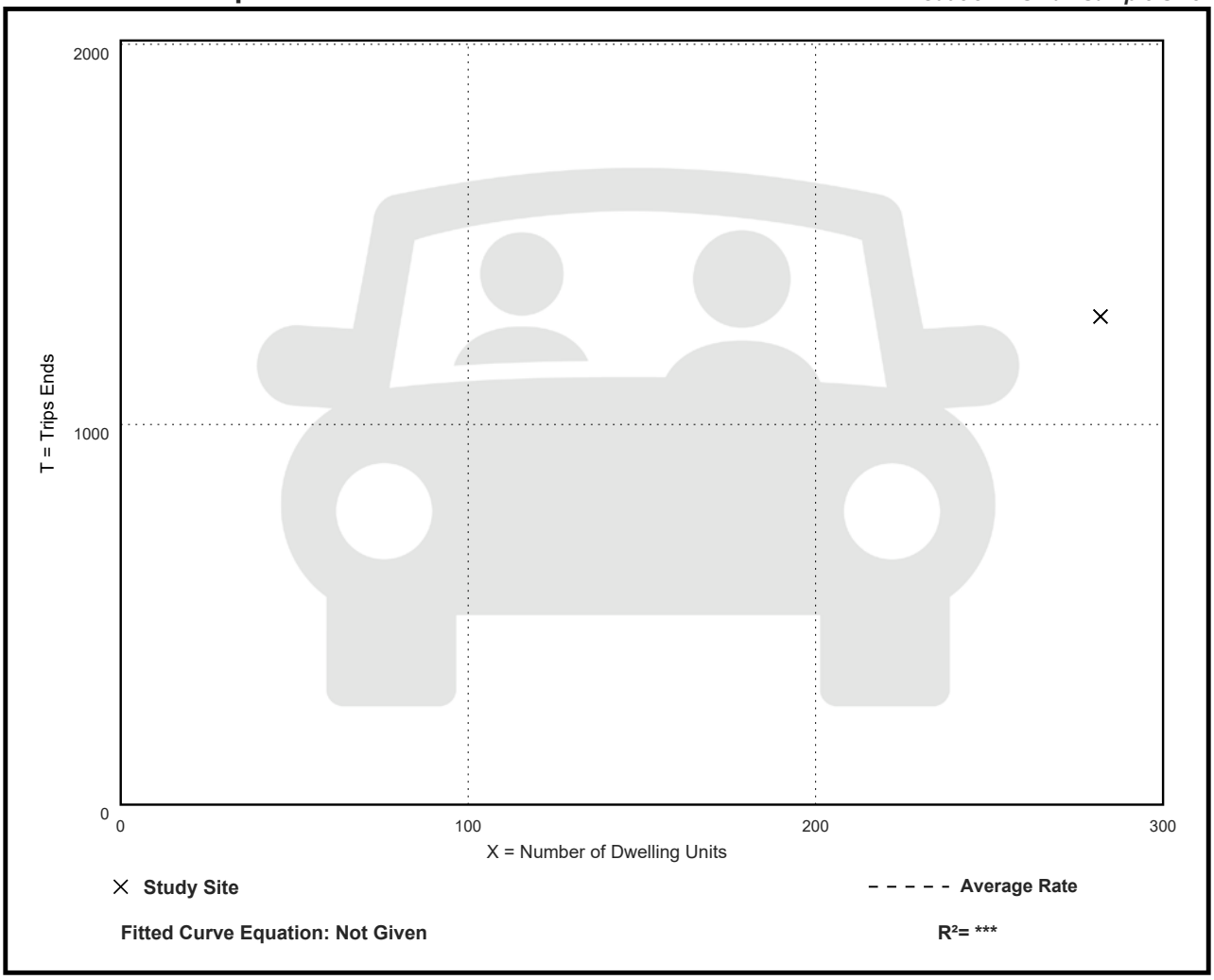
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.55	4.55 - 4.55	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Saturday, Peak Hour of Generator

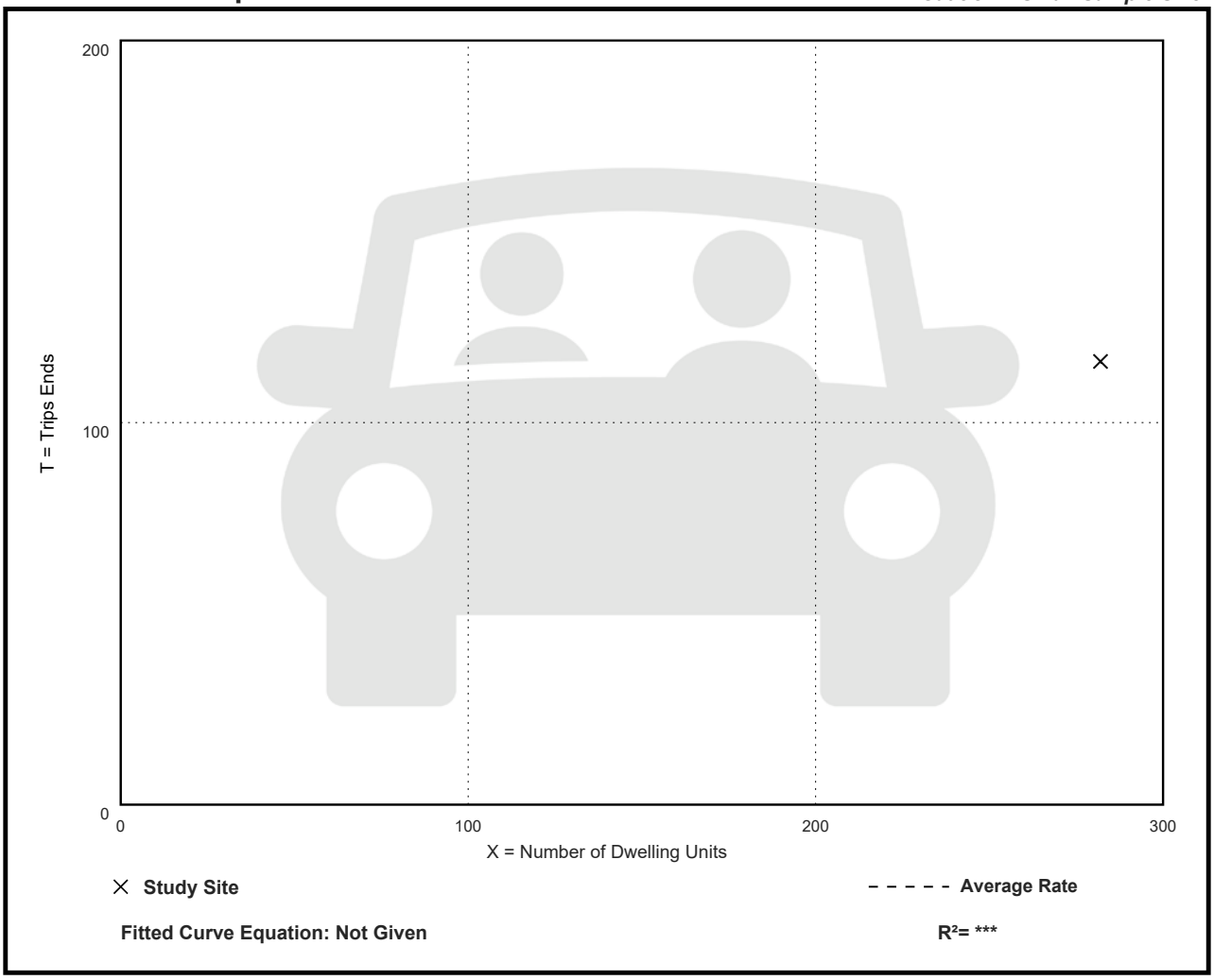
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: Not Available

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.41	0.41 - 0.41	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Sunday

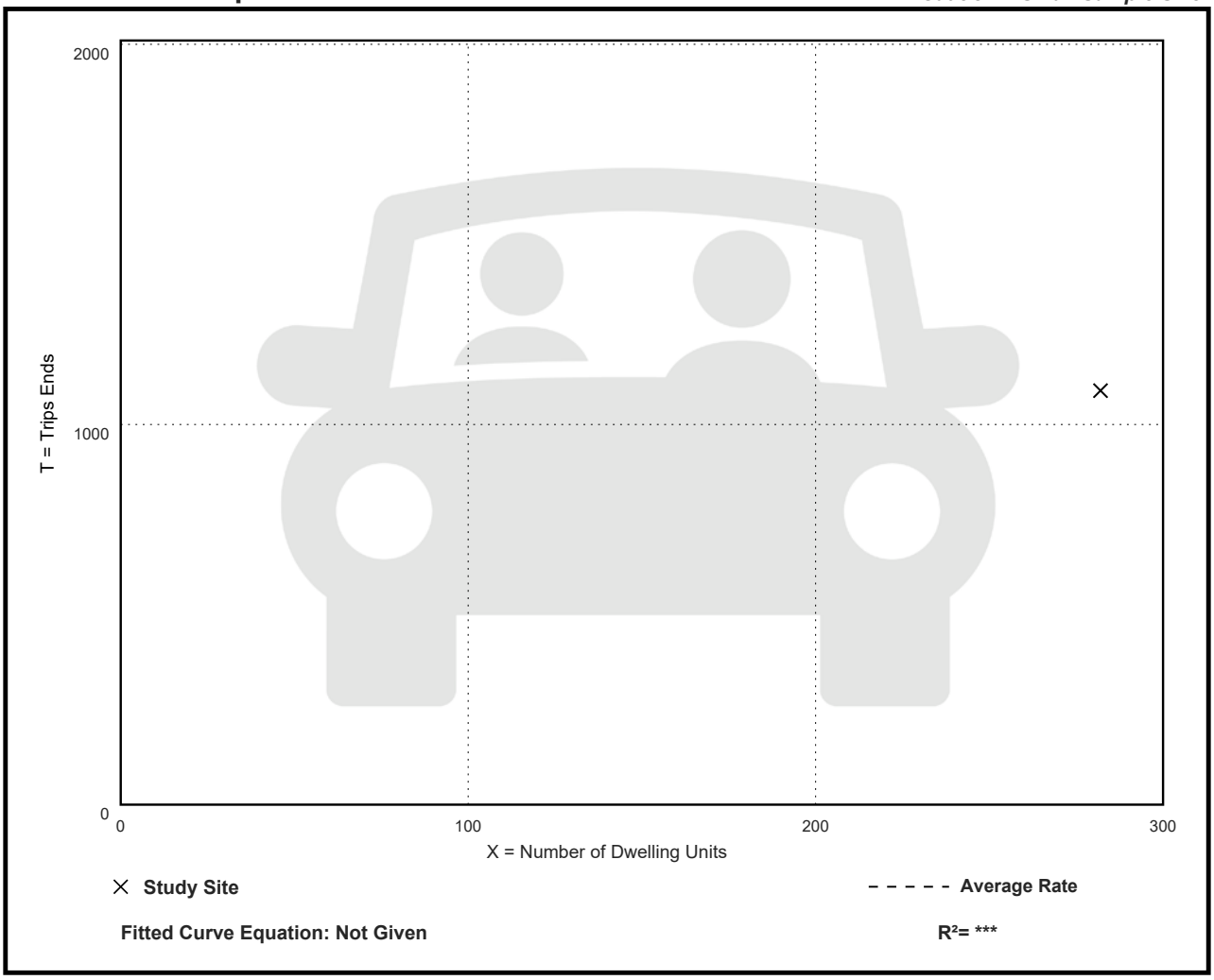
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
3.86	3.86 - 3.86	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Sunday, Peak Hour of Generator

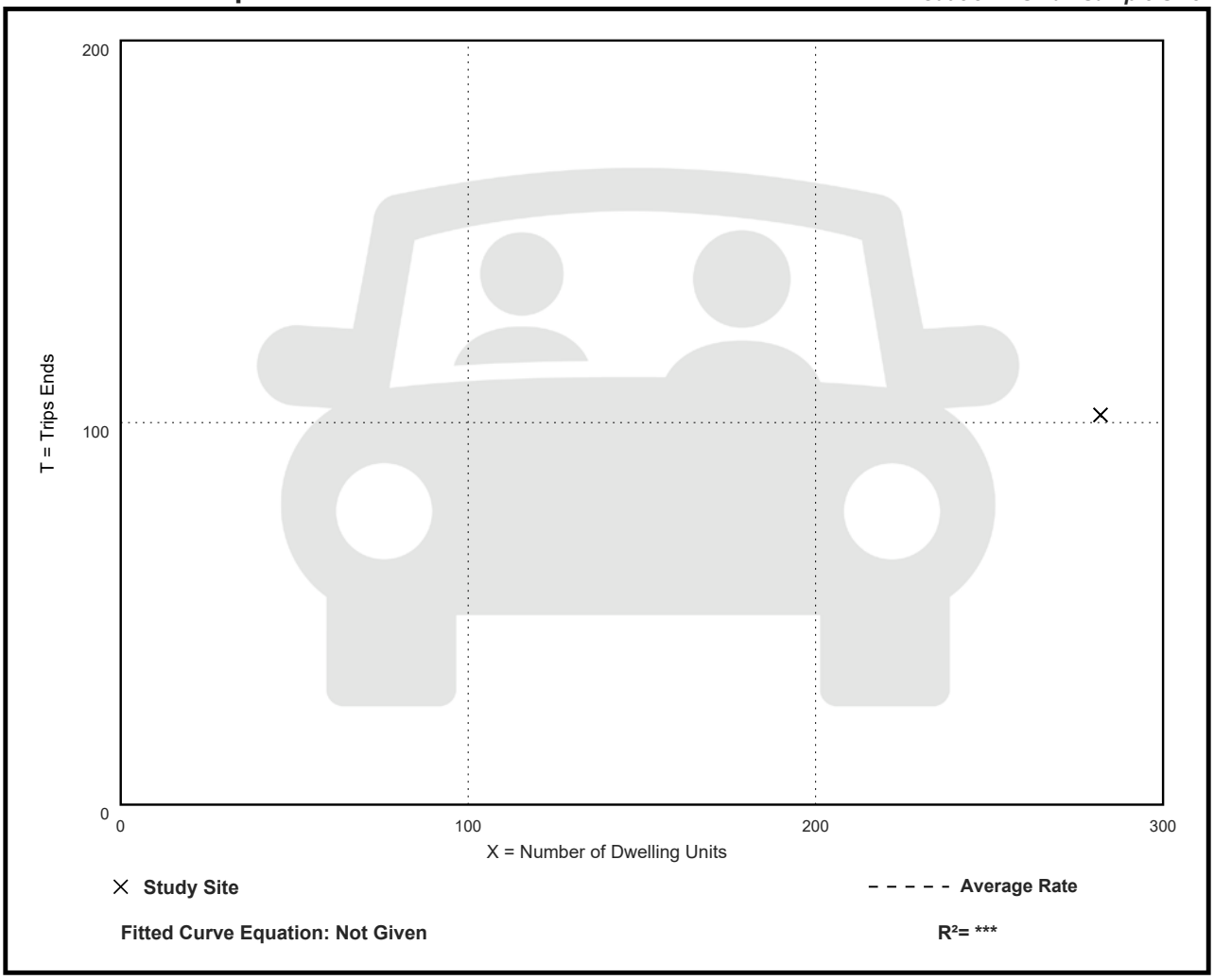
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 282
Directional Distribution: Not Available

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.36	0.36 - 0.36	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Vehicle Trip Ends vs: Residents
On a: Weekday

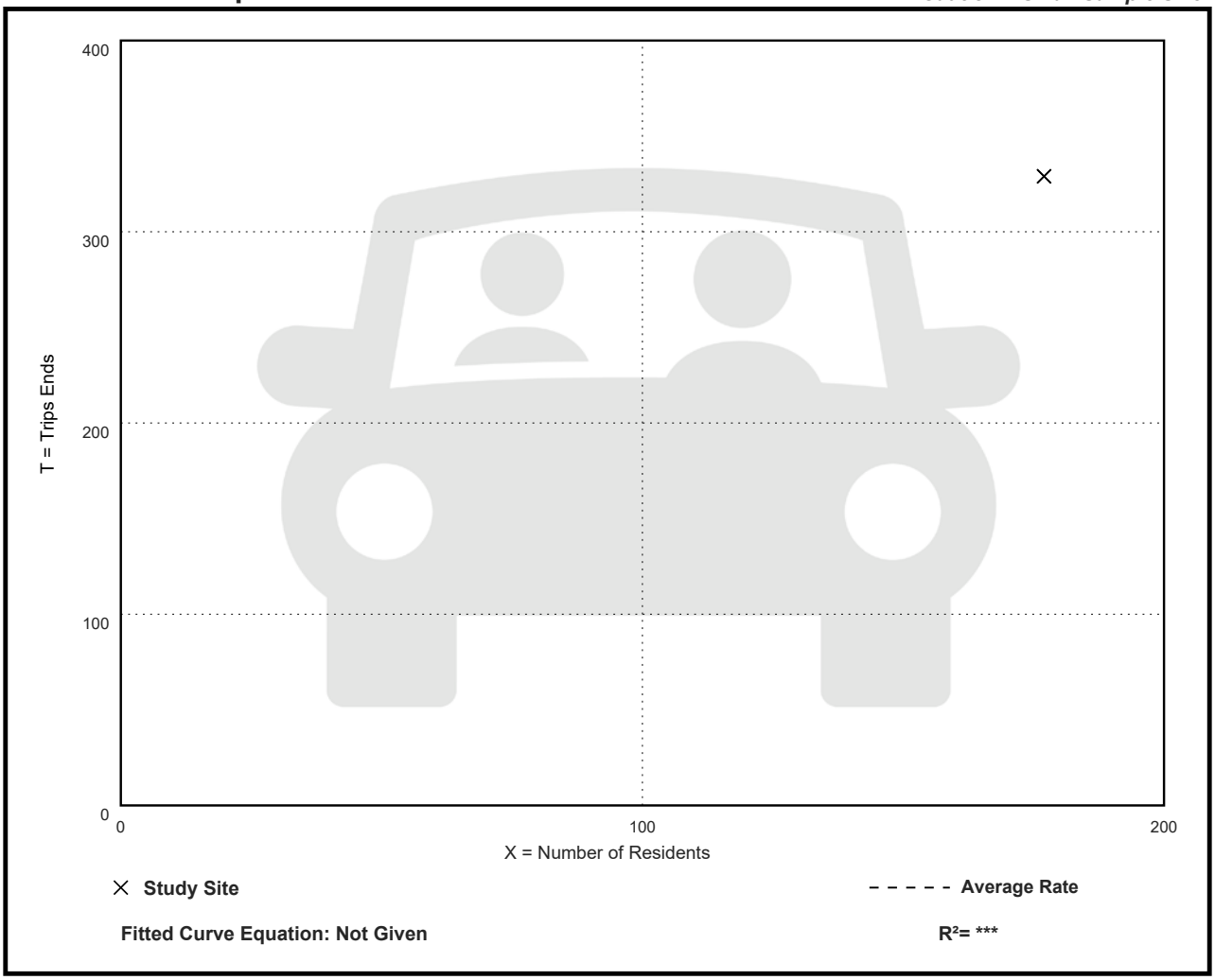
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Residents: 177
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
1.86	1.86 - 1.86	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

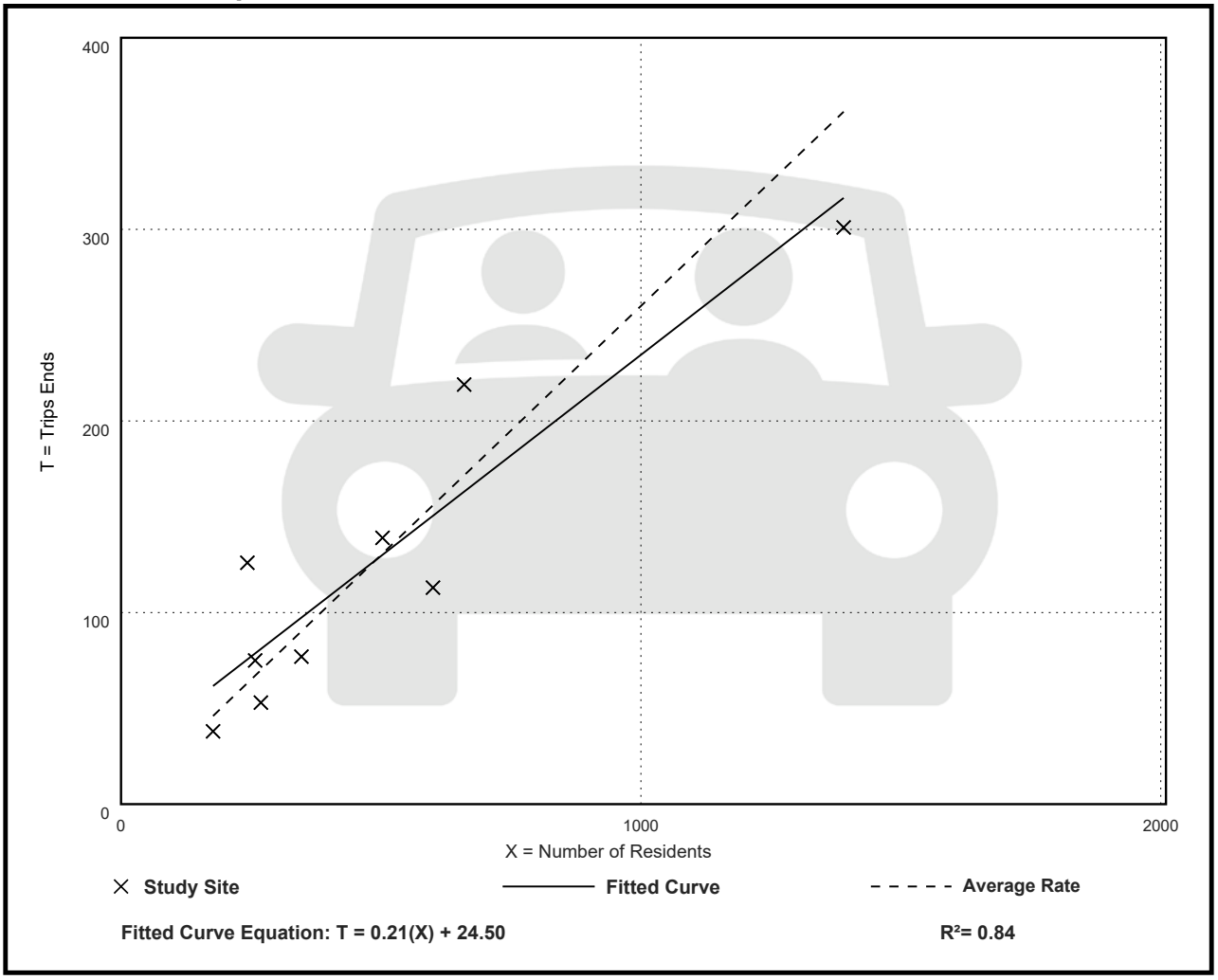
Vehicle Trip Ends vs: Residents
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Residents: 494
Directional Distribution: 17% entering, 83% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.26	0.19 - 0.52	0.08

Data Plot and Equation



Fitted Curve Equation: T = 0.21(X) + 24.50

R^2= 0.84

Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

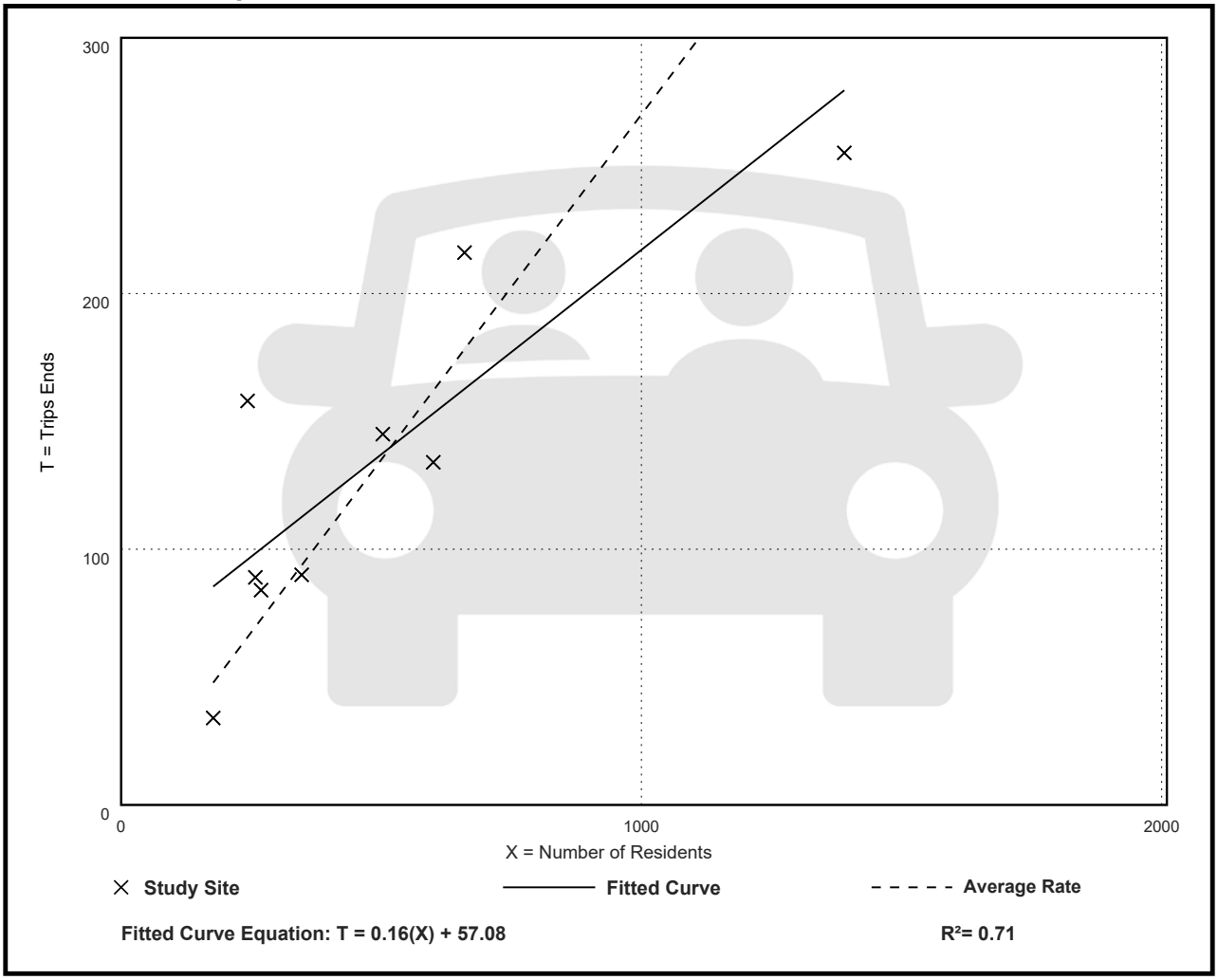
Vehicle Trip Ends vs: Residents
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Residents: 494
Directional Distribution: 66% entering, 34% exiting

Vehicle Trip Generation per Resident

Average Rate	Range of Rates	Standard Deviation
0.27	0.18 - 0.65	0.11

Data Plot and Equation



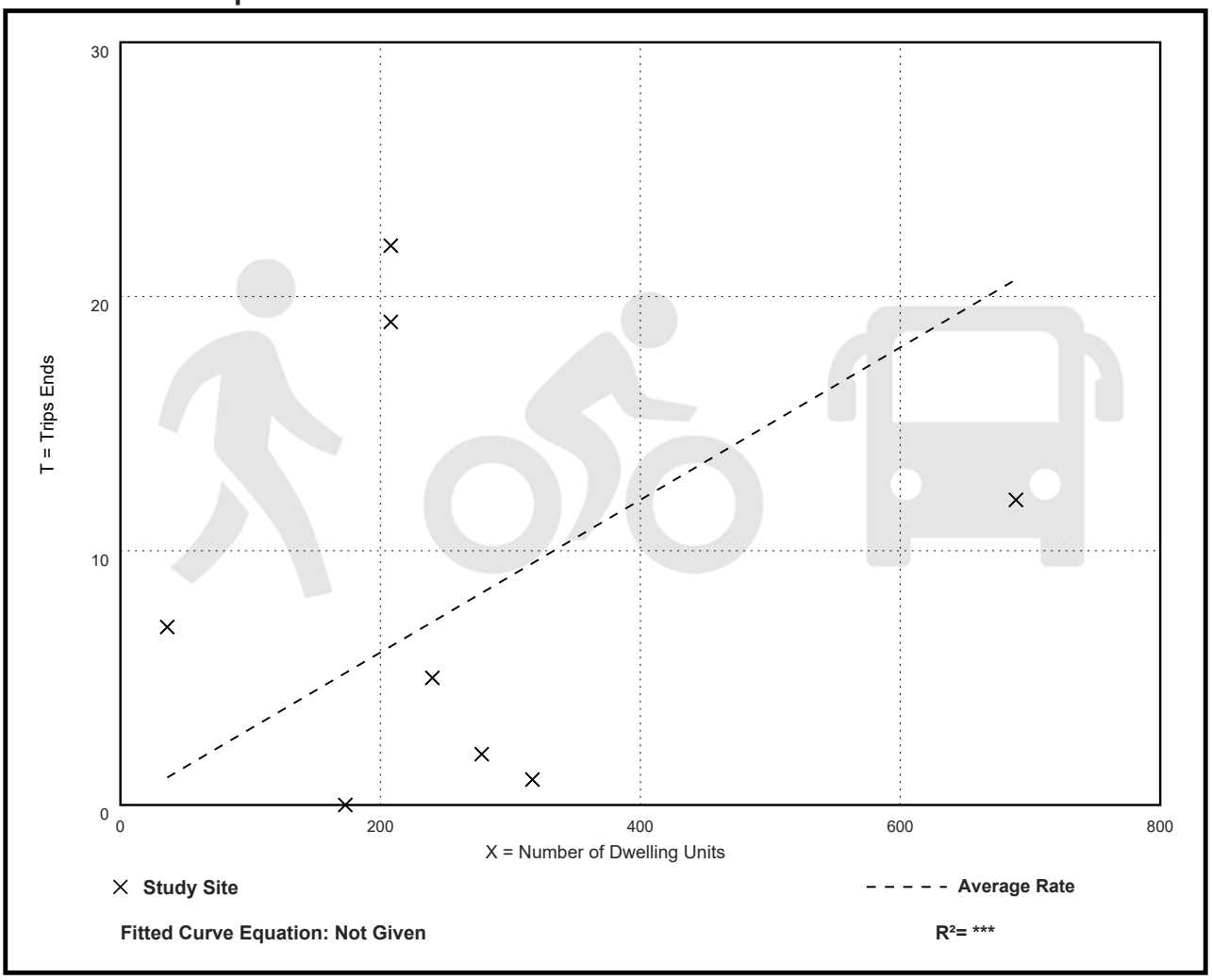
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Walk+Bike+Transit Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. Num. of Dwelling Units: 269
Directional Distribution: 43% entering, 57% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.03	0.00 - 0.19	0.04

Data Plot and Equation



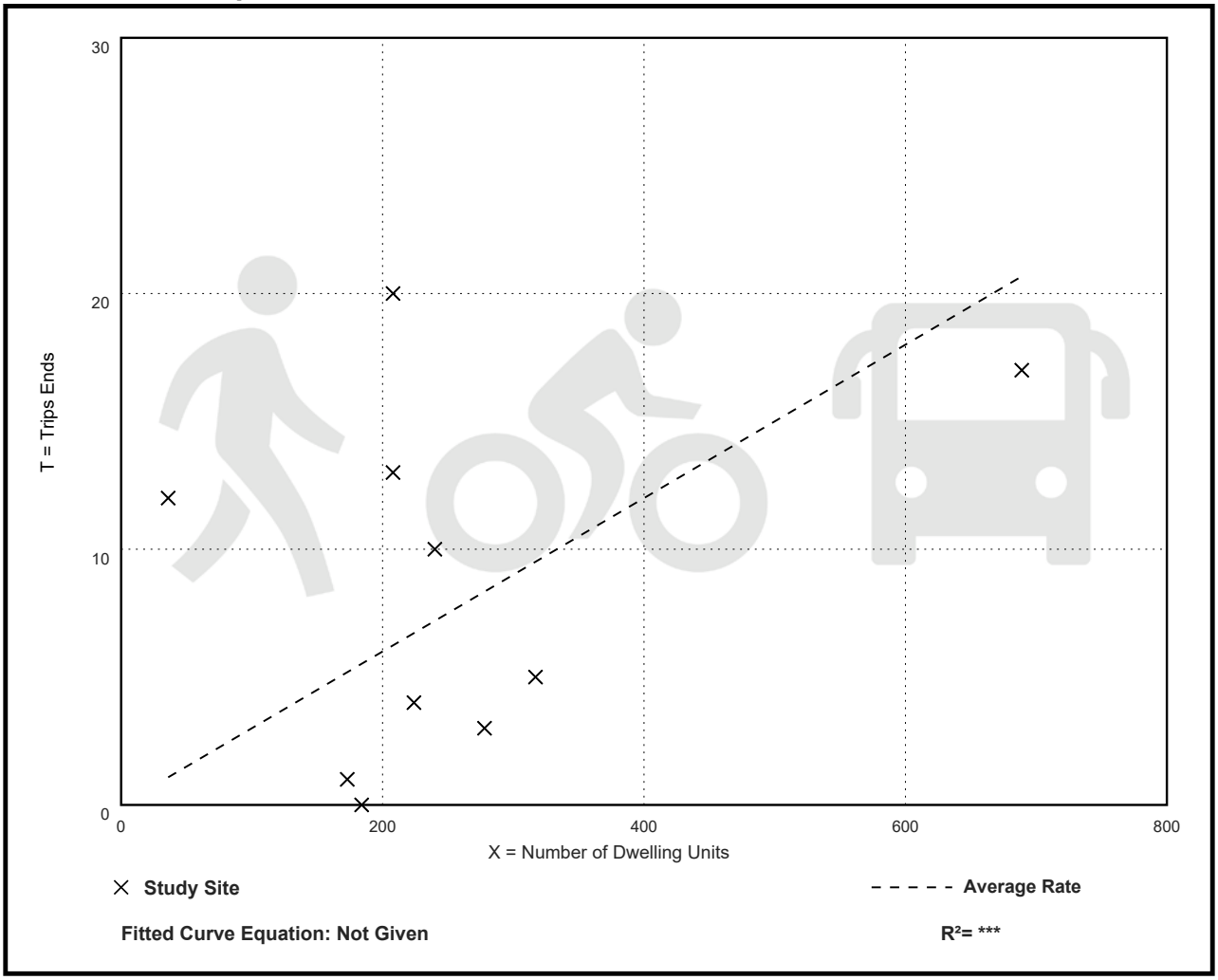
Multifamily Housing (Low-Rise)
Not Close to Rail Transit (220)

Walk+Bike+Transit Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. Num. of Dwelling Units: 256
Directional Distribution: 50% entering, 50% exiting

Walk+Bike+Transit Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.03	0.00 - 0.33	0.05

Data Plot and Equation



Multifamily Housing (Low-Rise)
Close to Rail Transit (220)

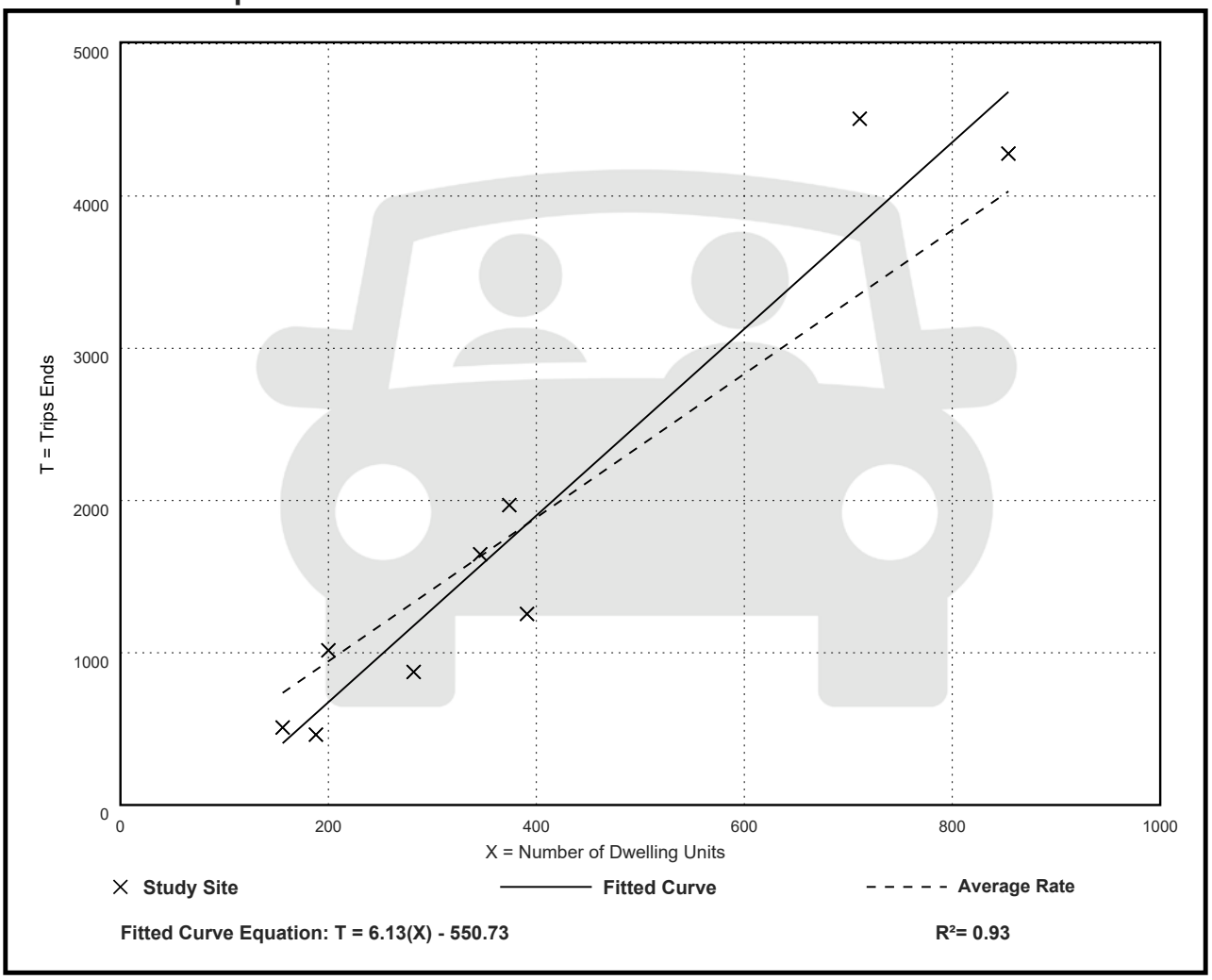
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 9
Avg. Num. of Dwelling Units: 389
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
4.72	2.46 - 6.34	1.27

Data Plot and Equation



Fitted Curve Equation: T = 6.13(X) - 550.73

R^2= 0.93

Multifamily Housing (Low-Rise)
Close to Rail Transit (220)

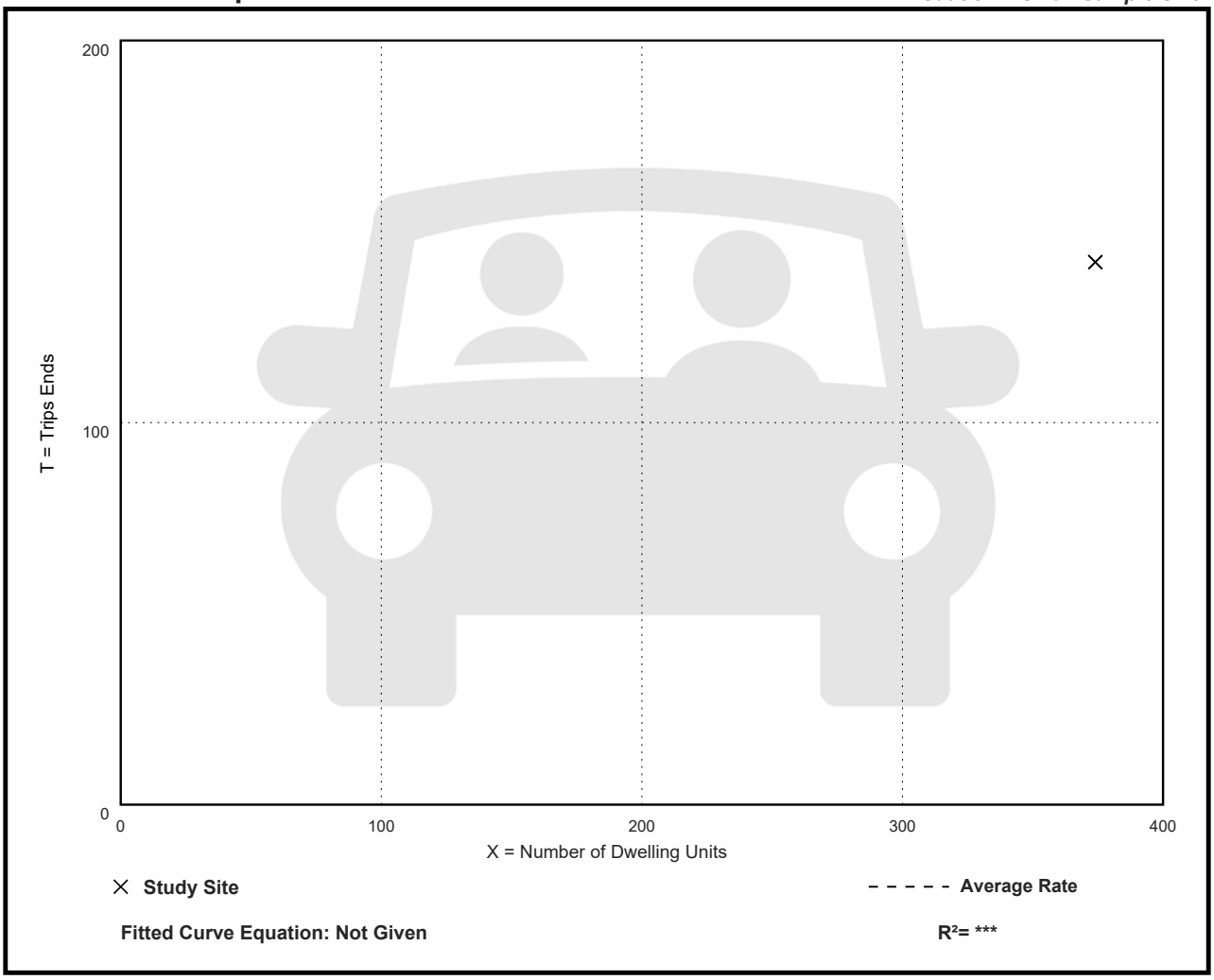
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 374
Directional Distribution: 29% entering, 71% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.38	0.38 - 0.38	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Low-Rise)
Close to Rail Transit (220)

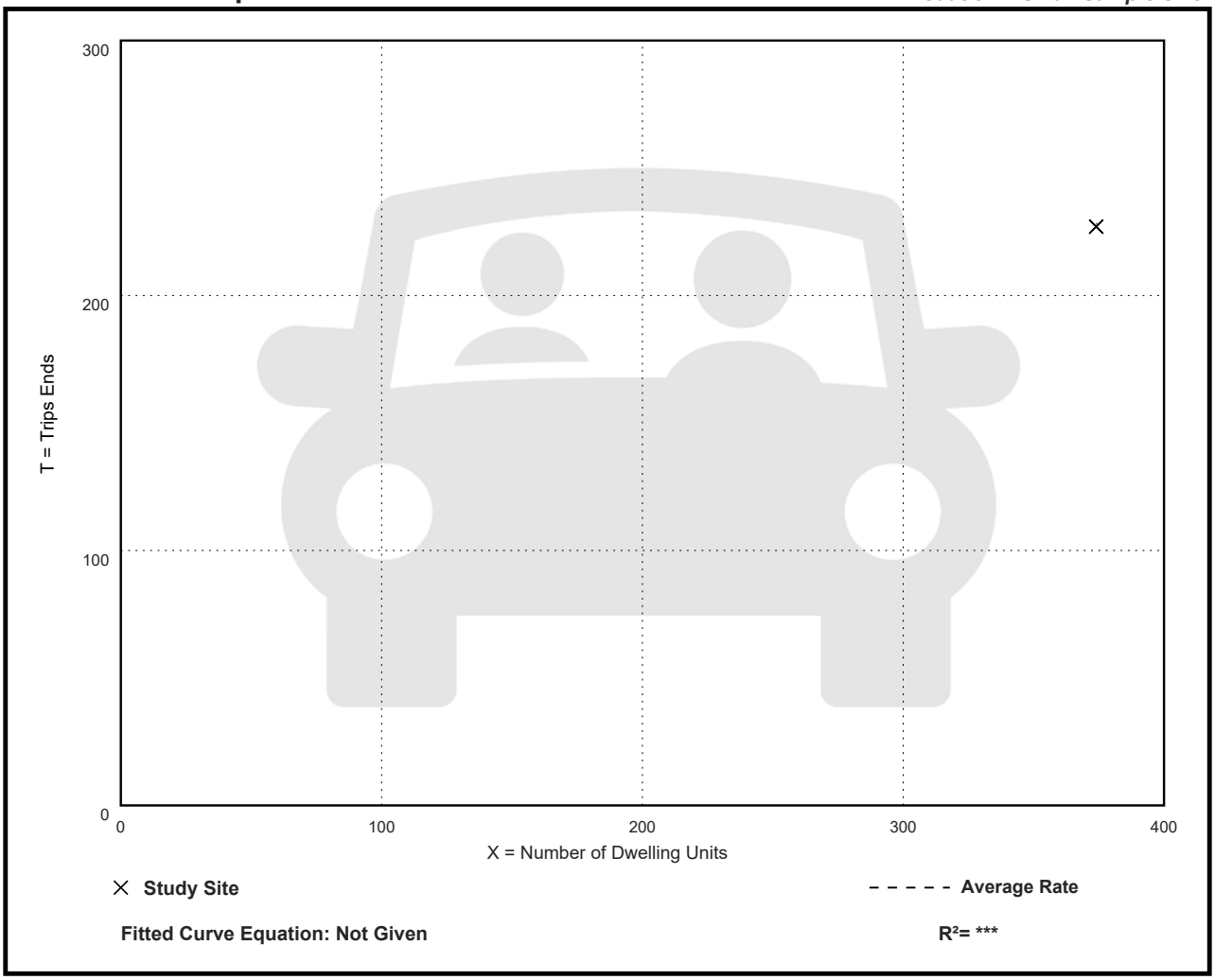
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 374
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.61	0.61 - 0.61	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Multifamily Housing (Low-Rise)
Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
AM Peak Hour of Generator

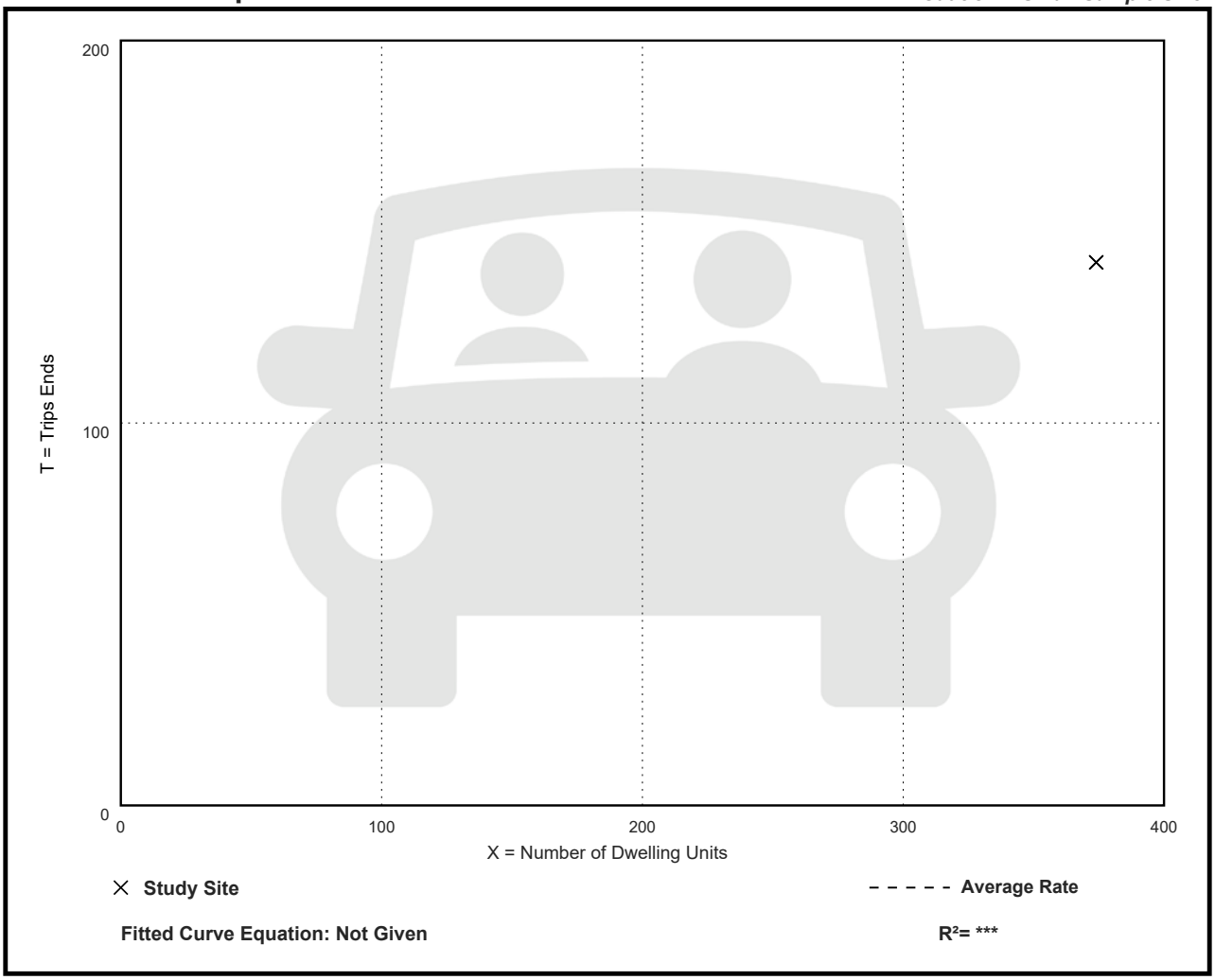
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 374
Directional Distribution: 29% entering, 71% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.38	0.38 - 0.38	***

Data Plot and Equation

Caution – Small Sample Size



Multifamily Housing (Low-Rise)
Close to Rail Transit (220)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday,
PM Peak Hour of Generator

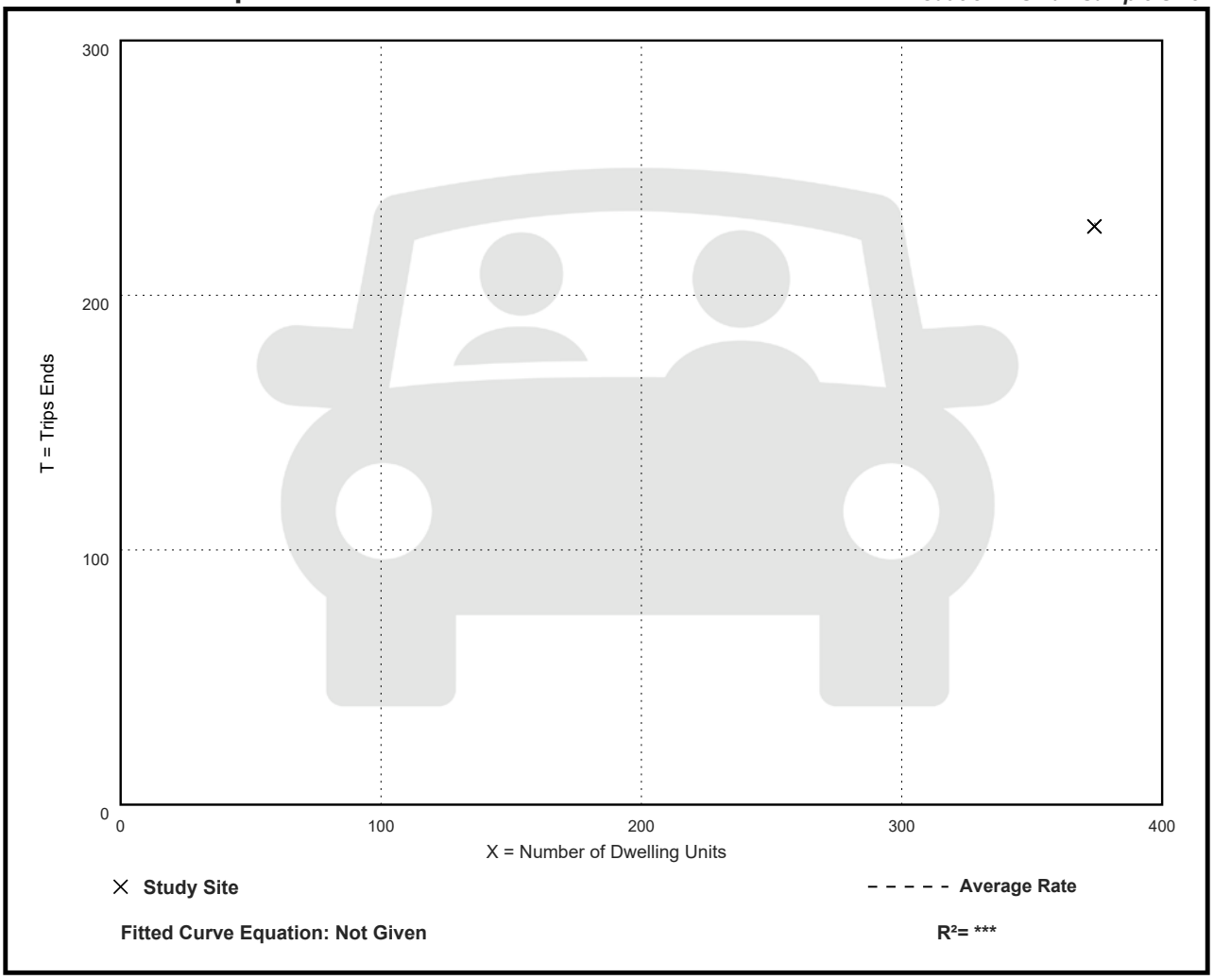
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Dwelling Units: 374
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.61	0.61 - 0.61	***

Data Plot and Equation

Caution – Small Sample Size



Land Use: 822
Strip Retail Plaza (<40k)

Description

A strip retail plaza is an integrated group of commercial establishments that is planned, developed, owned, and managed as a unit. Each study site in this land use has less than 40,000 square feet of gross leasable area (GLA). Because a strip retail plaza is open-air, the GLA is the same as the gross floor area of the building.

The 40,000 square feet GFA threshold between strip retail plaza and shopping plaza (Land Use 821) was selected based on an examination of the overall shopping center/plaza database. No shopping plaza with a supermarket as its anchor is smaller than 40,000 square feet GLA.

Shopping center (>150k) (Land use 820), shopping plaza (40-150k) (Land Use 821), and factory outlet center (Land Use 823) are related uses.

Additional Data

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alberta (CAN), California, Delaware, Florida, New Jersey, Ontario (CAN), South Dakota, Vermont, Washington, and Wisconsin.

Source Numbers

304, 358, 423, 428, 437, 507, 715, 728, 936, 960, 961, 974, 1009

Strip Retail Plaza (<40k)
(822)

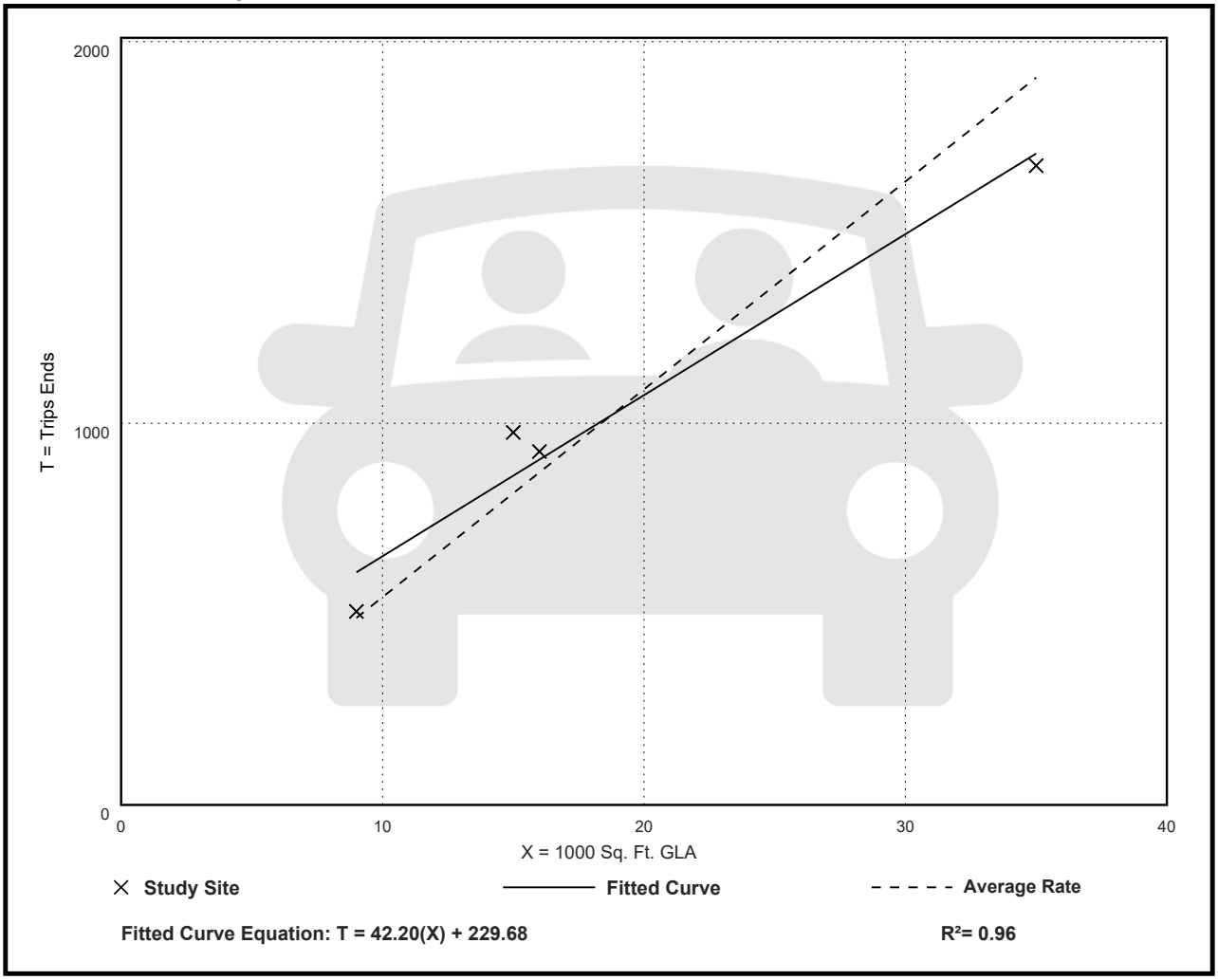
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GLA: 19
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
54.45	47.86 - 65.07	7.81

Data Plot and Equation



Fitted Curve Equation: T = 42.20(X) + 229.68

R^2= 0.96

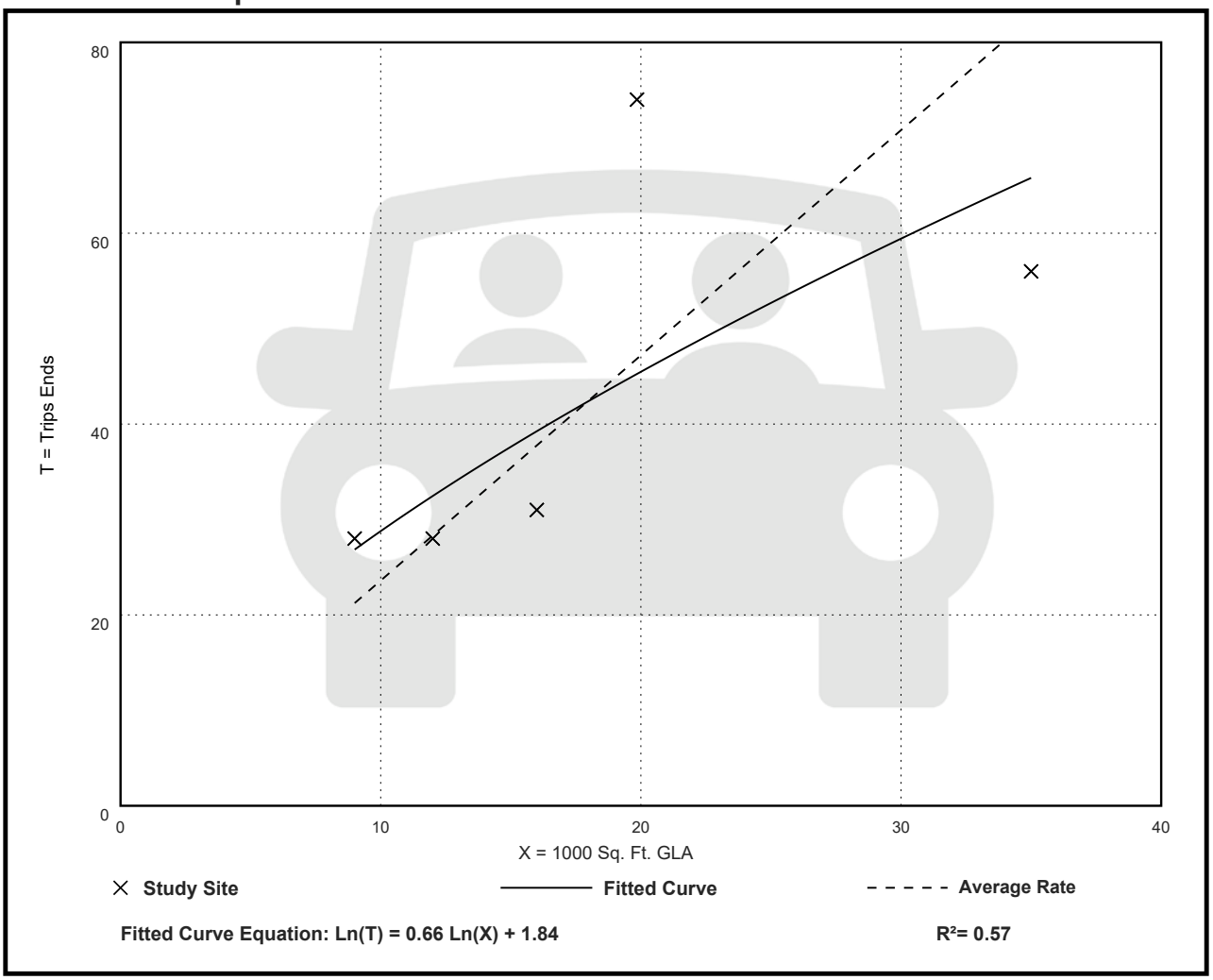
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 18
Directional Distribution: 60% entering, 40% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
2.36	1.60 - 3.73	0.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.66 Ln(X) + 1.84

R^2= 0.57

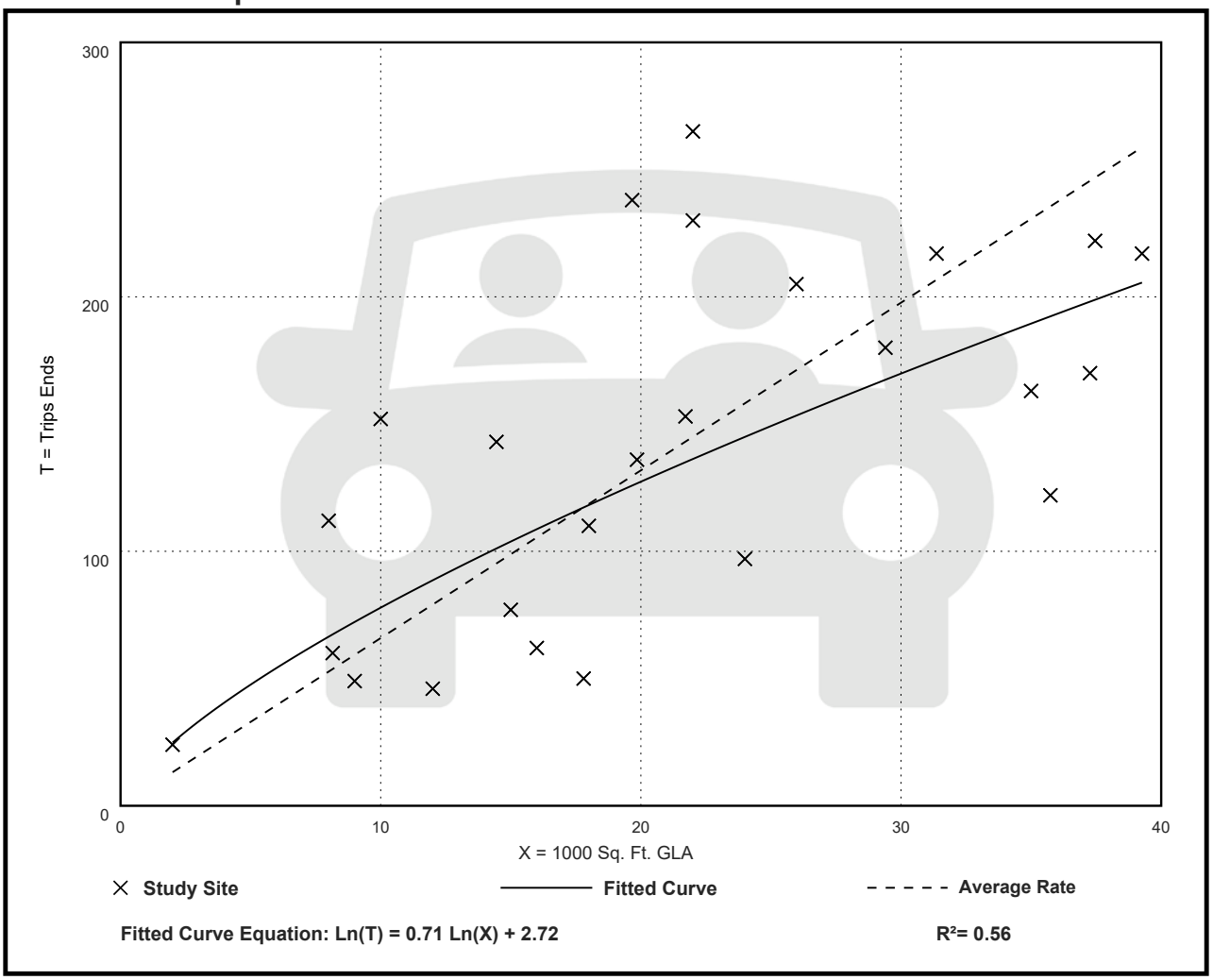
Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 25
Avg. 1000 Sq. Ft. GLA: 21
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.59	2.81 - 15.20	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.71 Ln(X) + 2.72

R^2= 0.56

Strip Retail Plaza (<40k)
(822)

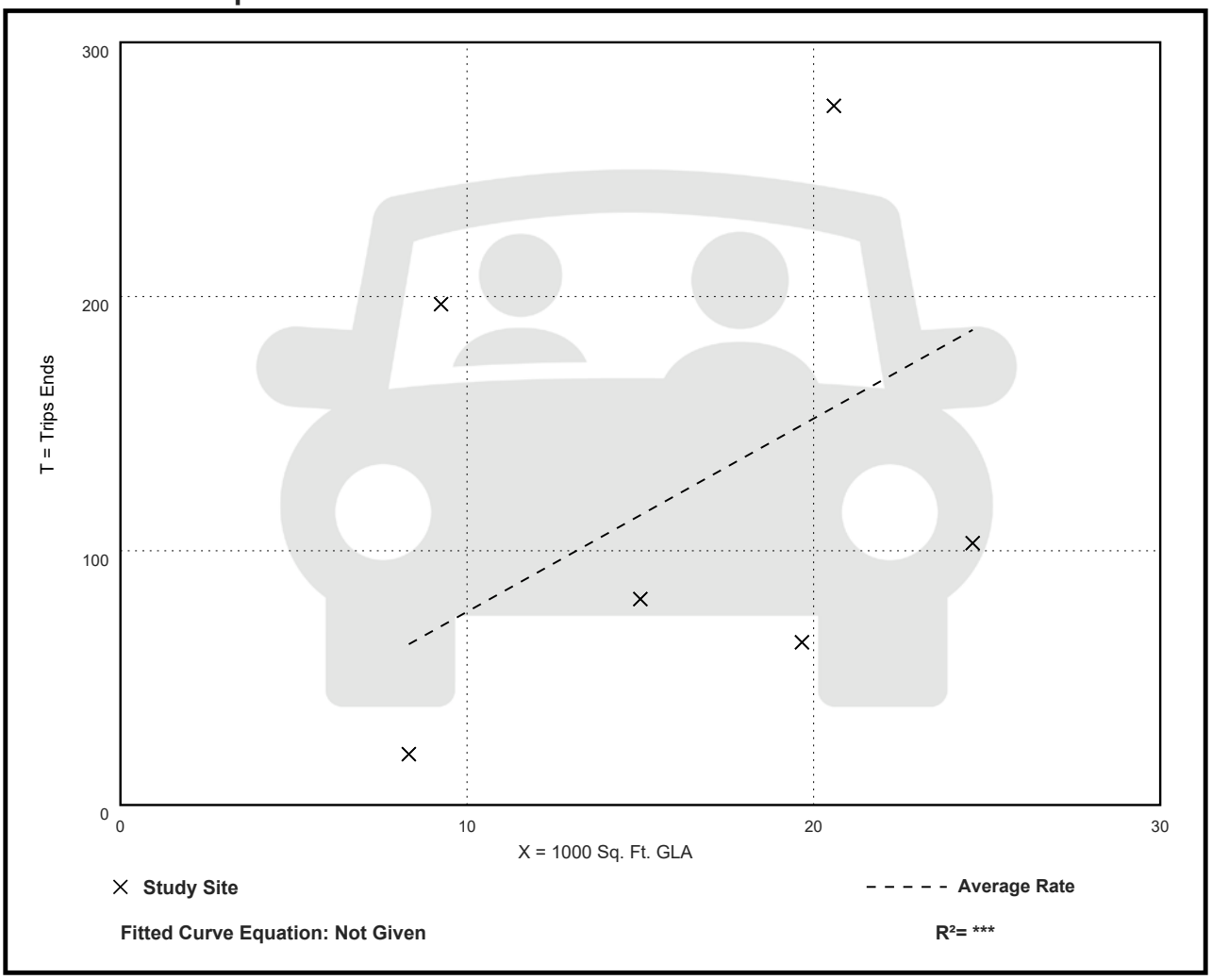
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GLA: 16
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
7.60	2.40 - 21.30	6.45

Data Plot and Equation



Strip Retail Plaza (<40k)
(822)

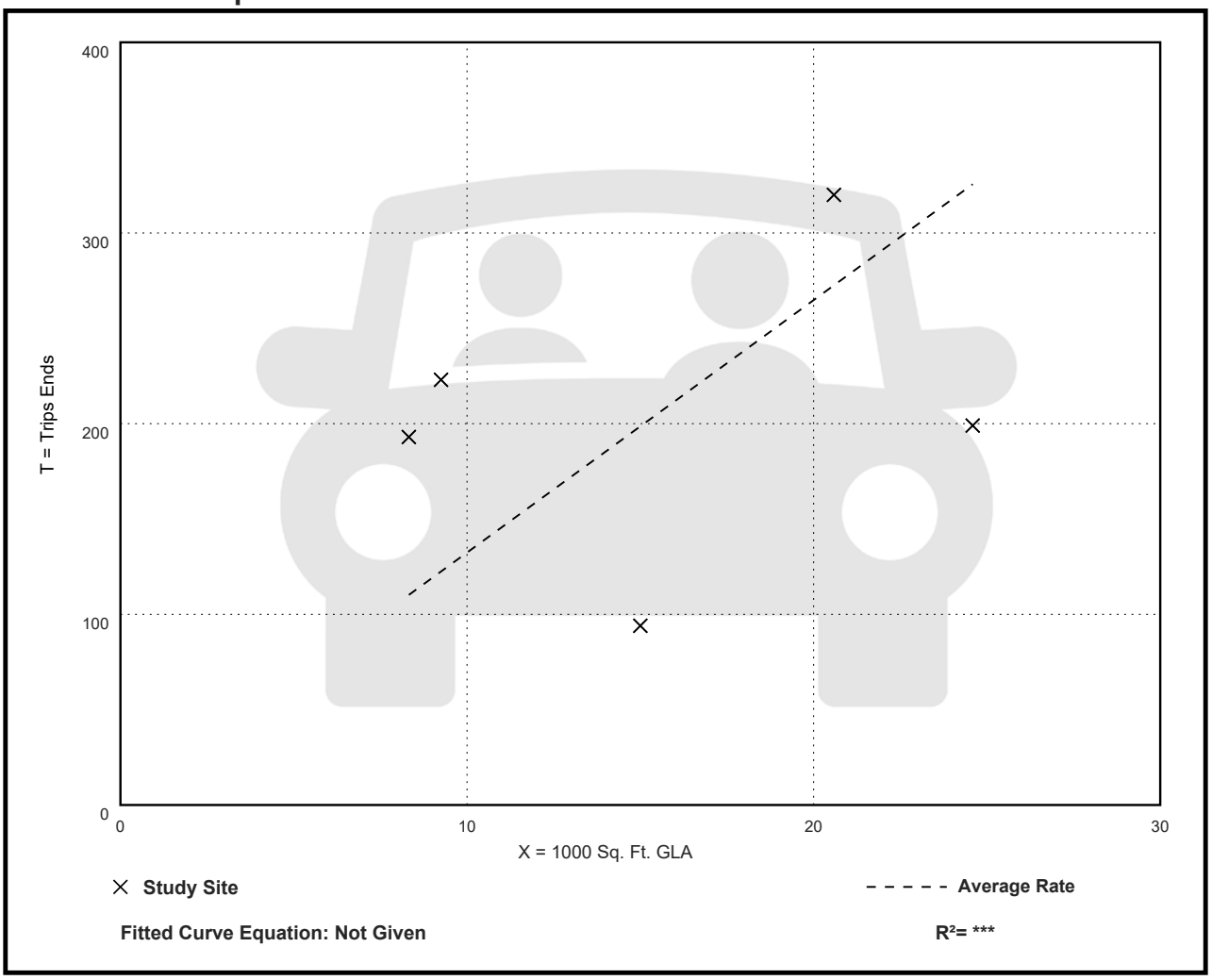
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 16
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
13.24	6.27 - 24.11	7.40

Data Plot and Equation



Strip Retail Plaza (<40k)
(822)

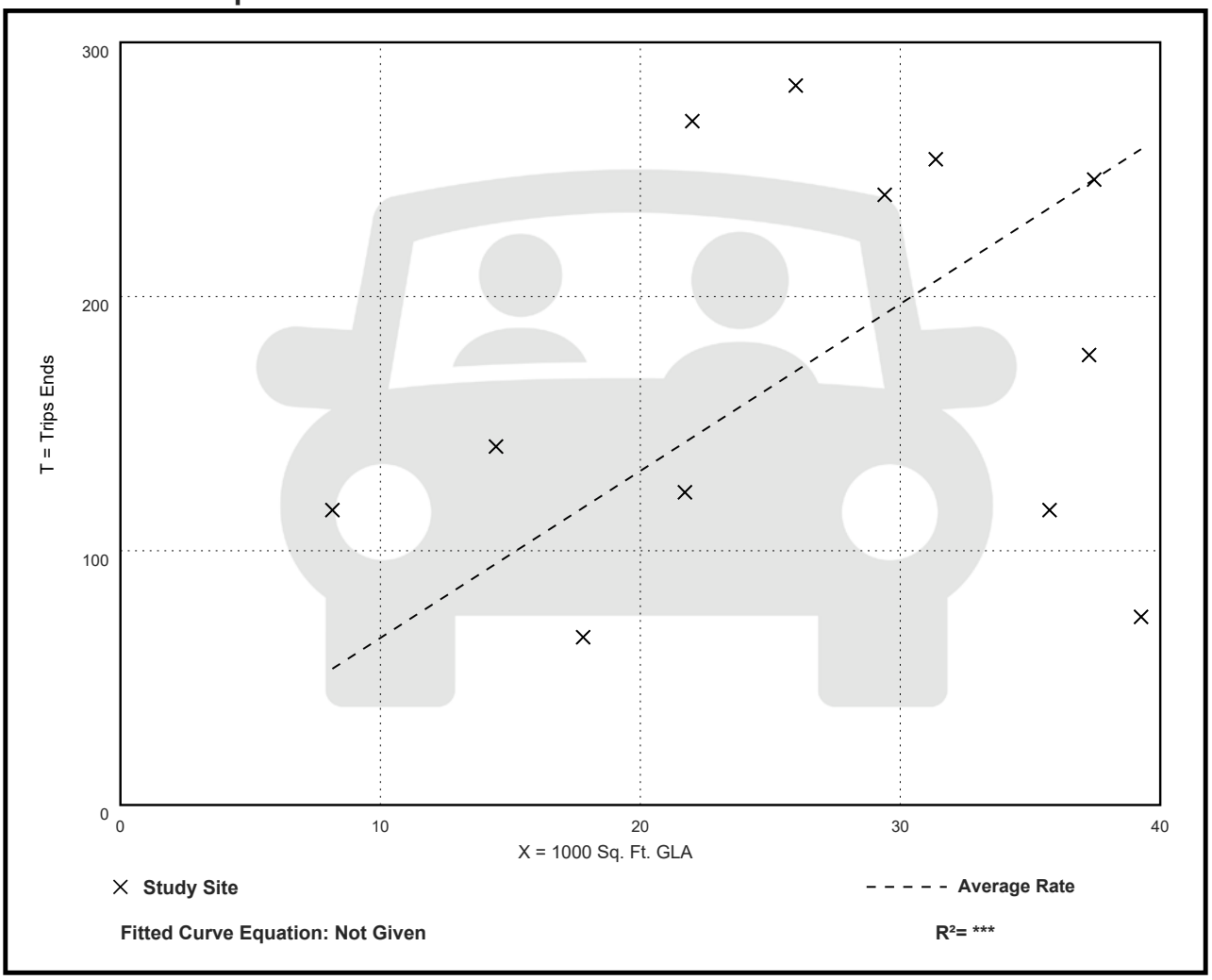
Vehicle Trip Ends vs: 1000 Sq. Ft. GLA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. 1000 Sq. Ft. GLA: 27
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
6.57	1.88 - 14.23	3.45

Data Plot and Equation



Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: Employees
On a: Weekday,
AM Peak Hour of Generator

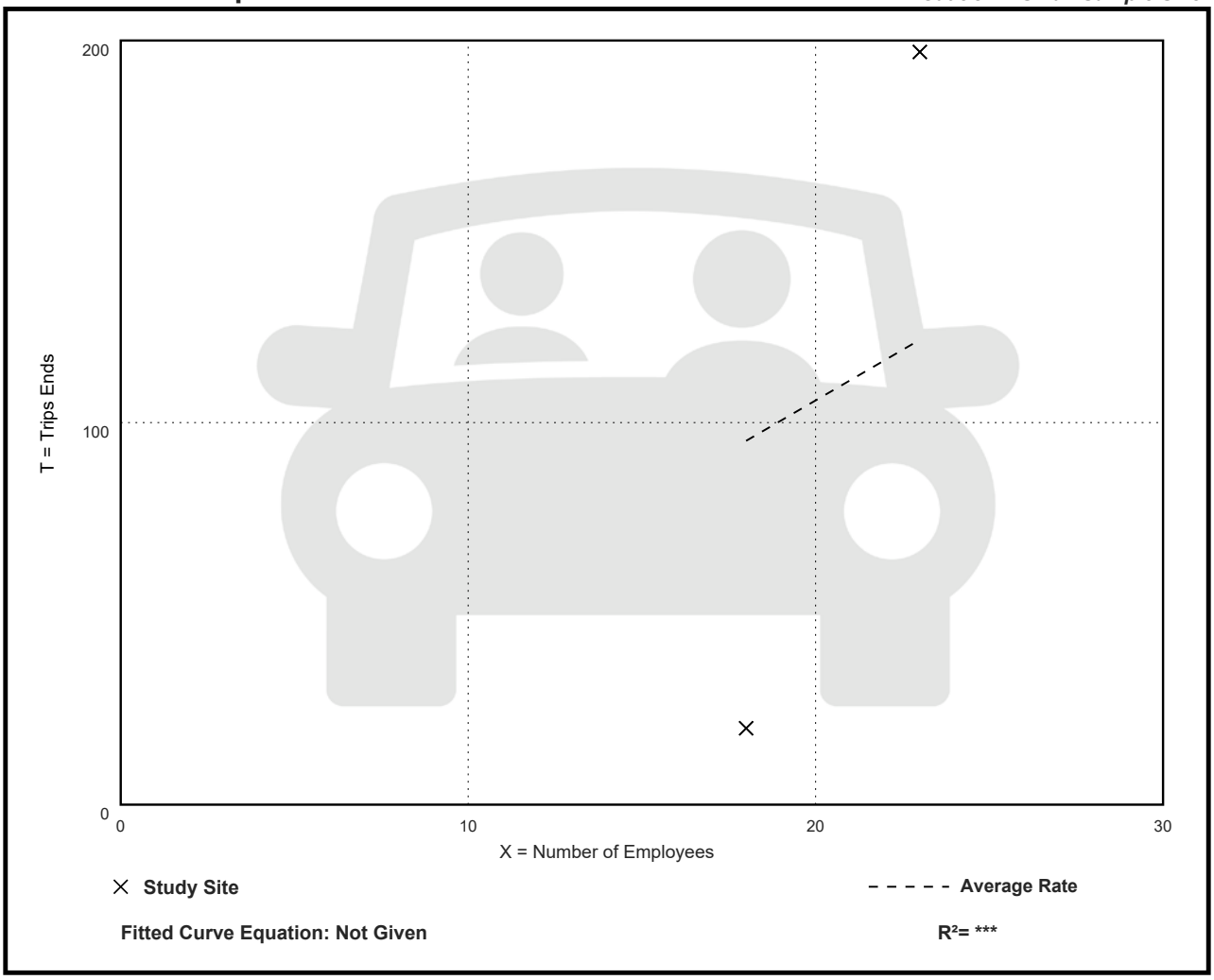
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Employees: 21
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
5.29	1.11 - 8.57	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Strip Retail Plaza (<40k)
(822)

Vehicle Trip Ends vs: Employees
On a: Weekday,
PM Peak Hour of Generator

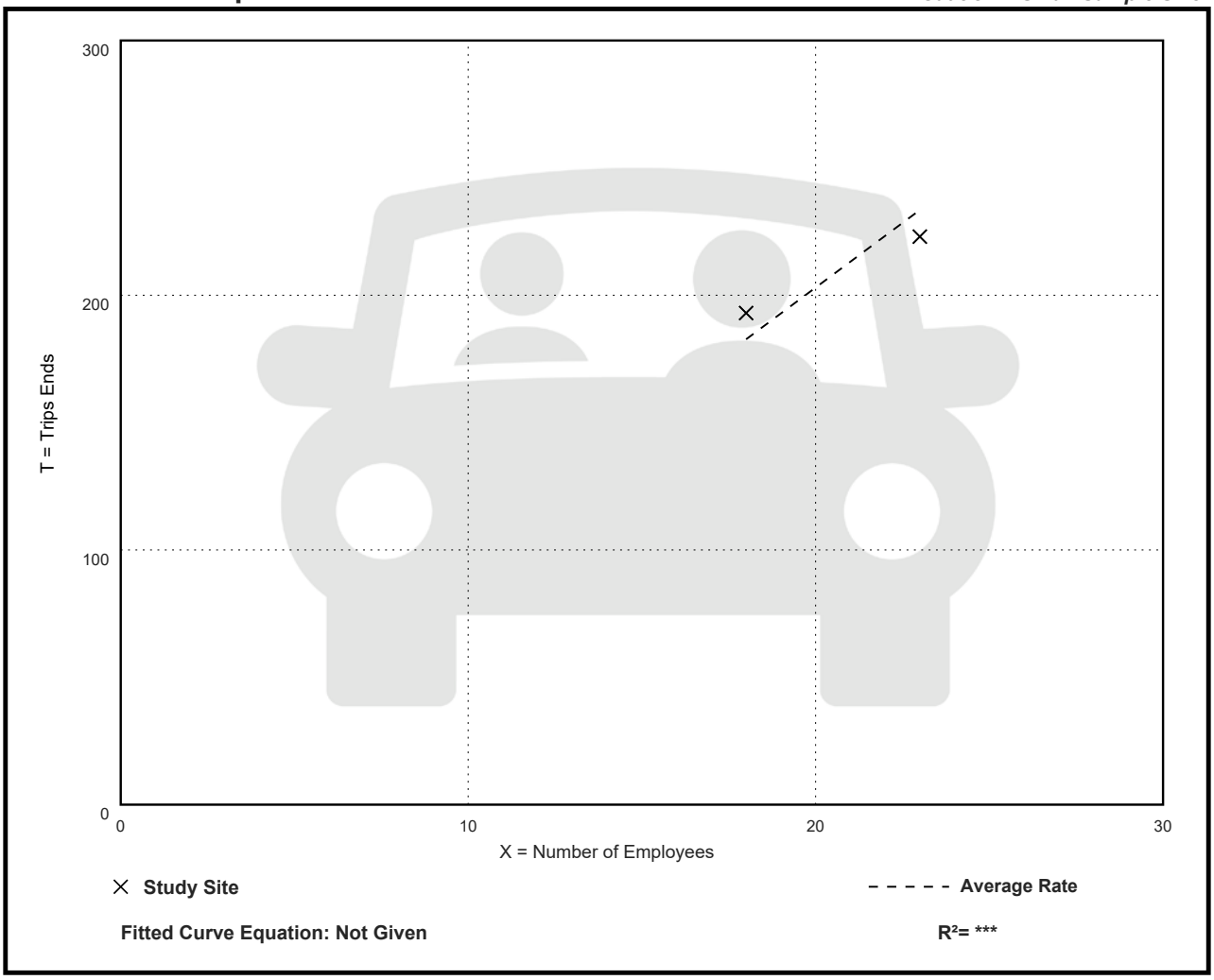
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Employees: 21
Directional Distribution: 56% entering, 44% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
10.15	9.70 - 10.72	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

Strip Retail Plaza (<40k)
(822)

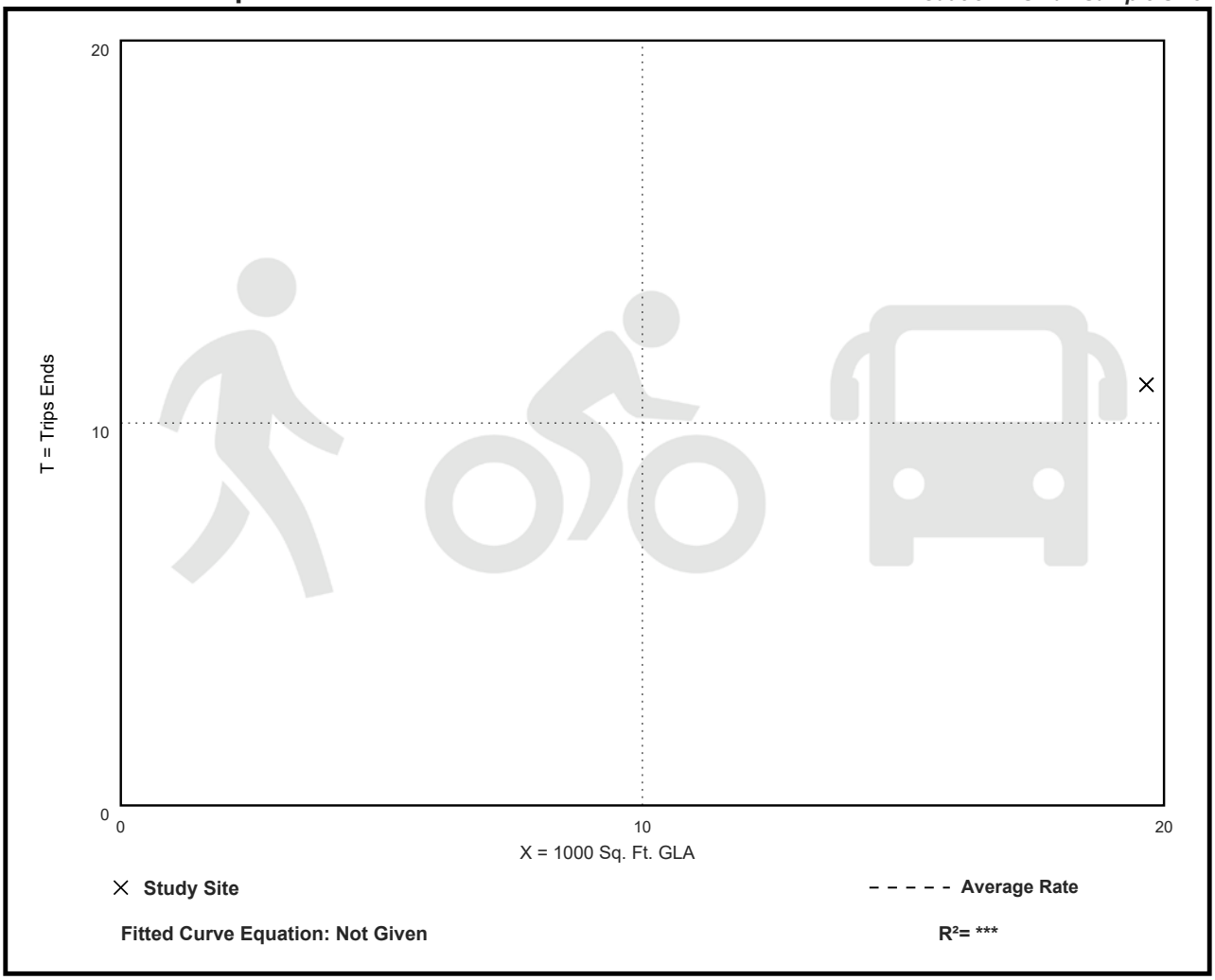
Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. 1000 Sq. Ft. GLA: 20
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.56	0.56 - 0.56	***

Data Plot and Equation

Caution – Small Sample Size



Strip Retail Plaza (<40k)
(822)

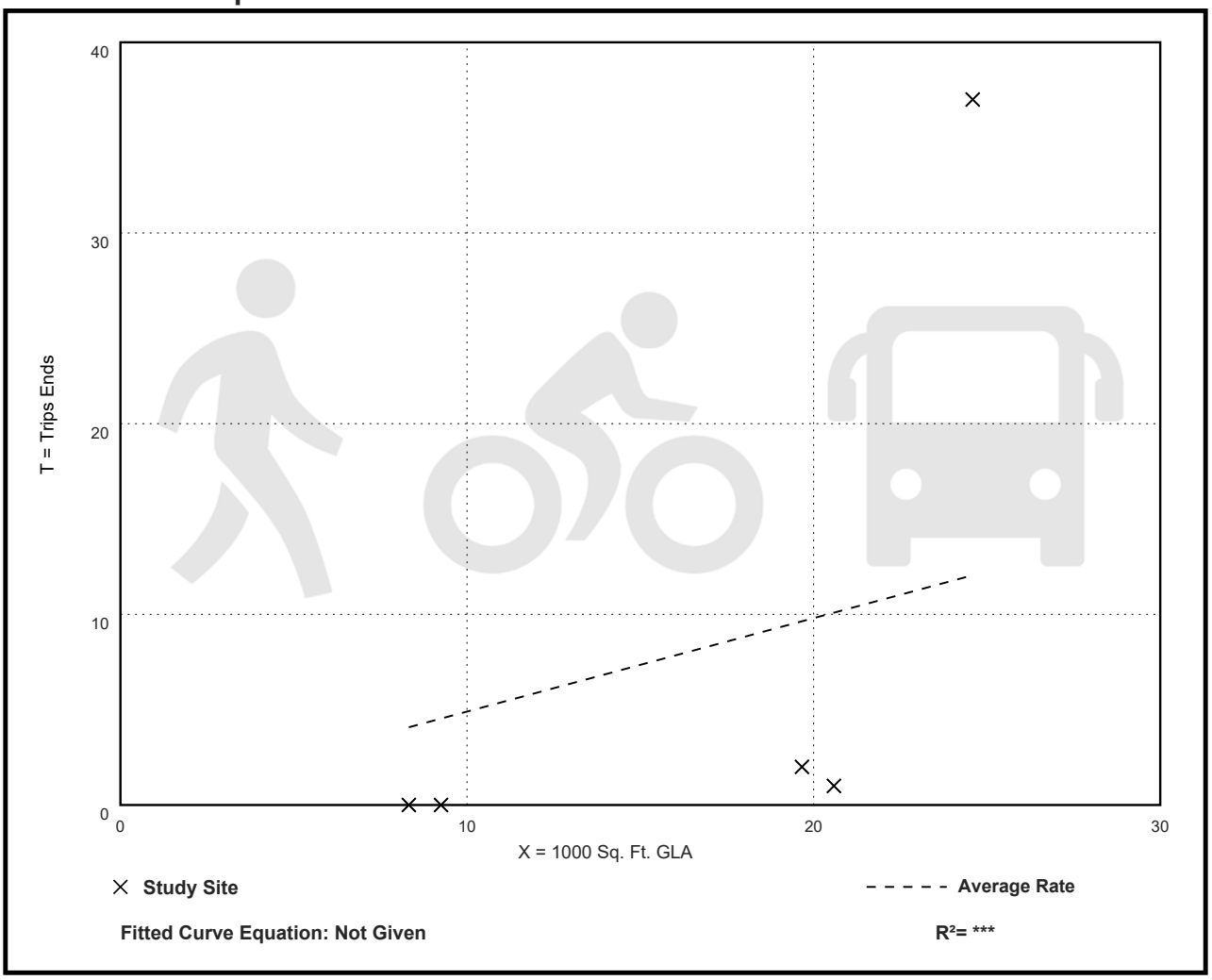
Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 16
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
0.49	0.00 - 1.50	0.74

Data Plot and Equation



Strip Retail Plaza (<40k)
(822)

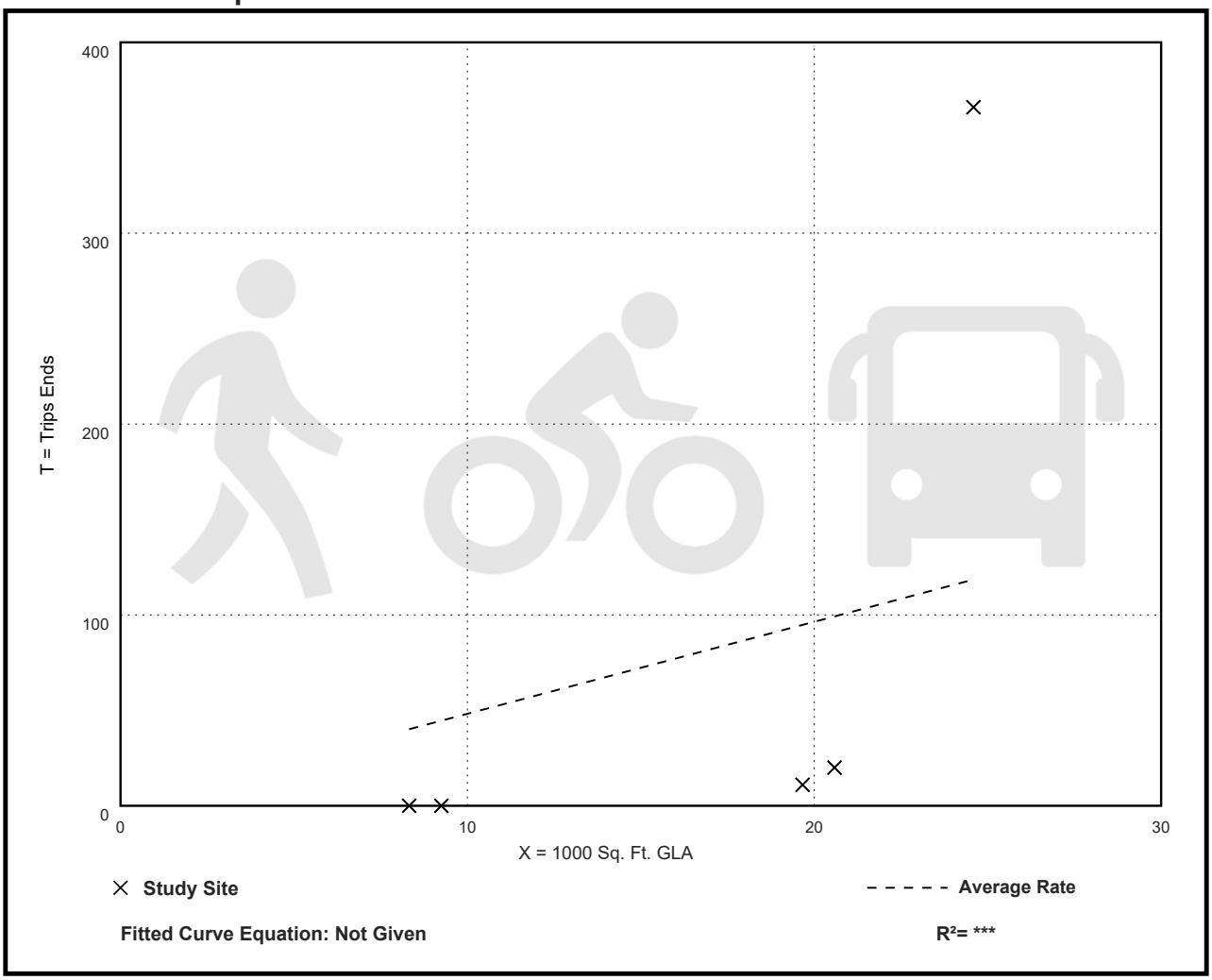
Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GLA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GLA: 16
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GLA

Average Rate	Range of Rates	Standard Deviation
4.82	0.00 - 14.88	7.35

Data Plot and Equation



Strip Retail Plaza (<40k)
(822)

Walk+Bike+Transit Trip Ends vs: Employees
On a: Weekday,
AM Peak Hour of Generator

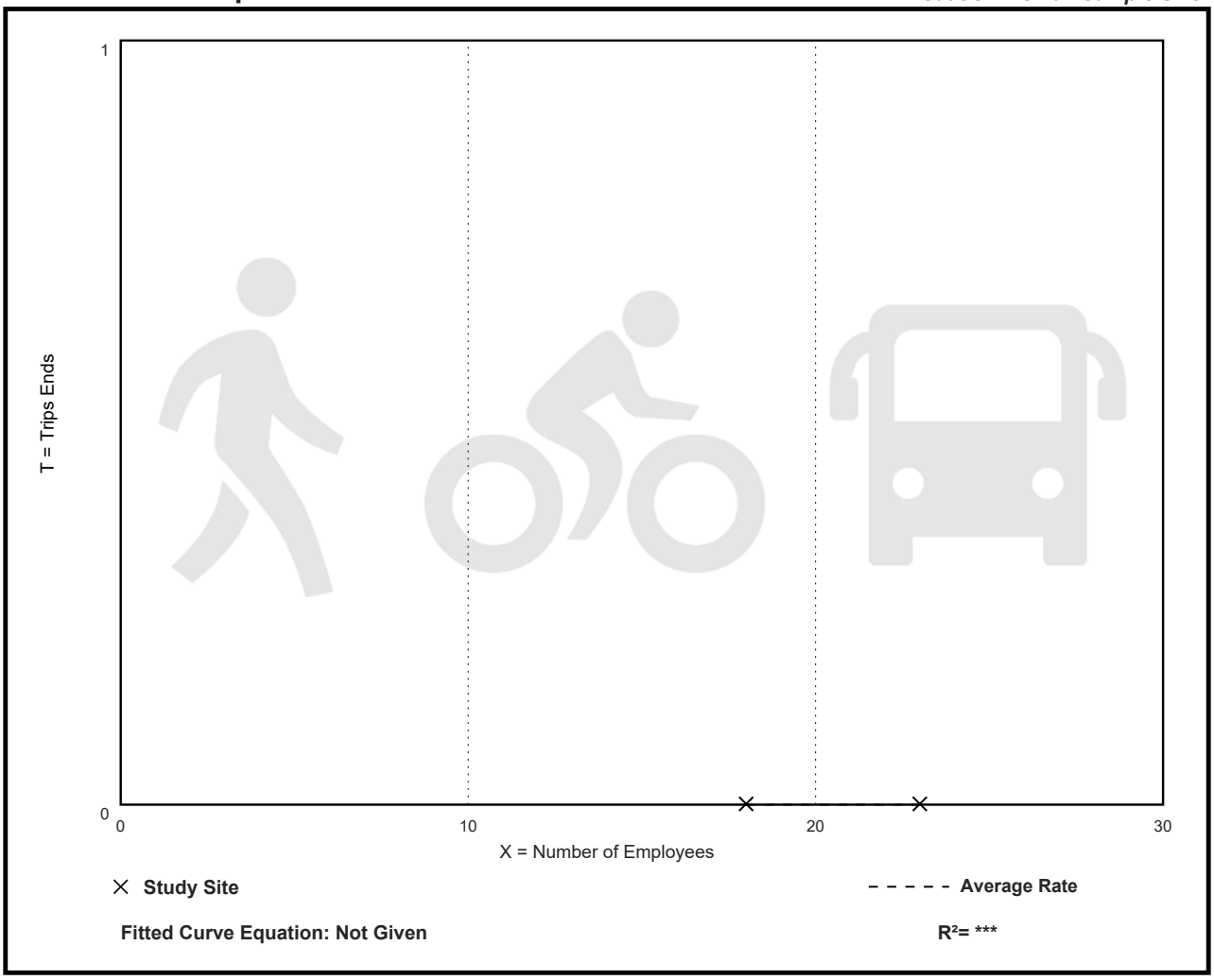
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Employees: 21
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.00	0.00 - 0.00	***

Data Plot and Equation

Caution – Small Sample Size



Strip Retail Plaza (<40k)
(822)

Walk+Bike+Transit Trip Ends vs: Employees
On a: Weekday,
PM Peak Hour of Generator

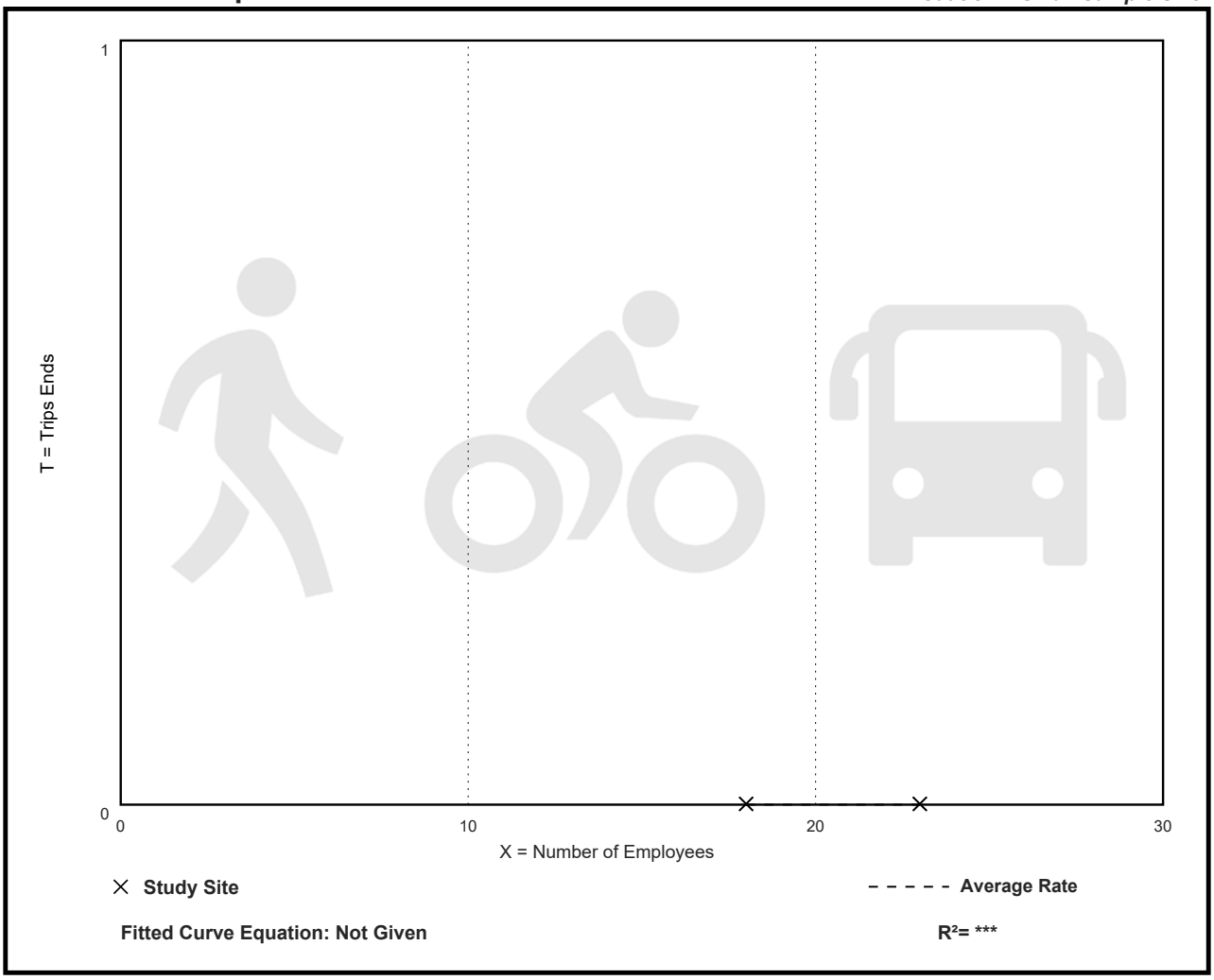
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. Num. of Employees: 21
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.00	0.00 - 0.00	***

Data Plot and Equation

Caution – Small Sample Size



Land Use: 850
Supermarket

Description

A supermarket is a free-standing retail store that sells a complete assortment of food, beverage, food preparation materials, and household products. A supermarket may also provide additional products and services such as a bakery, dry cleaning, floral arrangements, greeting cards, a limited-service bank, and a pharmacy.

Additional Data

In prior editions of *Trip Generation Manual*, a separate land use code was assigned to a discount supermarket. With the addition of new supermarket data points, an examination of the database reveals very little difference between trip generation rates for the traditional supermarket and a reported discount supermarket. This examination looked at both the small discount supermarkets and the large discount supermarkets. As a result, all types of supermarkets are included in this land use database.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, the 2010s, and the 2020s in Alberta (CAN), California, Colorado, Connecticut, District of Columbia, Florida, Georgia, Illinois, Kentucky, Maryland, Minnesota, Nevada, New Jersey, New York, Ontario (CAN), Oregon, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

213, 221, 236, 251, 273, 305, 359, 365, 438, 440, 442, 447, 448, 514, 520, 537, 552, 577, 610, 715, 716, 728, 738, 746, 854, 870, 882, 893, 917, 926, 935, 946, 959, 961, 966, 975, 1004, 1009, 1025, 1058, 1063, 1064

Supermarket
(850)

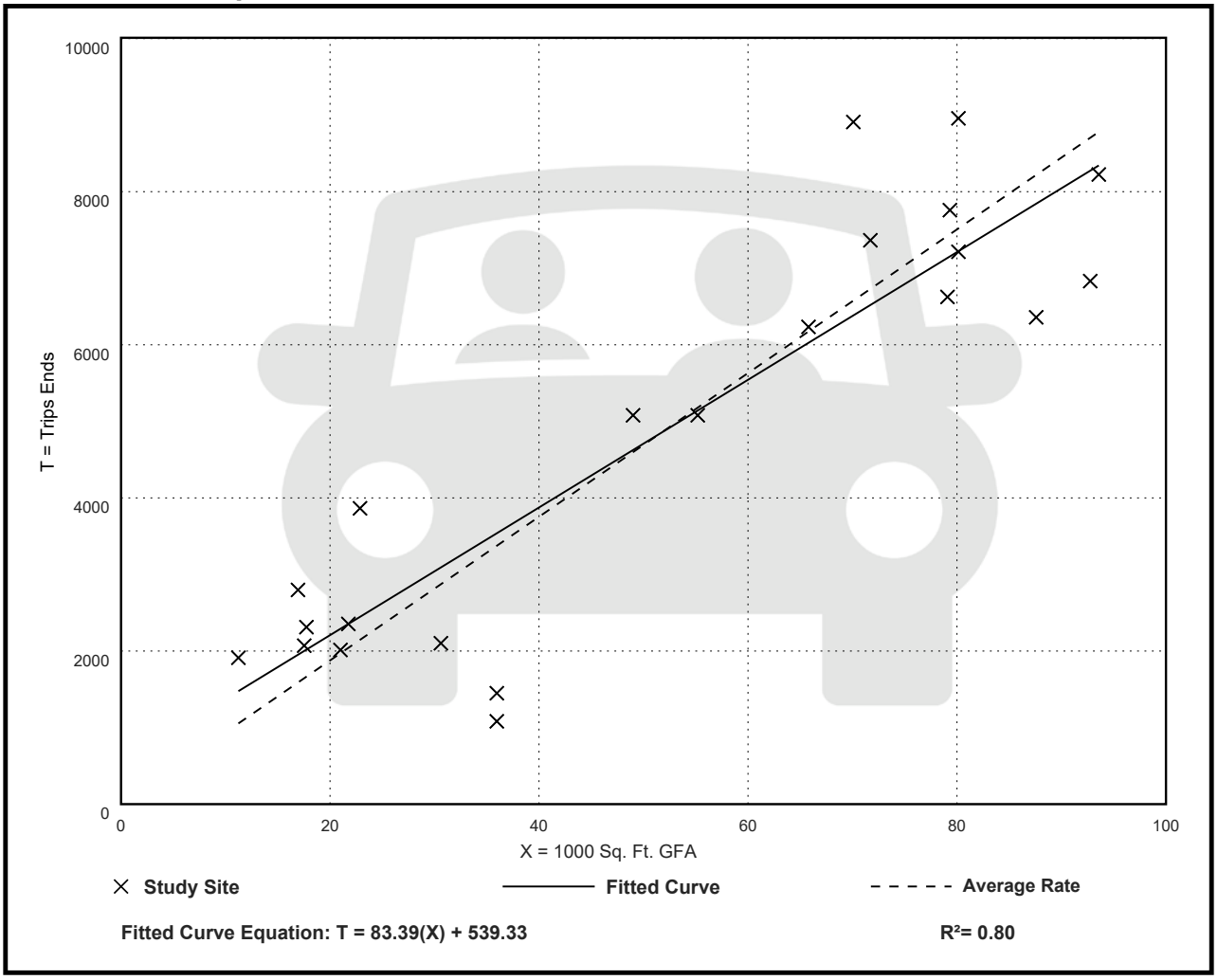
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 22
Avg. 1000 Sq. Ft. GFA: 52
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
93.84	30.09 - 170.24	27.05

Data Plot and Equation



Fitted Curve Equation: T = 83.39(X) + 539.33

R^2= 0.80

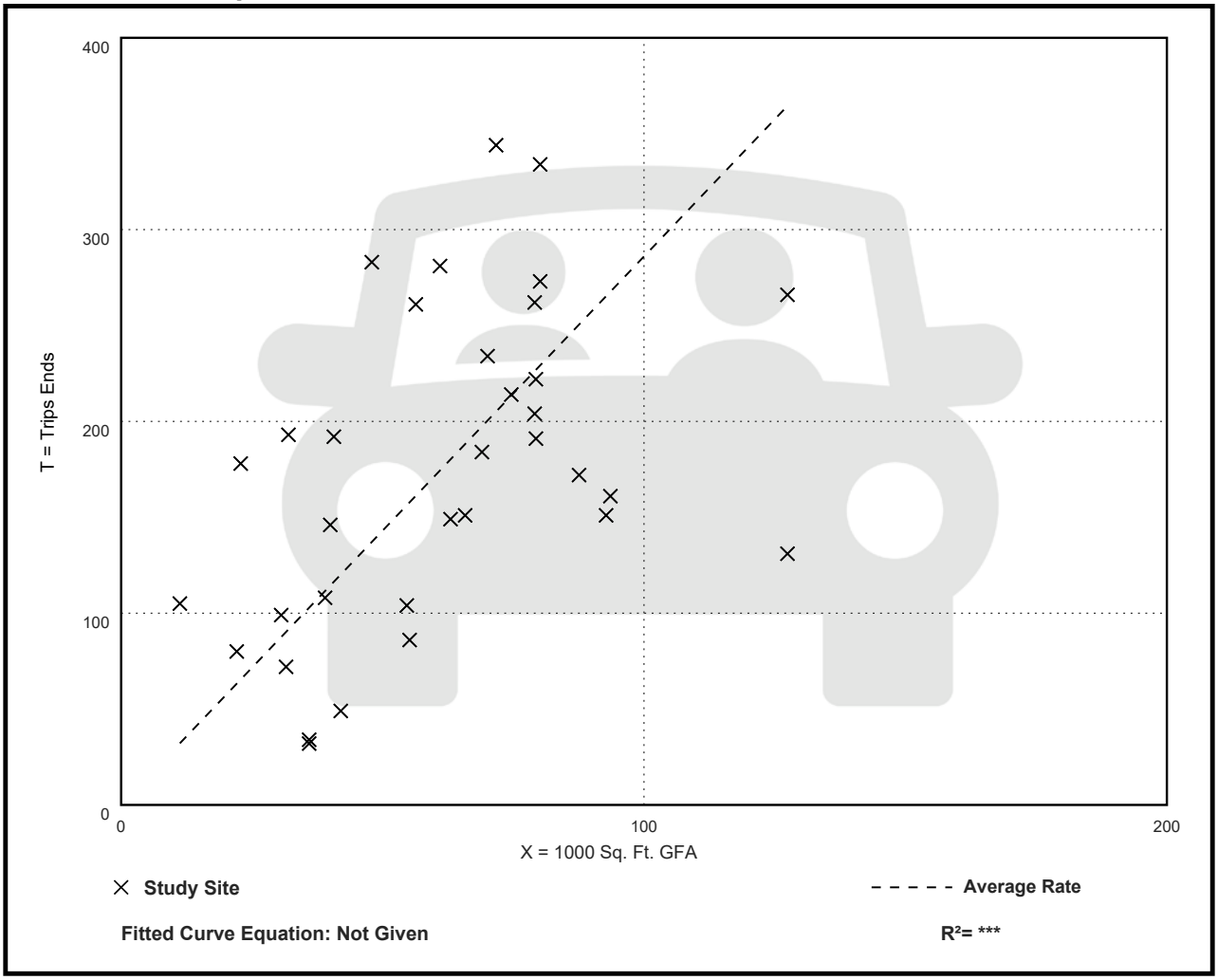
Supermarket
(850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 34
Avg. 1000 Sq. Ft. GFA: 61
Directional Distribution: 59% entering, 41% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.86	0.89 - 9.35	1.45

Data Plot and Equation



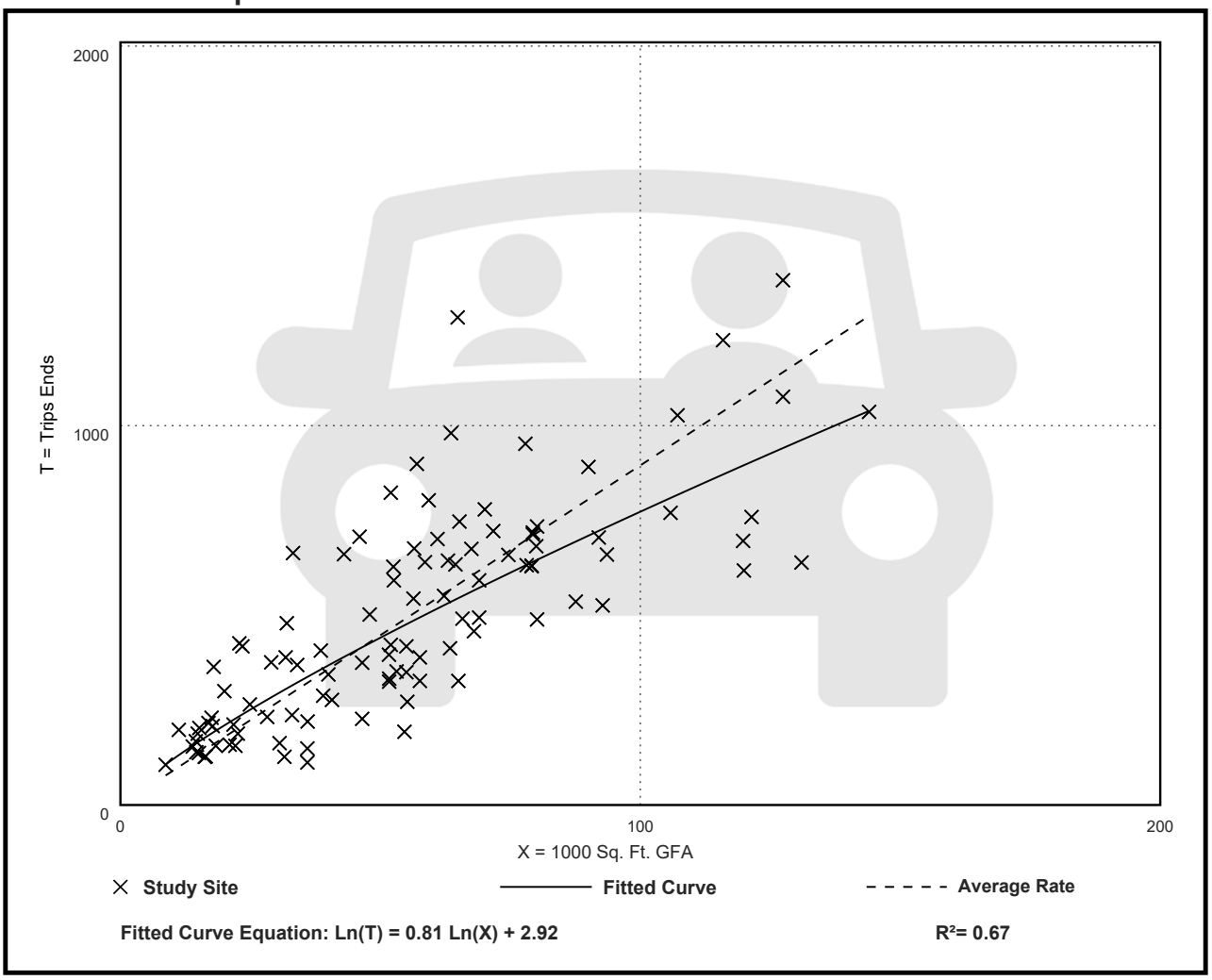
Supermarket
(850)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 104
Avg. 1000 Sq. Ft. GFA: 55
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.95	3.11 - 20.30	3.32

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.81 Ln(X) + 2.92

R^2= 0.67

Supermarket
(850)

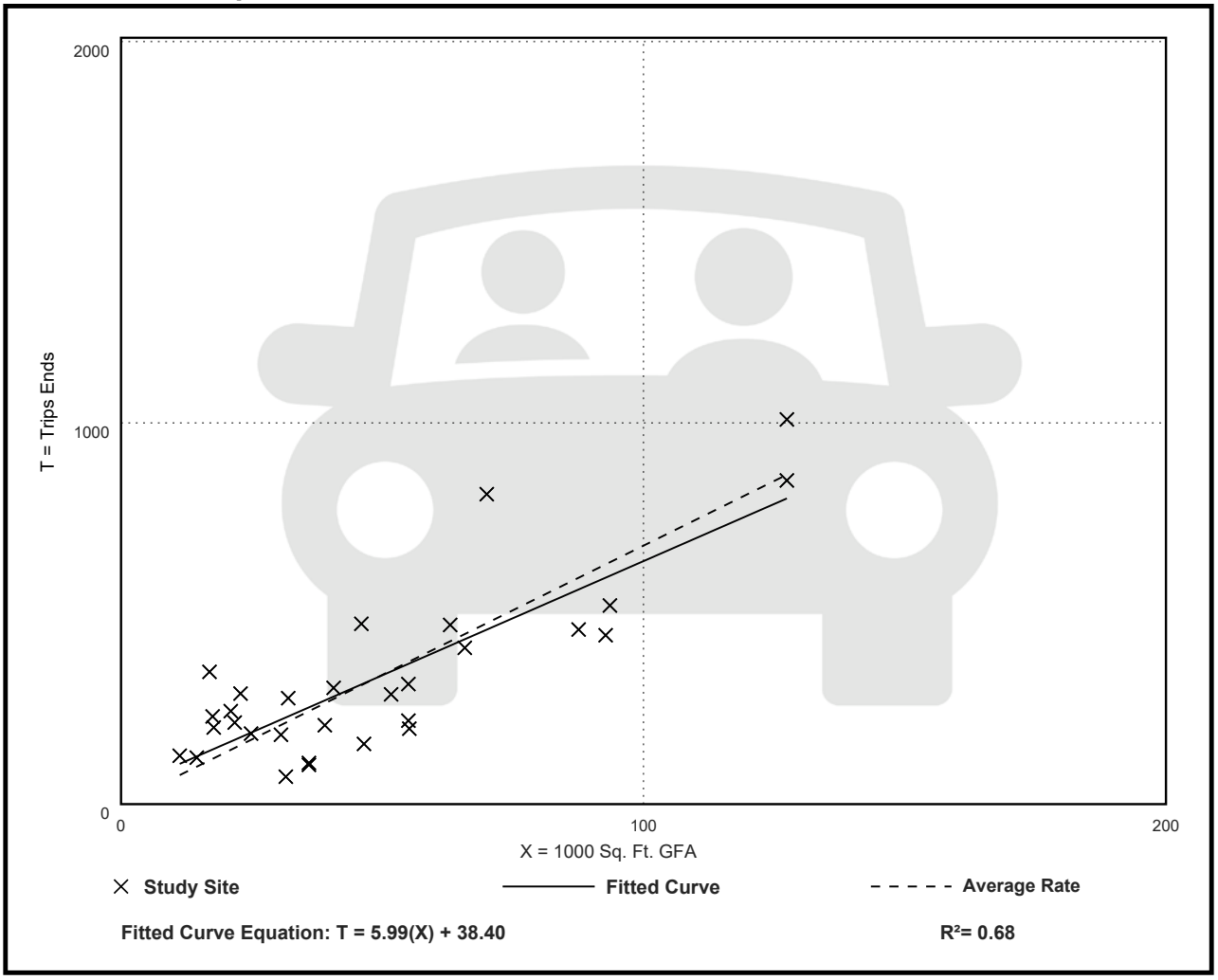
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 30
Avg. 1000 Sq. Ft. GFA: 48
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
6.78	2.28 - 20.49	3.02

Data Plot and Equation



Supermarket
(850)

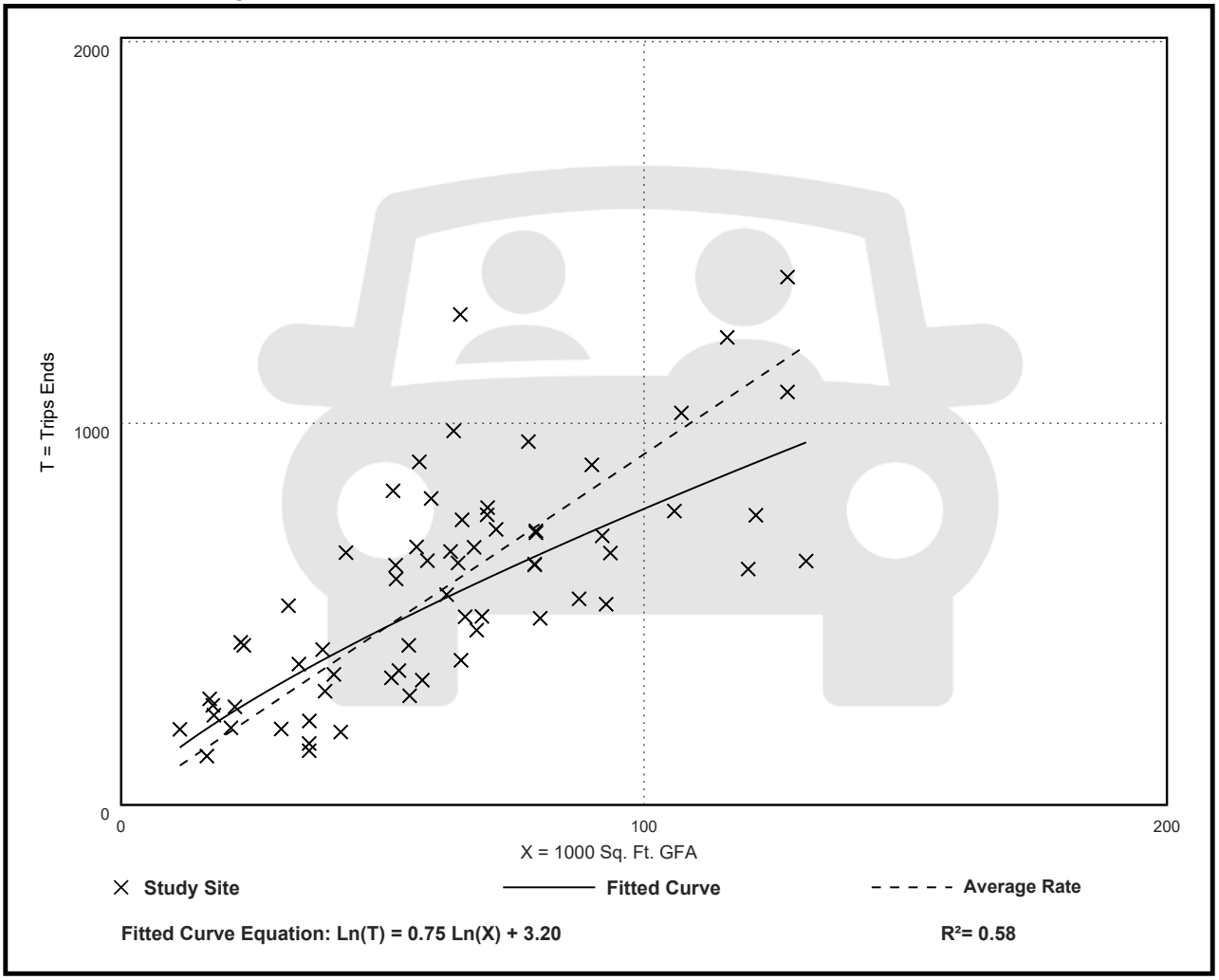
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 65
Avg. 1000 Sq. Ft. GFA: 62
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
9.19	3.95 - 19.81	3.40

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.75 Ln(X) + 3.20

R^2= 0.58

Supermarket
(850)

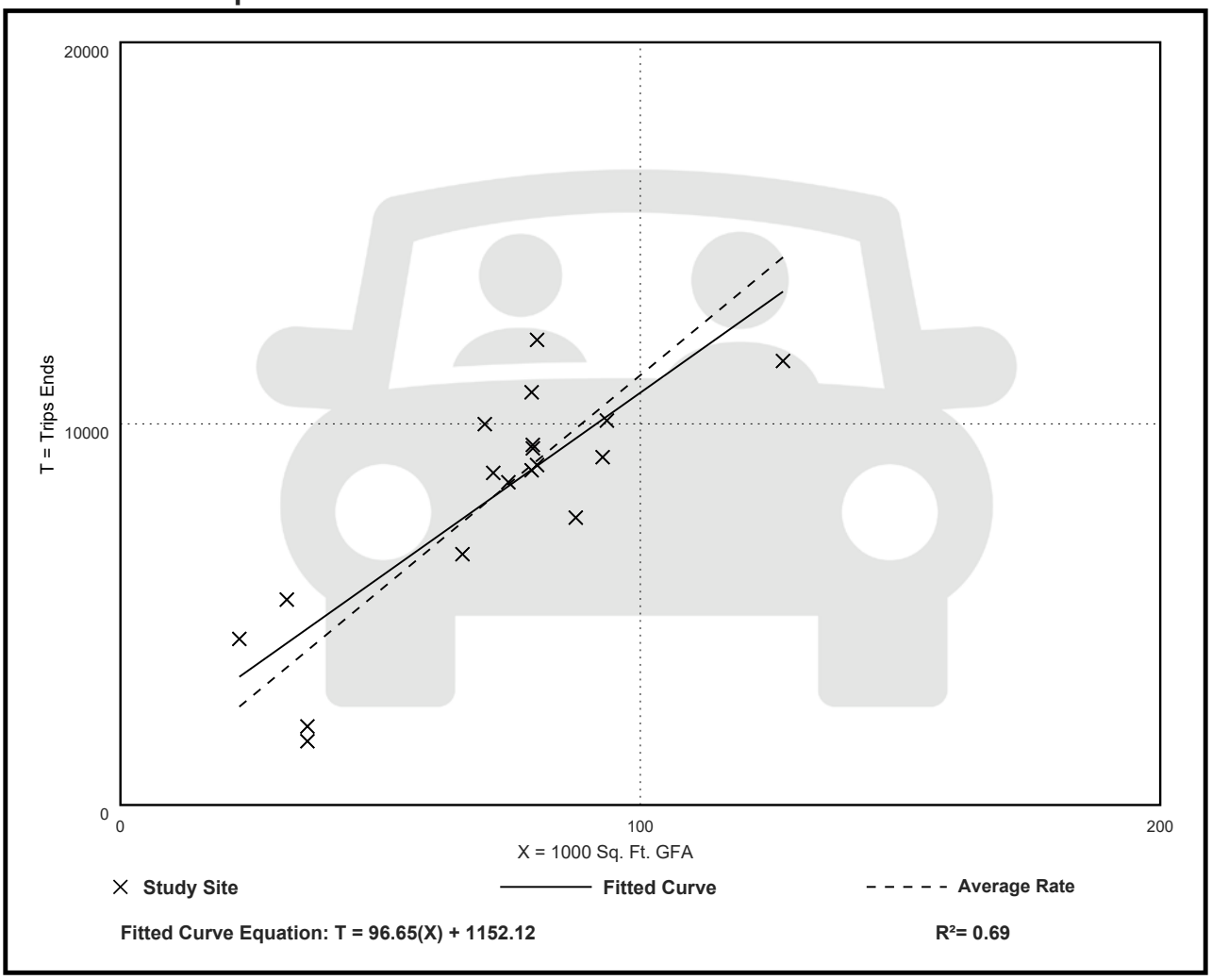
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 18
Avg. 1000 Sq. Ft. GFA: 72
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
112.76	46.55 - 190.51	27.25

Data Plot and Equation



Fitted Curve Equation: T = 96.65(X) + 1152.12

R^2= 0.69

Supermarket
(850)

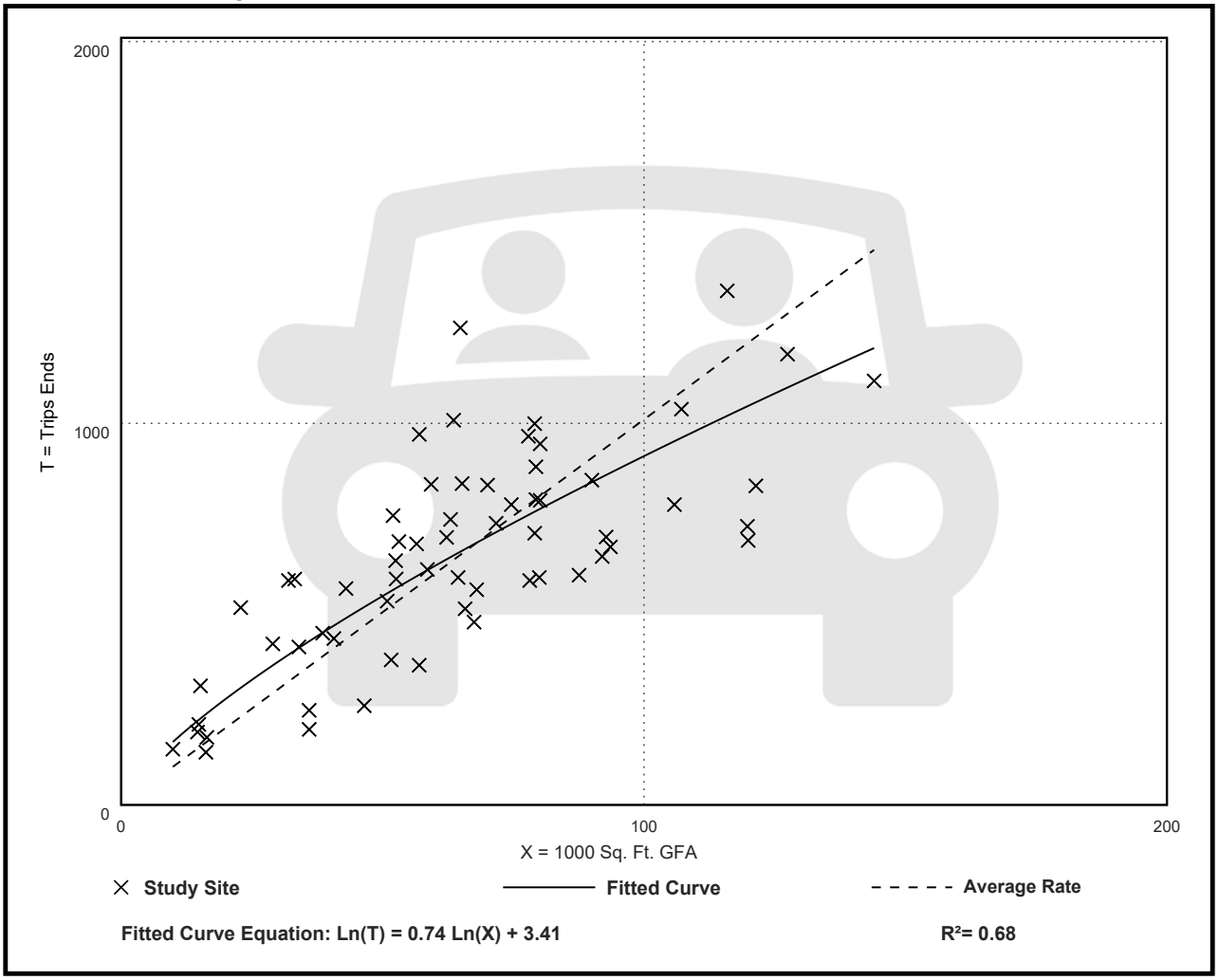
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 62
Avg. 1000 Sq. Ft. GFA: 65
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
10.10	5.51 - 22.61	3.30

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.74 Ln(X) + 3.41

R^2= 0.68

Supermarket
(850)

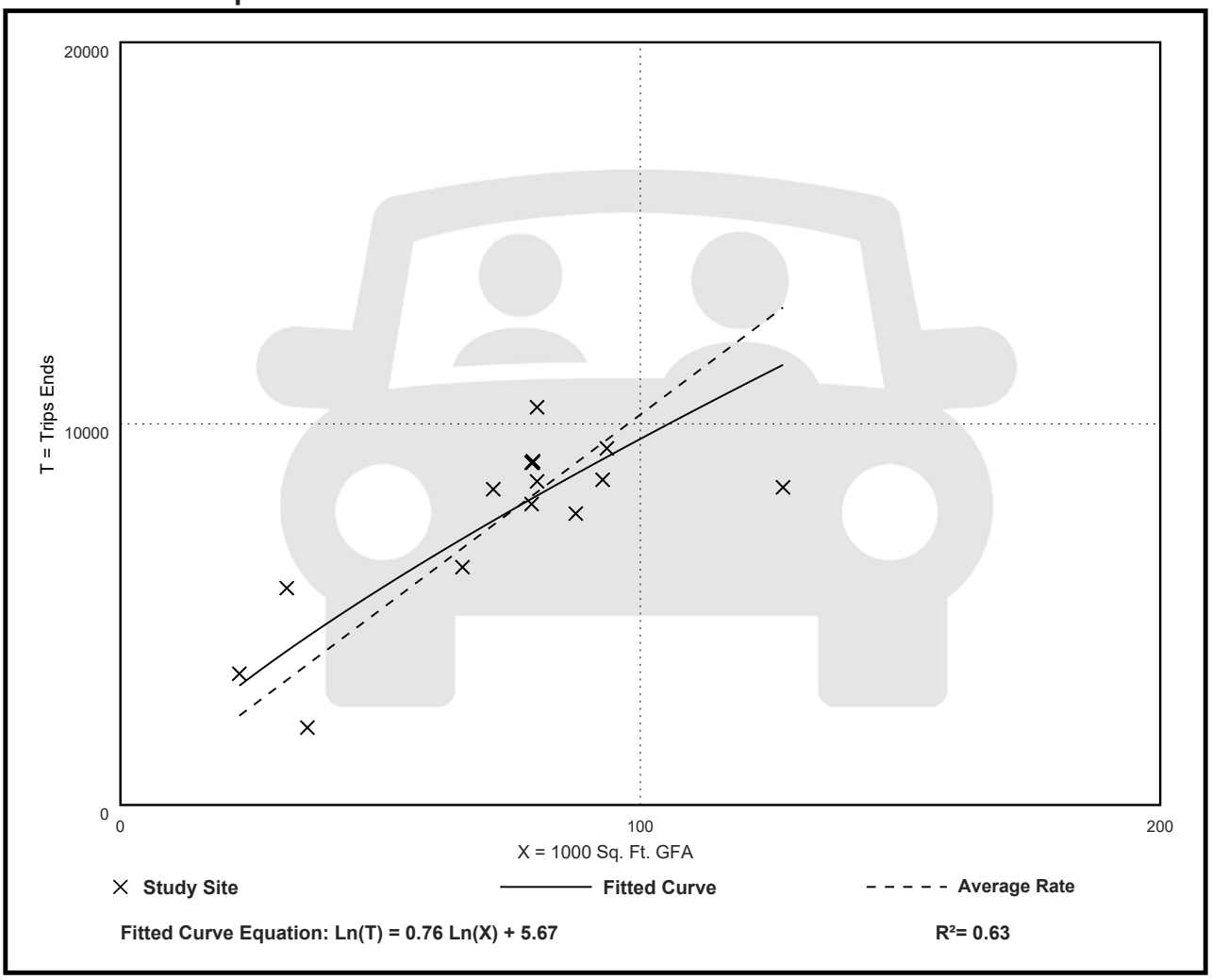
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 74
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
102.42	56.45 - 177.81	24.60

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.76 Ln(X) + 5.67

R^2= 0.63

Supermarket
(850)

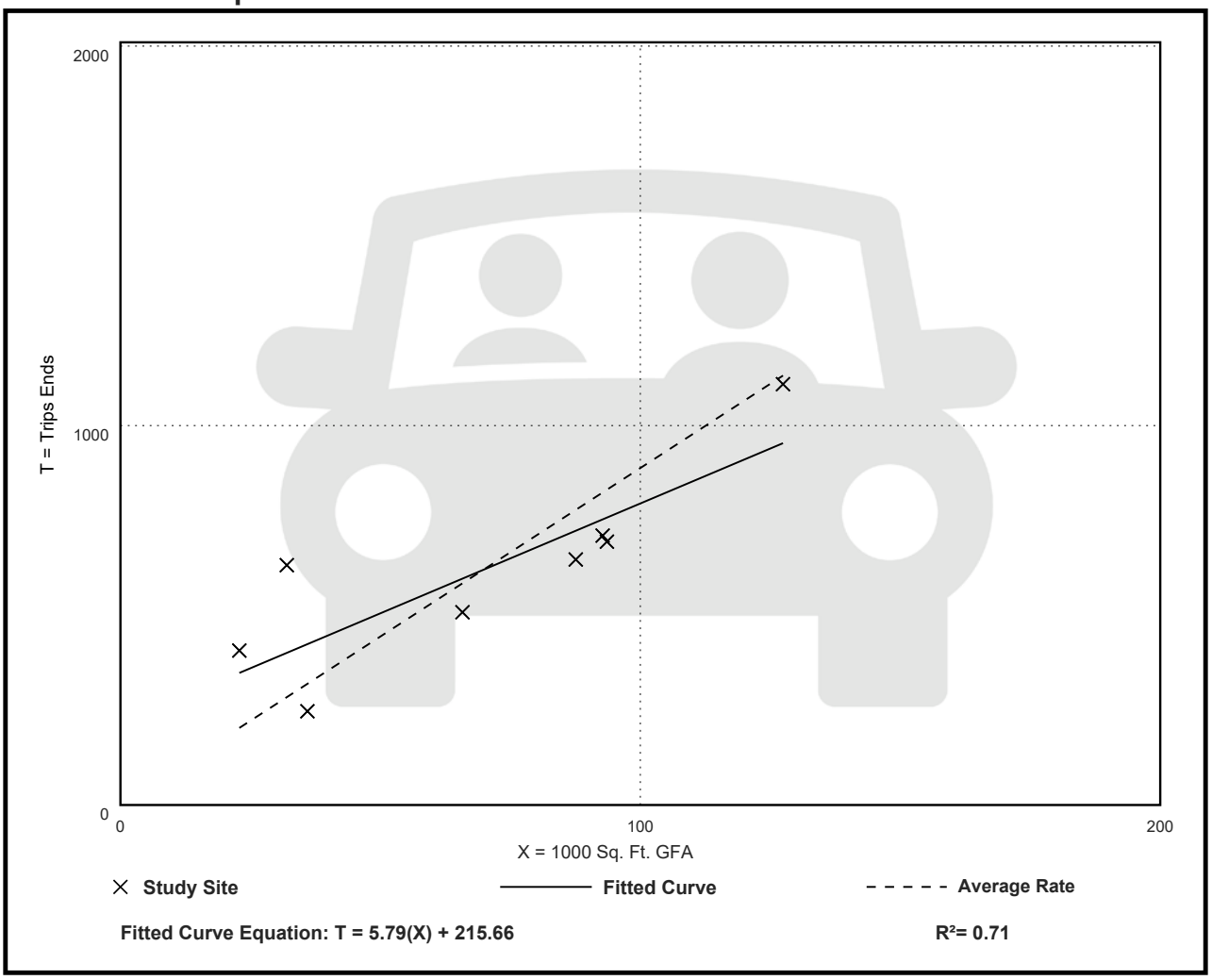
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 70
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.88	6.87 - 19.75	3.61

Data Plot and Equation



Fitted Curve Equation: T = 5.79(X) + 215.66

R^2= 0.71

Supermarket
(850)

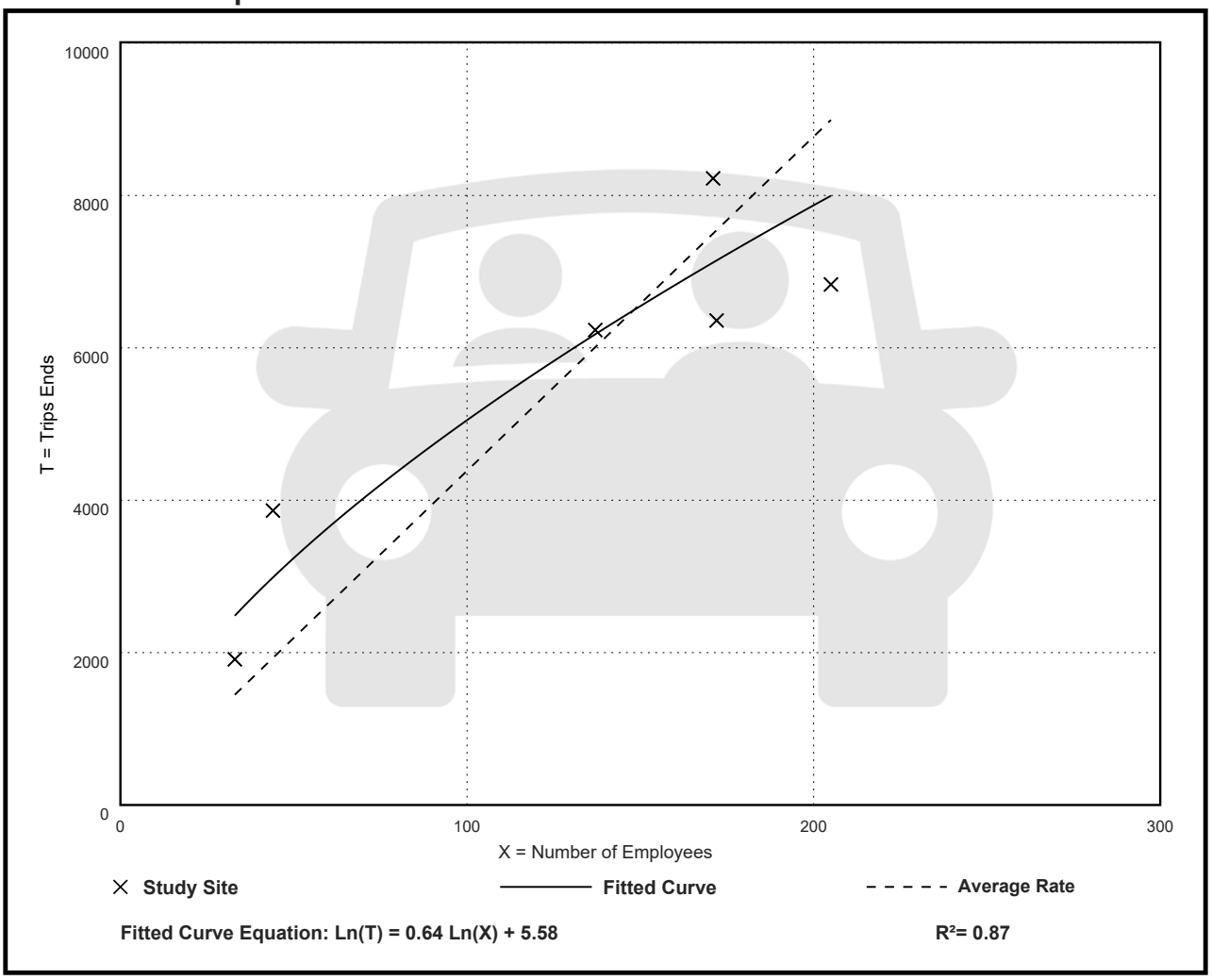
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. Num. of Employees: 127
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
43.86	33.33 - 87.82	14.08

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.64 Ln(X) + 5.58

R^2= 0.87

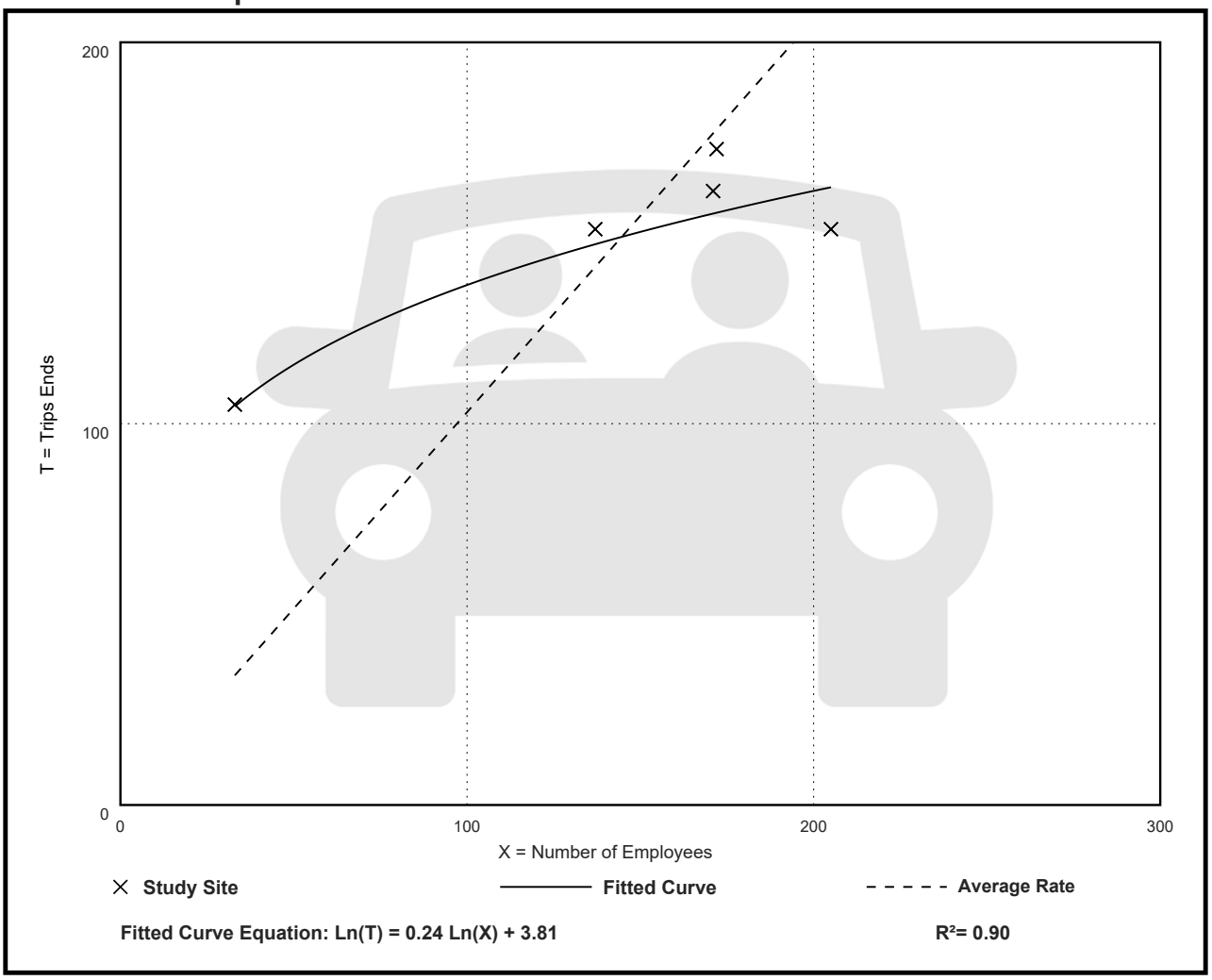
Supermarket
(850)

Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Employees: 144
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
1.03	0.74 - 3.18	0.55

Data Plot and Equation



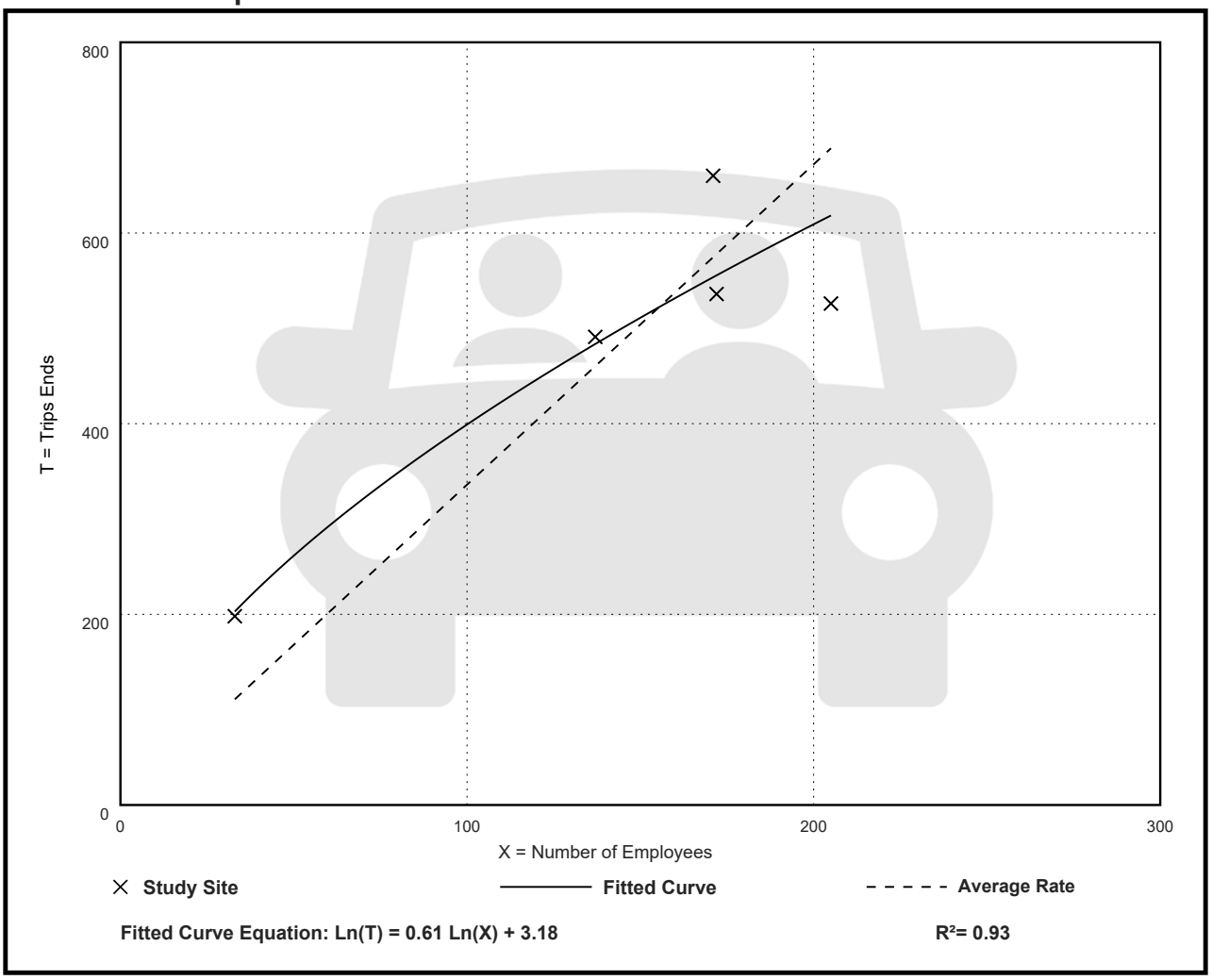
Supermarket
(850)

Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Employees: 144
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.36	2.57 - 6.00	0.85

Data Plot and Equation



Supermarket
(850)

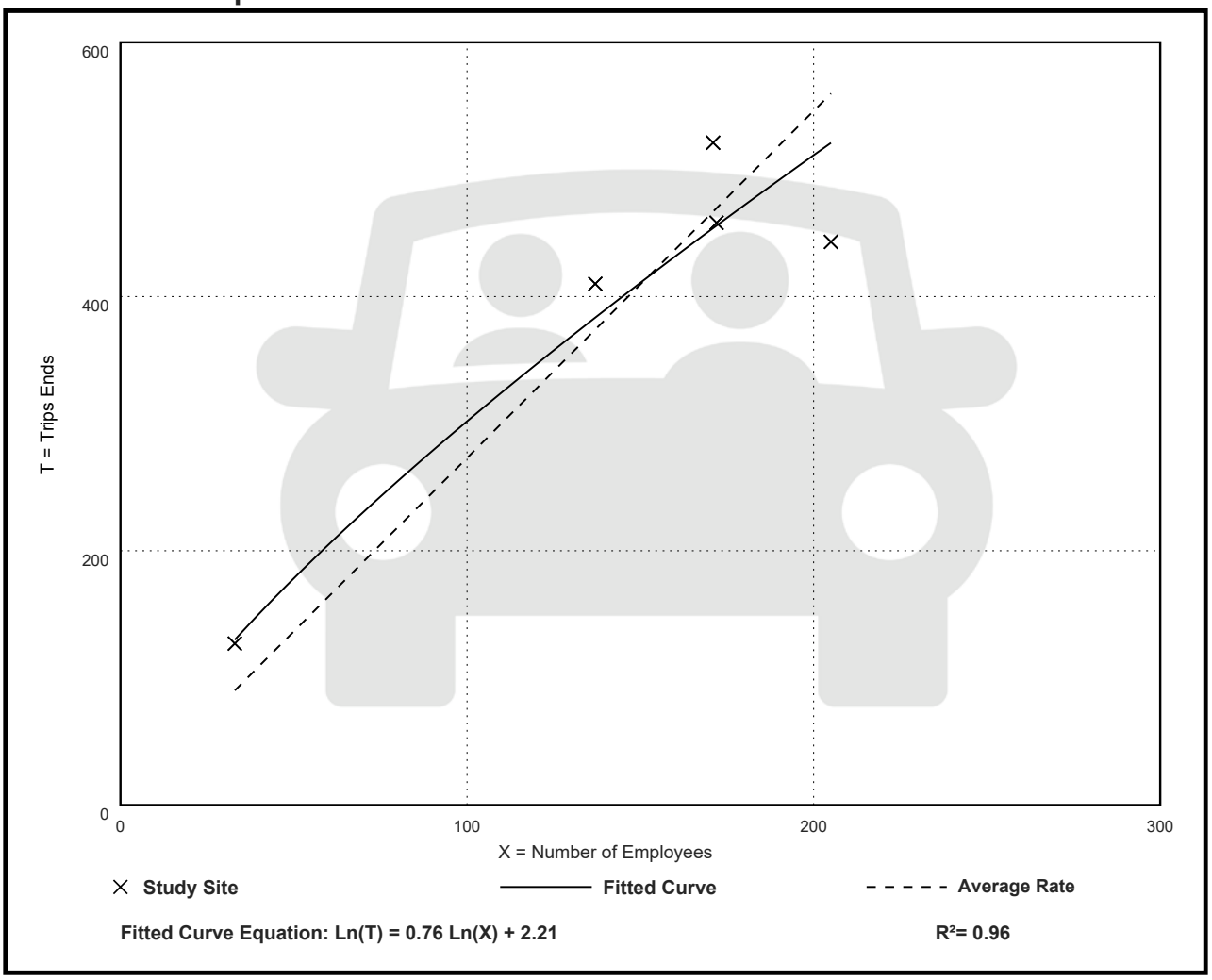
Vehicle Trip Ends vs: Employees
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Employees: 144
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
2.73	2.16 - 3.85	0.48

Data Plot and Equation



Supermarket
(850)

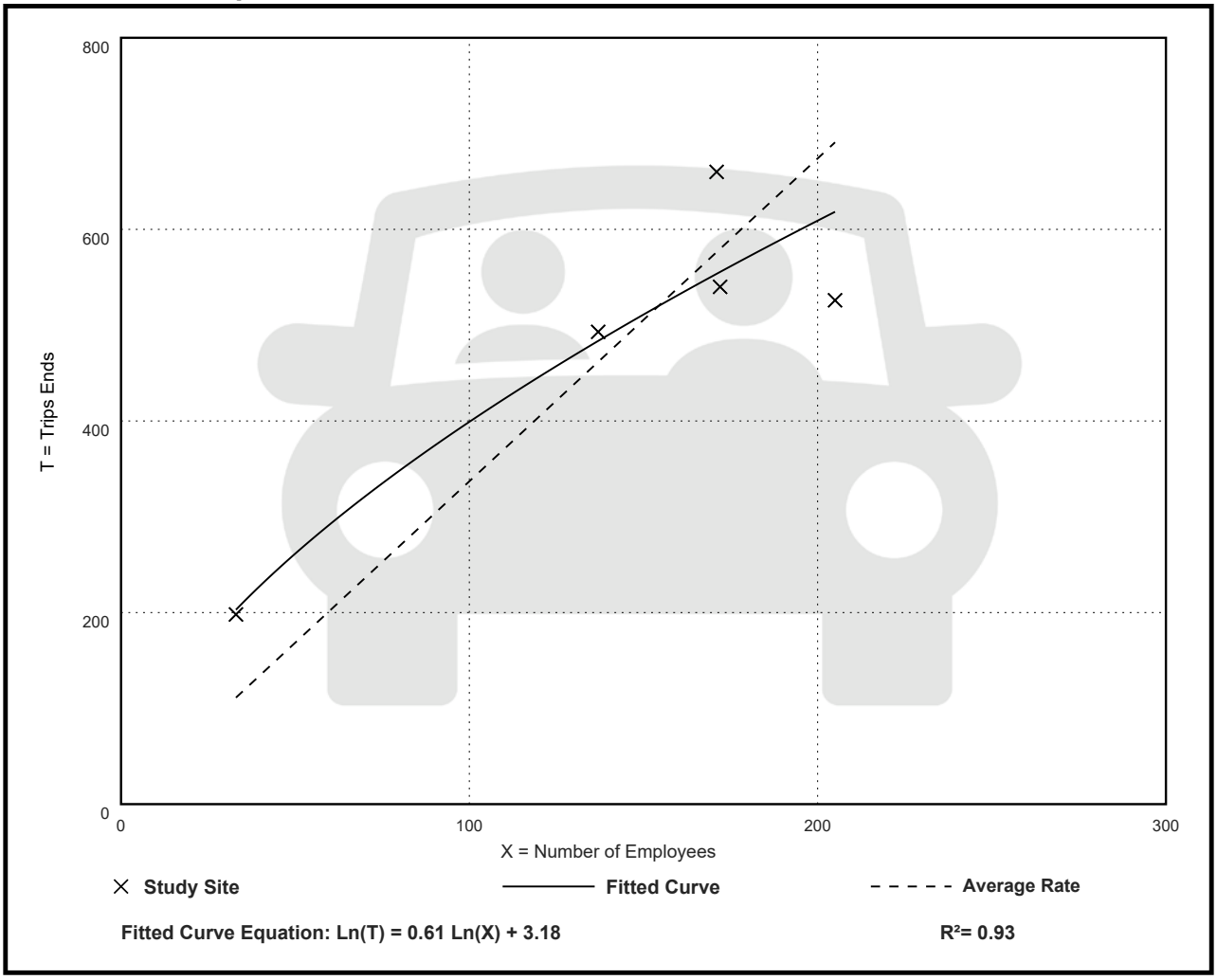
Vehicle Trip Ends vs: Employees
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Employees: 144
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.37	2.57 - 6.00	0.85

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.61 Ln(X) + 3.18

R^2= 0.93

Supermarket
(850)

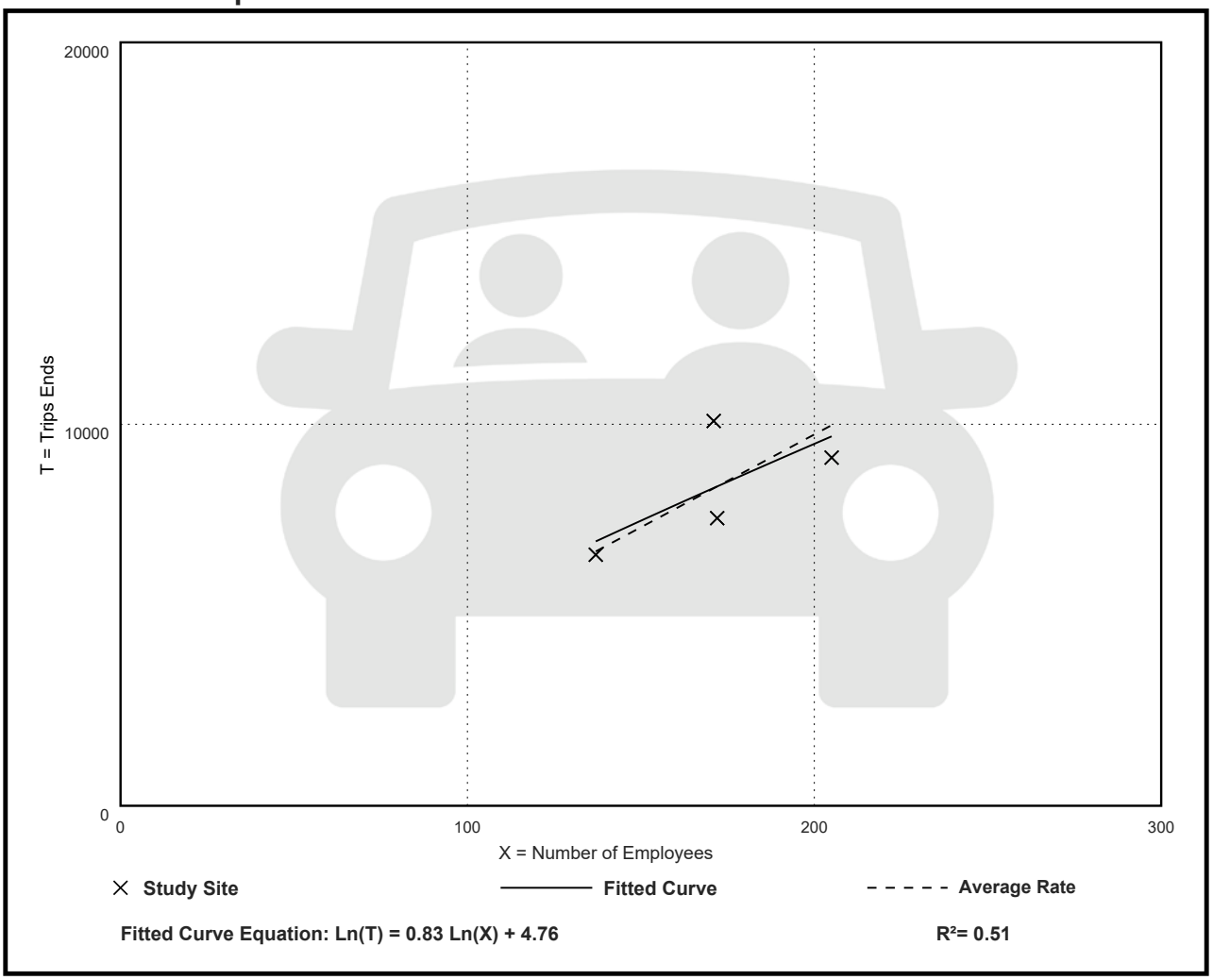
Vehicle Trip Ends vs: Employees
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Employees: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
48.66	43.83 - 58.98	7.09

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.83 Ln(X) + 4.76

R^2= 0.51

Supermarket
(850)

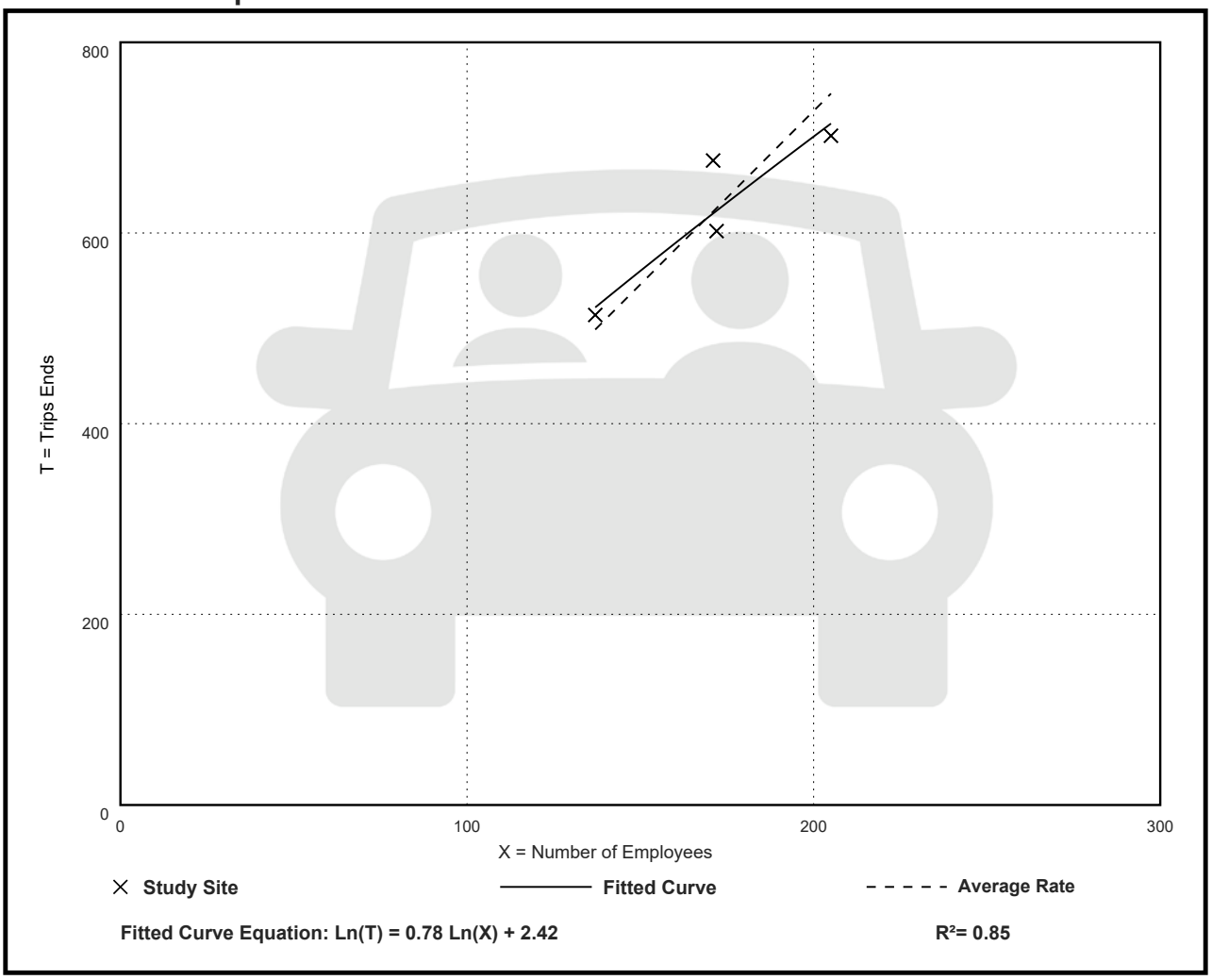
Vehicle Trip Ends vs: Employees
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Employees: 171
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.64	3.42 - 3.95	0.25

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.78 Ln(X) + 2.42

R^2= 0.85

Supermarket
(850)

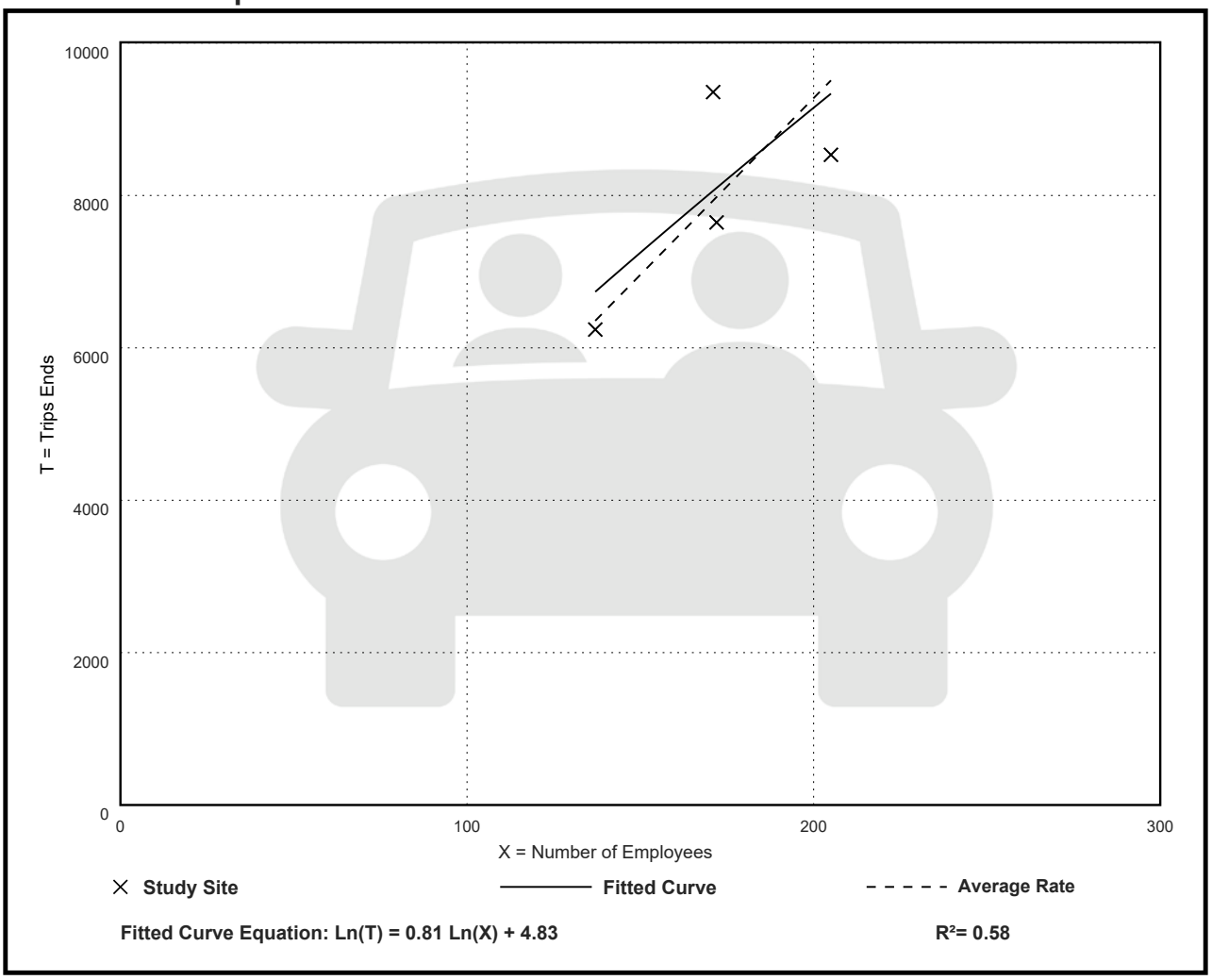
Vehicle Trip Ends vs: Employees
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Employees: 171
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
46.39	41.62 - 54.72	5.80

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.81 Ln(X) + 4.83

R^2= 0.58

Supermarket
(850)

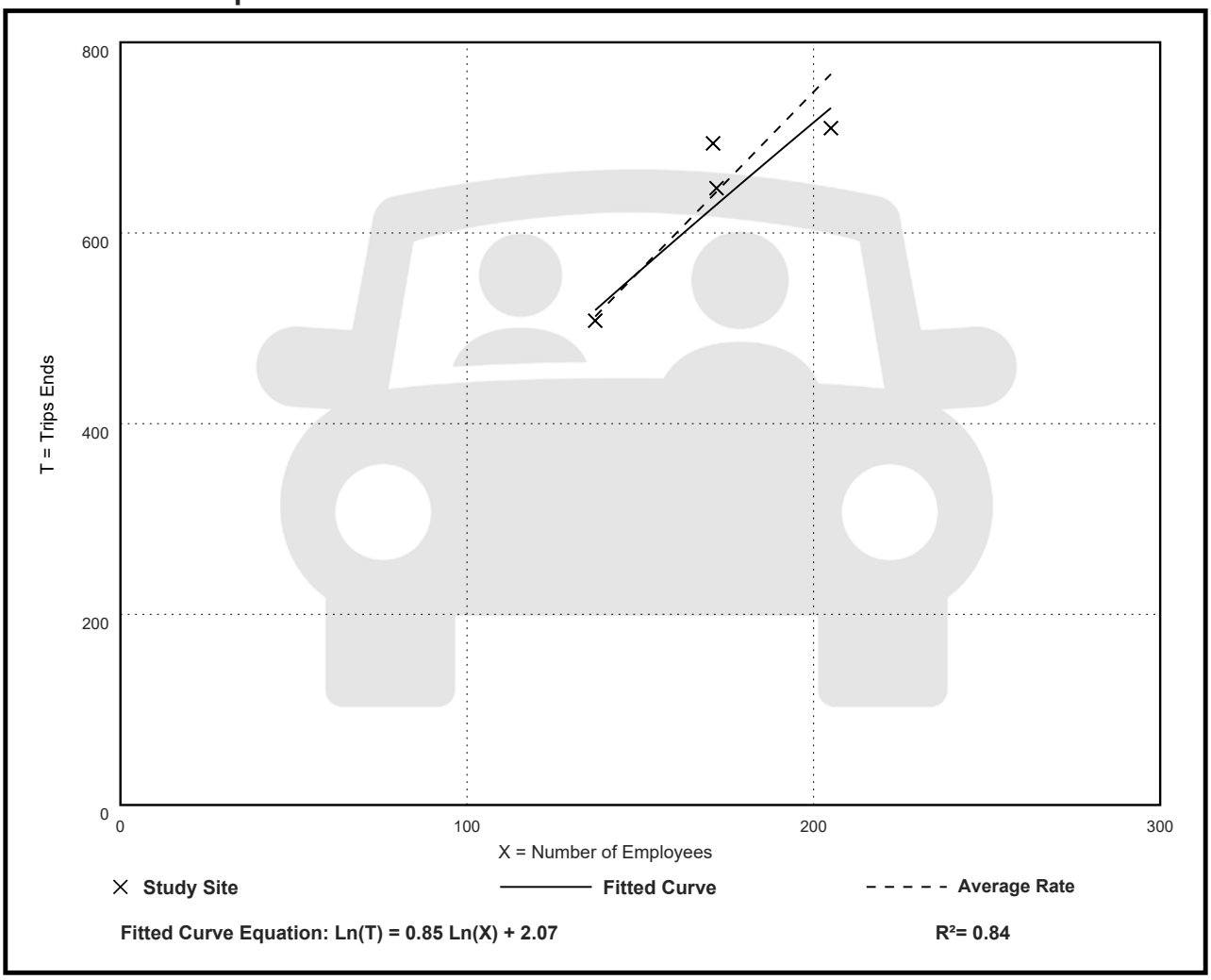
Vehicle Trip Ends vs: Employees
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Employees: 171
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.74	3.46 - 4.06	0.25

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.85 Ln(X) + 2.07

R^2= 0.84

Supermarket
(850)

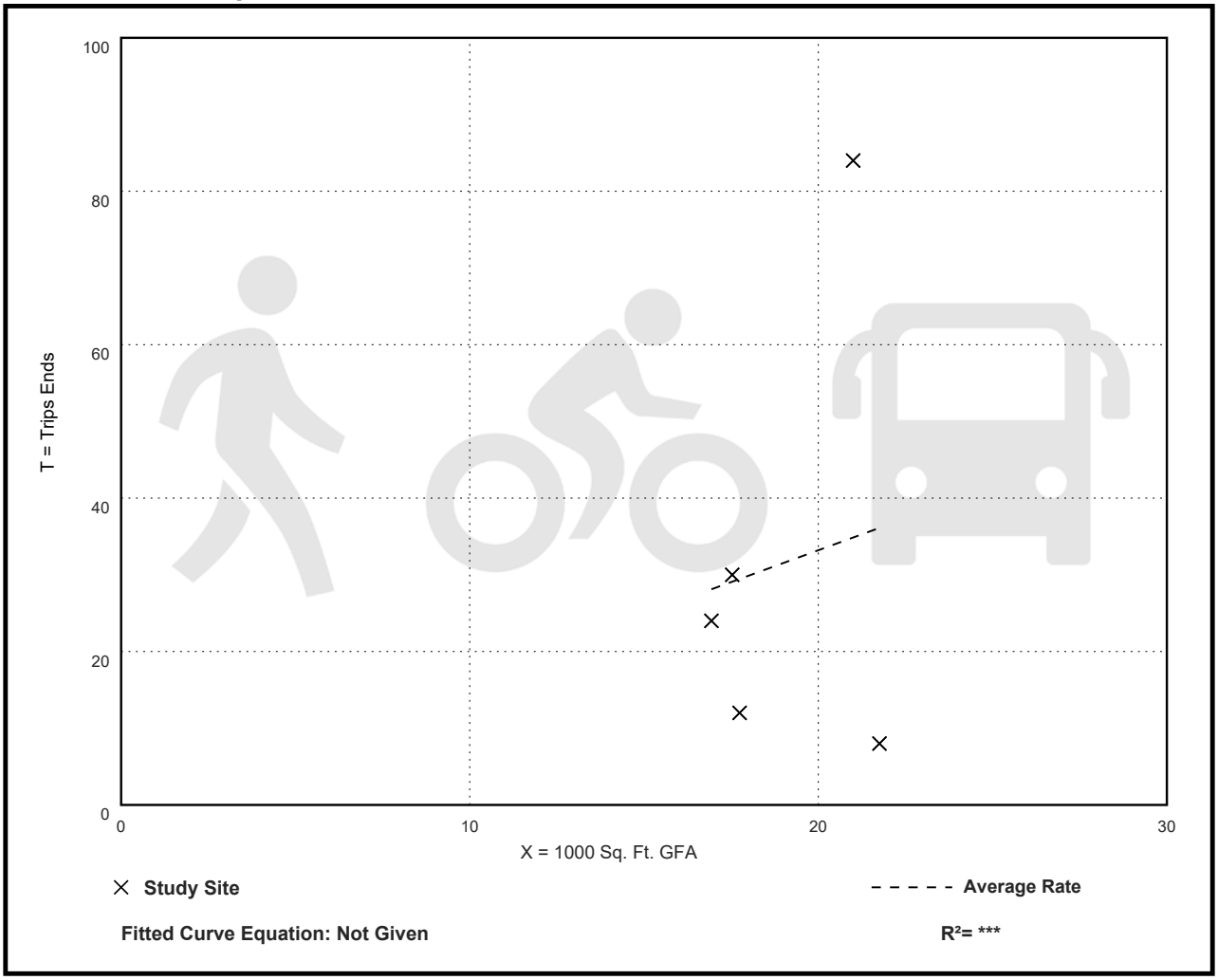
Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 19
Directional Distribution: 50% entering, 50% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.66	0.37 - 4.00	1.49

Data Plot and Equation



Supermarket
(850)

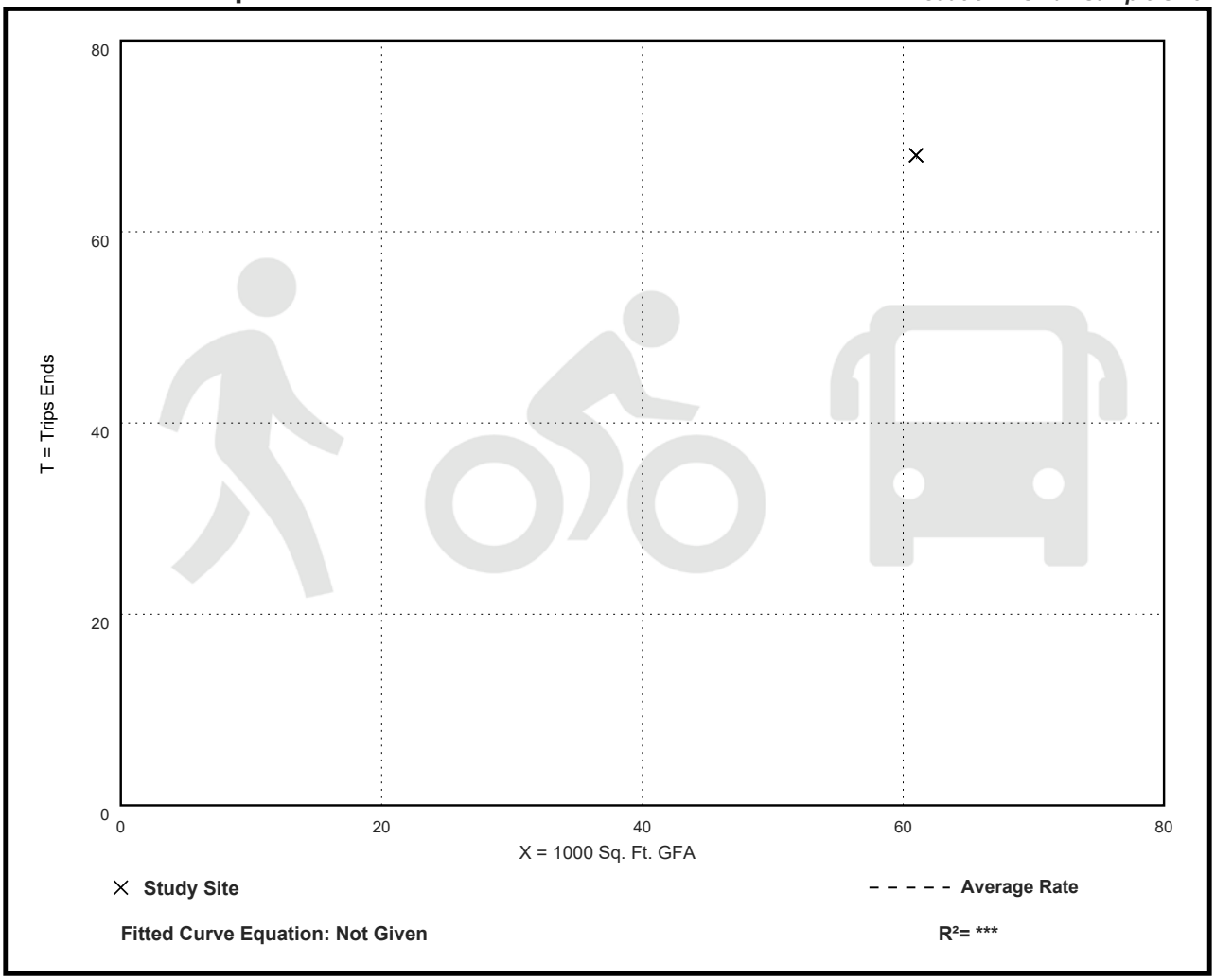
Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. 1000 Sq. Ft. GFA: 61
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.11	1.11 - 1.11	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= *

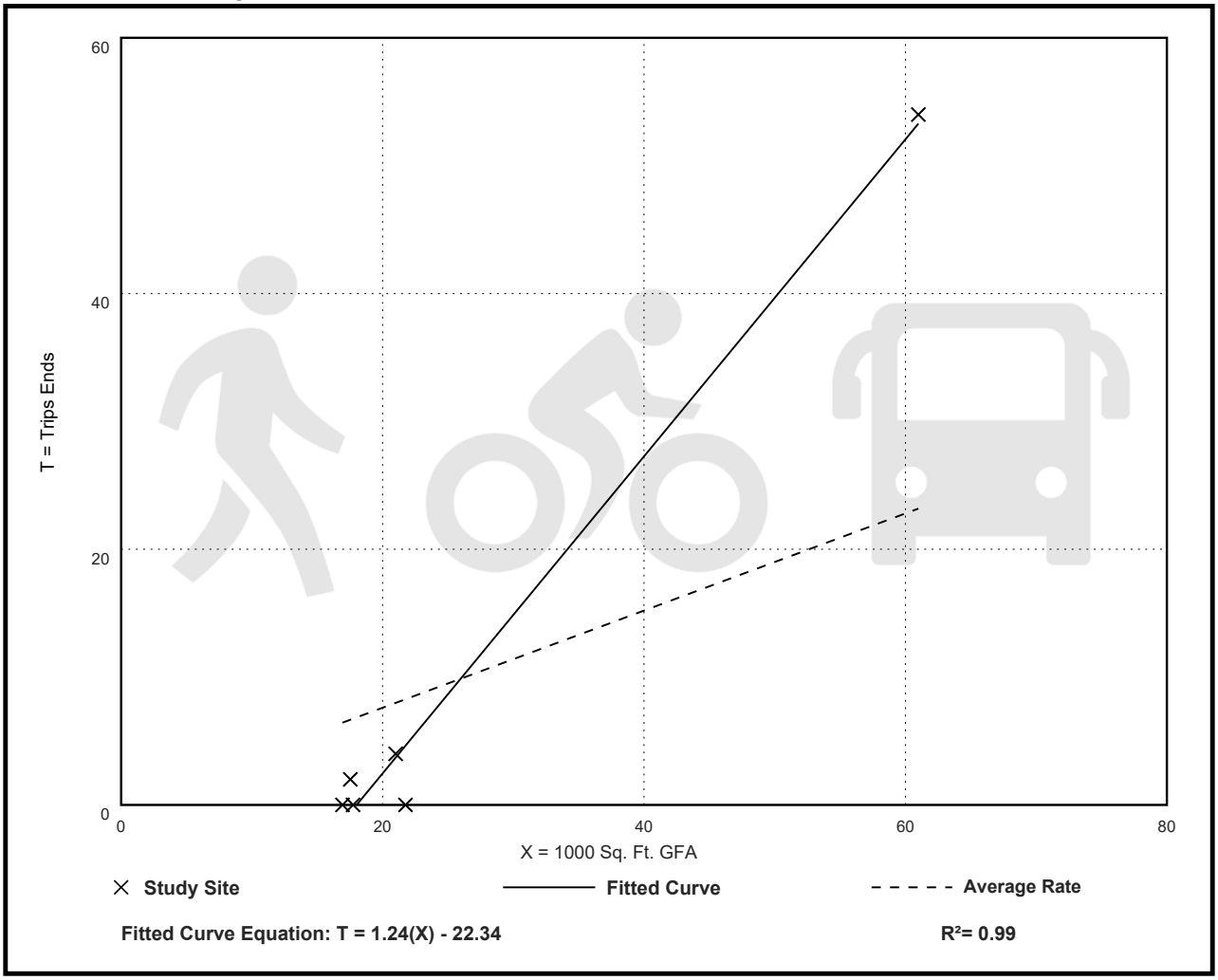
Supermarket
(850)

Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 26
Directional Distribution: 50% entering, 50% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.38	0.00 - 0.89	0.44

Data Plot and Equation



Supermarket
(850)

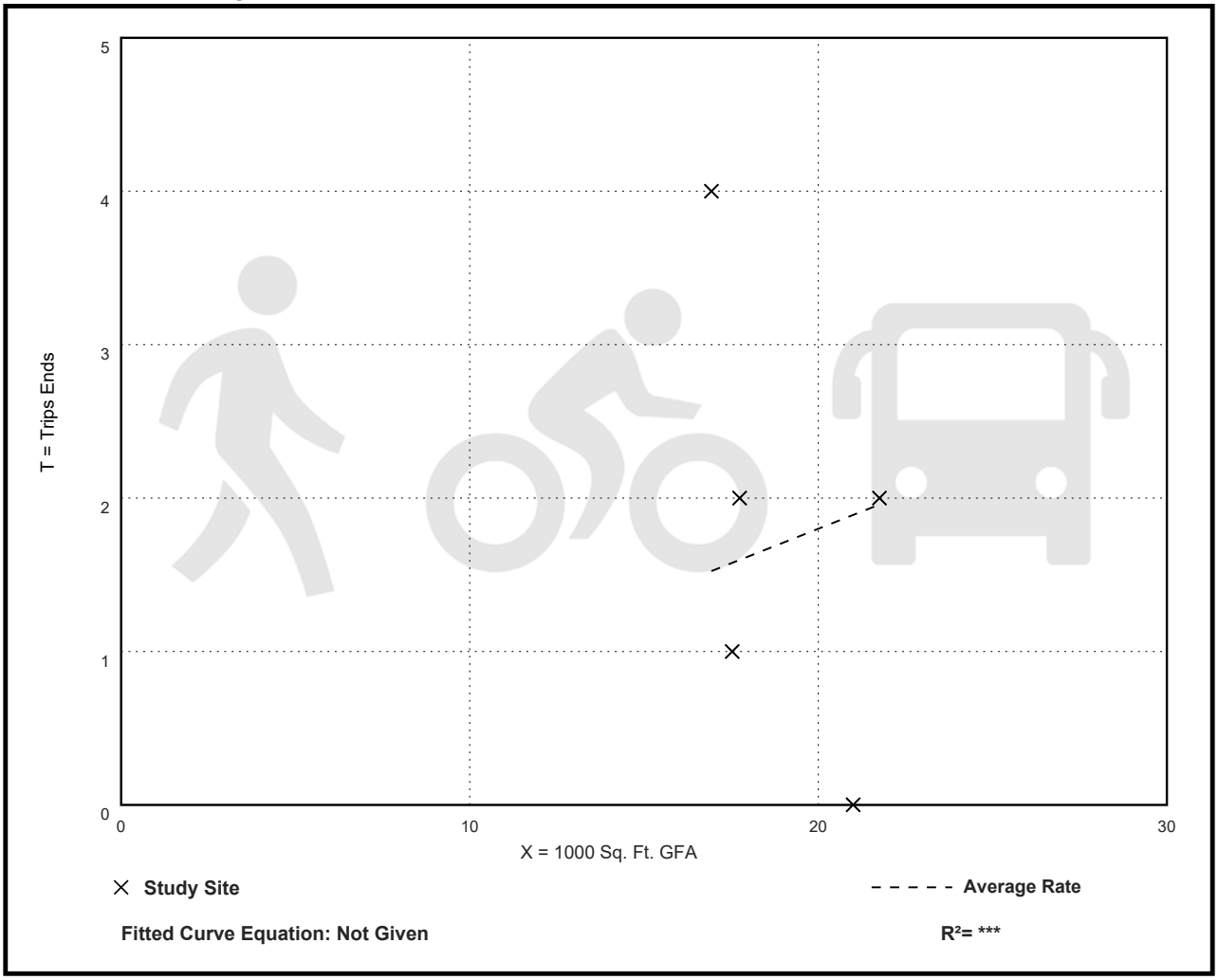
Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 19
Directional Distribution: 78% entering, 22% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.09	0.00 - 0.24	0.09

Data Plot and Equation



Supermarket
(850)

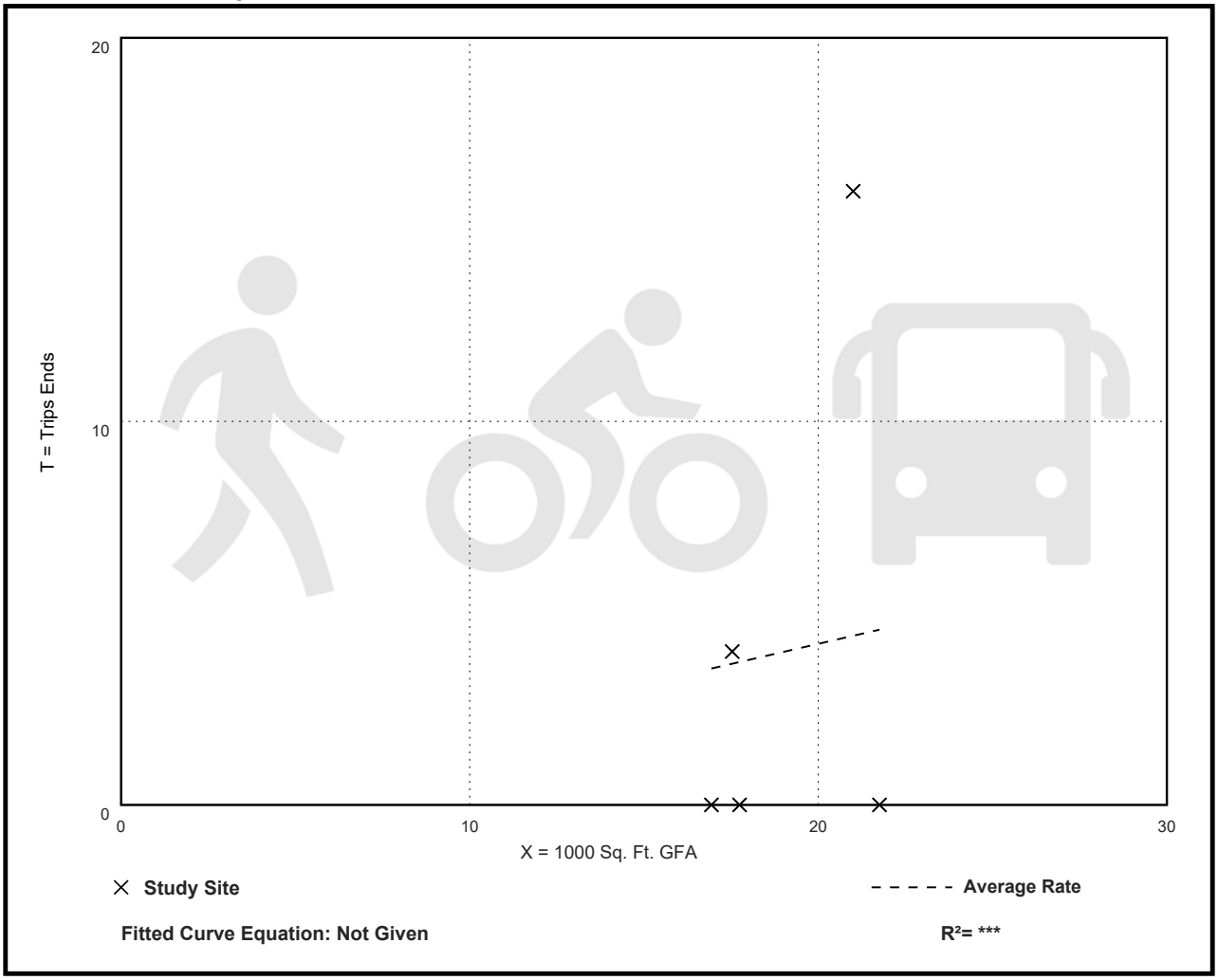
Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. 1000 Sq. Ft. GFA: 19
Directional Distribution: 50% entering, 50% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
0.21	0.00 - 0.76	0.34

Data Plot and Equation



Supermarket
(850)

Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

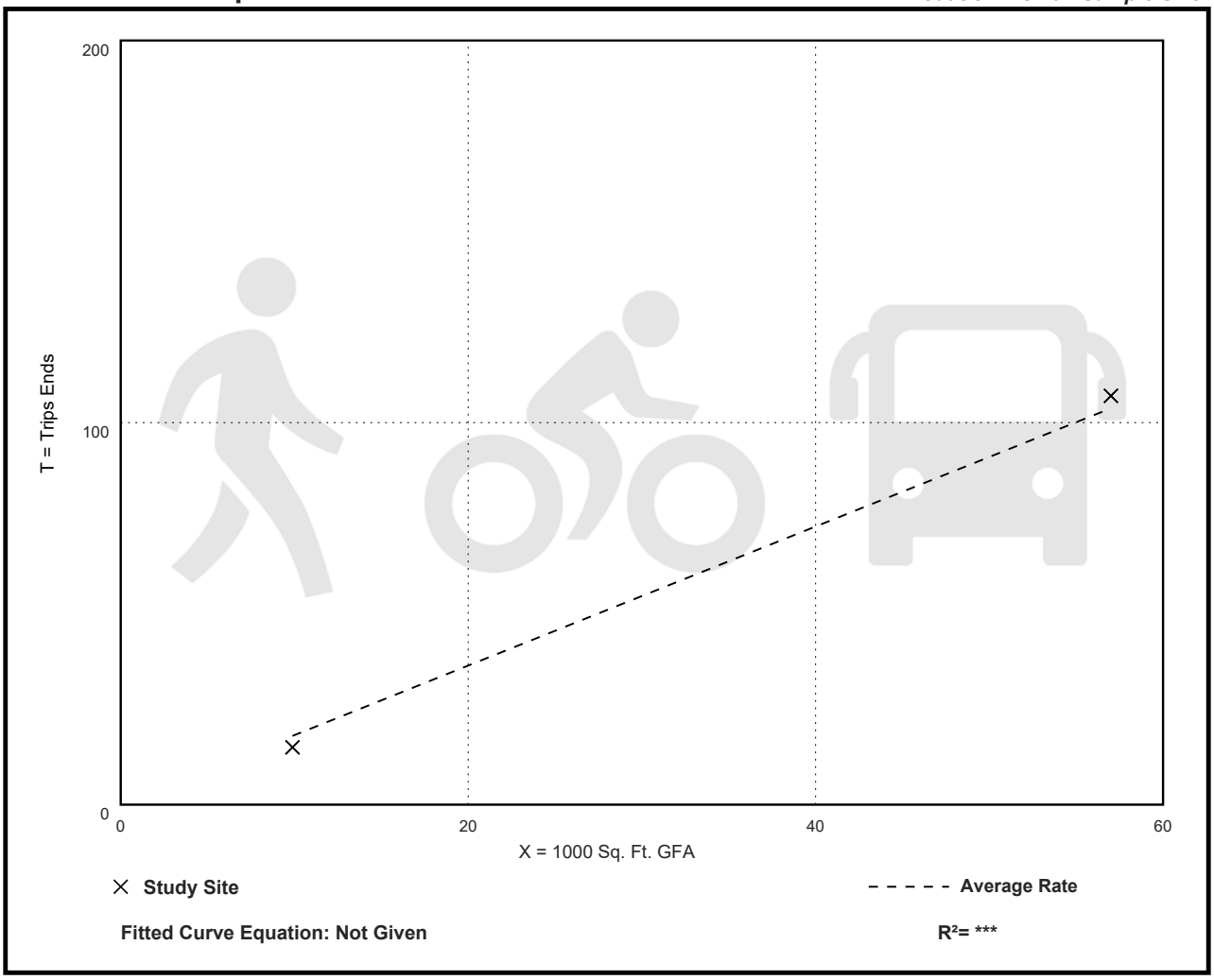
Setting/Location: General Urban/Suburban
Number of Studies: 2
Avg. 1000 Sq. Ft. GFA: 33
Directional Distribution: Not Available

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
1.82	1.52 - 1.88	***

Data Plot and Equation

Caution – Small Sample Size



Land Use: 934
Fast-Food Restaurant with Drive-Through Window

Description

This land use includes any fast-food restaurant with a drive-through window. This type of restaurant is characterized by a large drive-through and large carry-out clientele, long hours of service (some are open for breakfast, all are open for lunch and dinner, some are open late at night or 24 hours a day) and high turnover rates for eat-in customers. The restaurant does not provide table service. A patron generally orders from a menu board and pays before receiving the meal. A typical duration of stay for an eat-in patron is less than 30 minutes. Fast casual restaurant (Land Use 930), high-turnover (sit-down) restaurant (Land Use 932), fast-food restaurant without drive-through window (Land Use 933), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Additional Data

Users should exercise caution when applying statistics during the AM peak periods, as the sites contained in the database for this land use may or may not be open for breakfast. In cases where it was confirmed that the sites were not open for breakfast, data for the AM peak hour of the adjacent street traffic were removed from the database.

If the restaurant has outdoor seating, its area is not included in the overall gross floor area. For a restaurant that has significant outdoor seating, the number of seats may be more reliable than GFA as an independent variable on which to establish a trip generation rate.

The technical appendices provide supporting information on time-of-day distributions for this land use. The appendices can be accessed through either the ITETripGen web app or the trip generation resource page on the ITE website (https://www.ite.org/technical-resources/topics/trip-and-parking-generation/).

The sites were surveyed in the 1980s, the 1990s, the 2000s, and the 2010s in Alaska, Alberta (CAN), California, Colorado, Florida, Indiana, Kentucky, Maryland, Massachusetts, Minnesota, Montana, New Hampshire, New Jersey, New York, North Carolina, Ohio, Pennsylvania, South Dakota, Texas, Vermont, Virginia, Washington, and Wisconsin.

Source Numbers

163, 164, 168, 180, 181, 241, 245, 278, 294, 300, 301, 319, 338, 340, 342, 358, 389, 438, 502, 552, 577, 583, 584, 617, 640, 641, 704, 715, 728, 810, 866, 867, 869, 885, 886, 927, 935, 962, 977, 1050, 1053, 1054

Fast-Food Restaurant with Drive-Through Window (934)

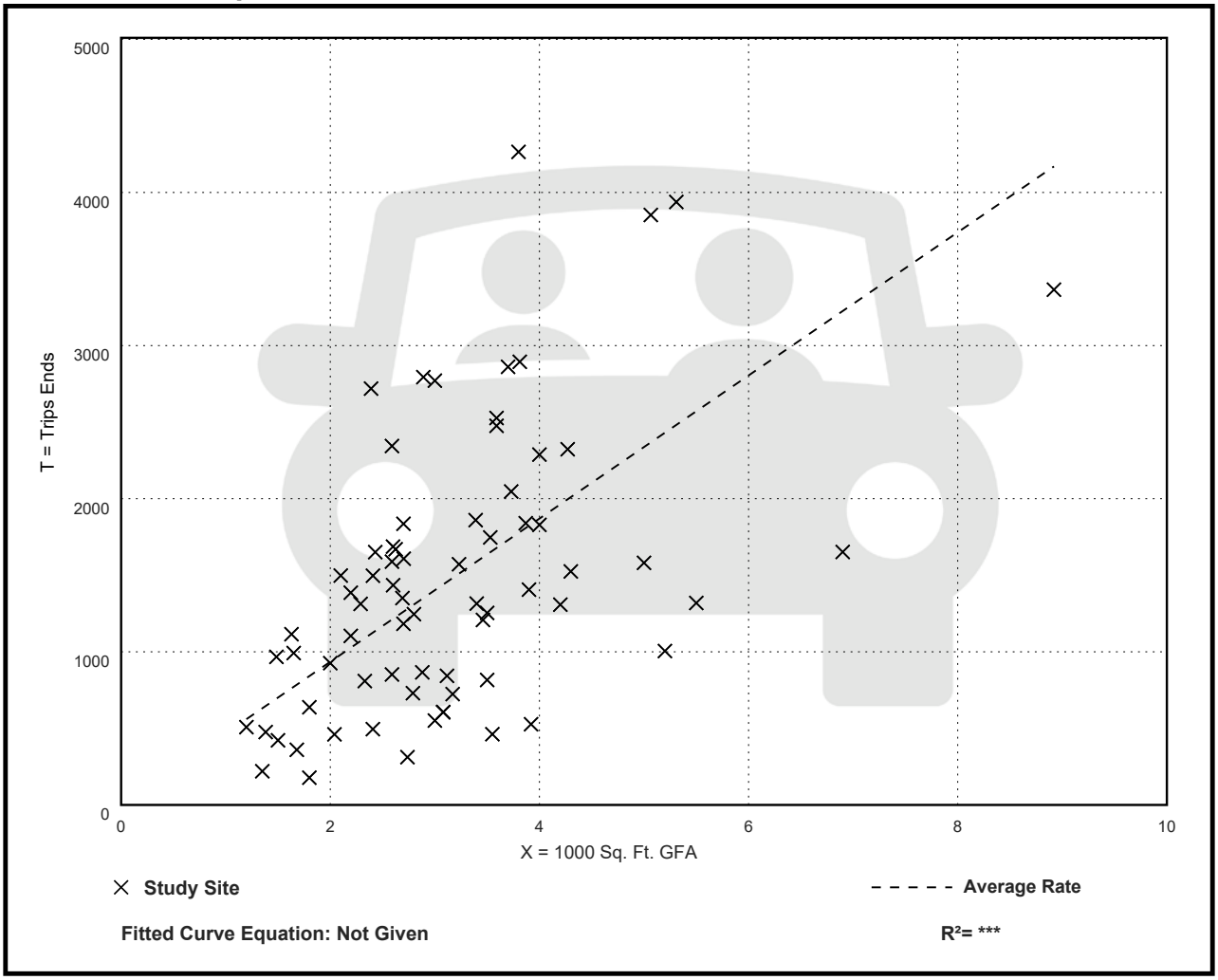
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 71
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
467.48	98.89 - 1137.66	238.62

Data Plot and Equation



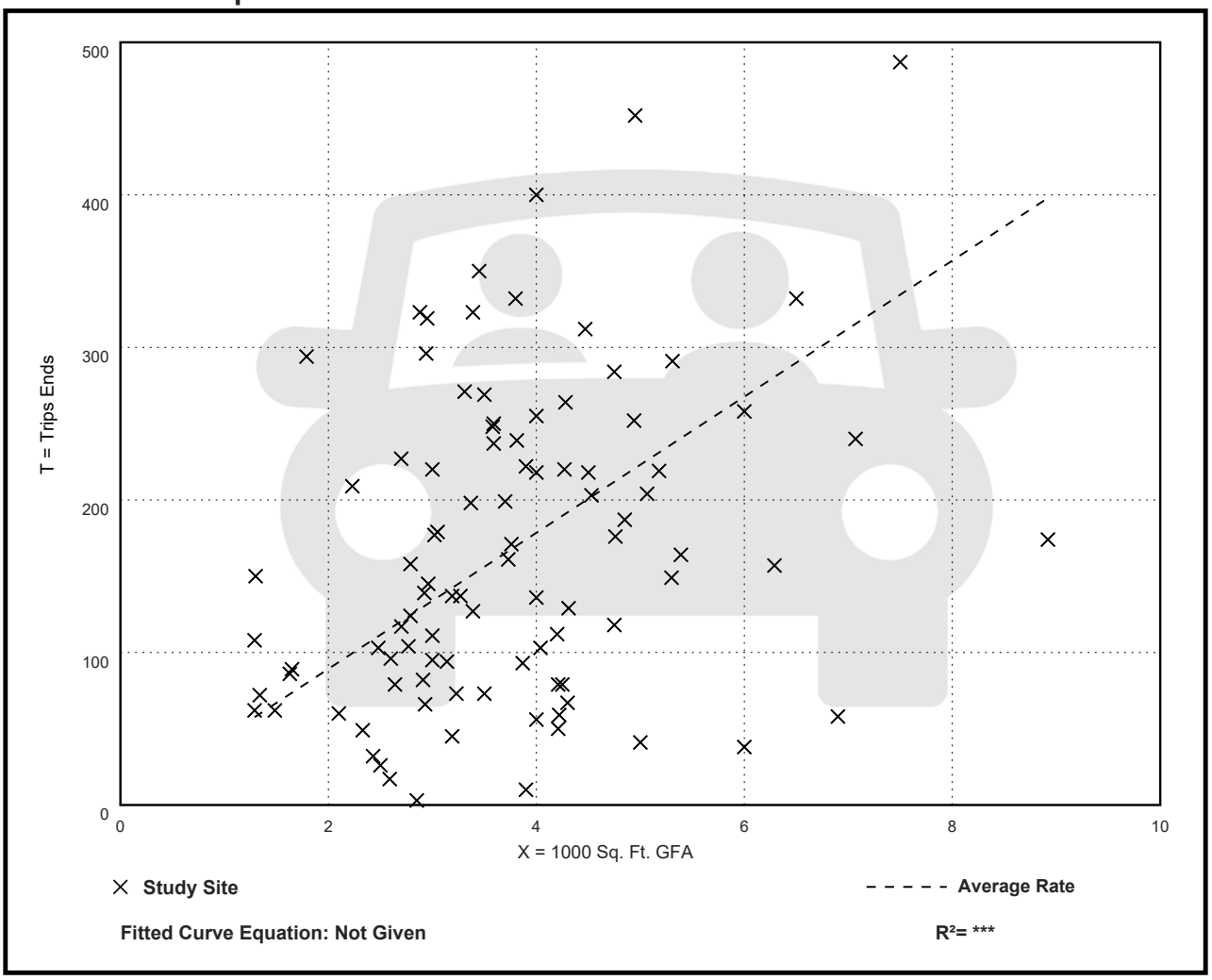
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 96
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
44.61	1.05 - 164.25	27.14

Data Plot and Equation



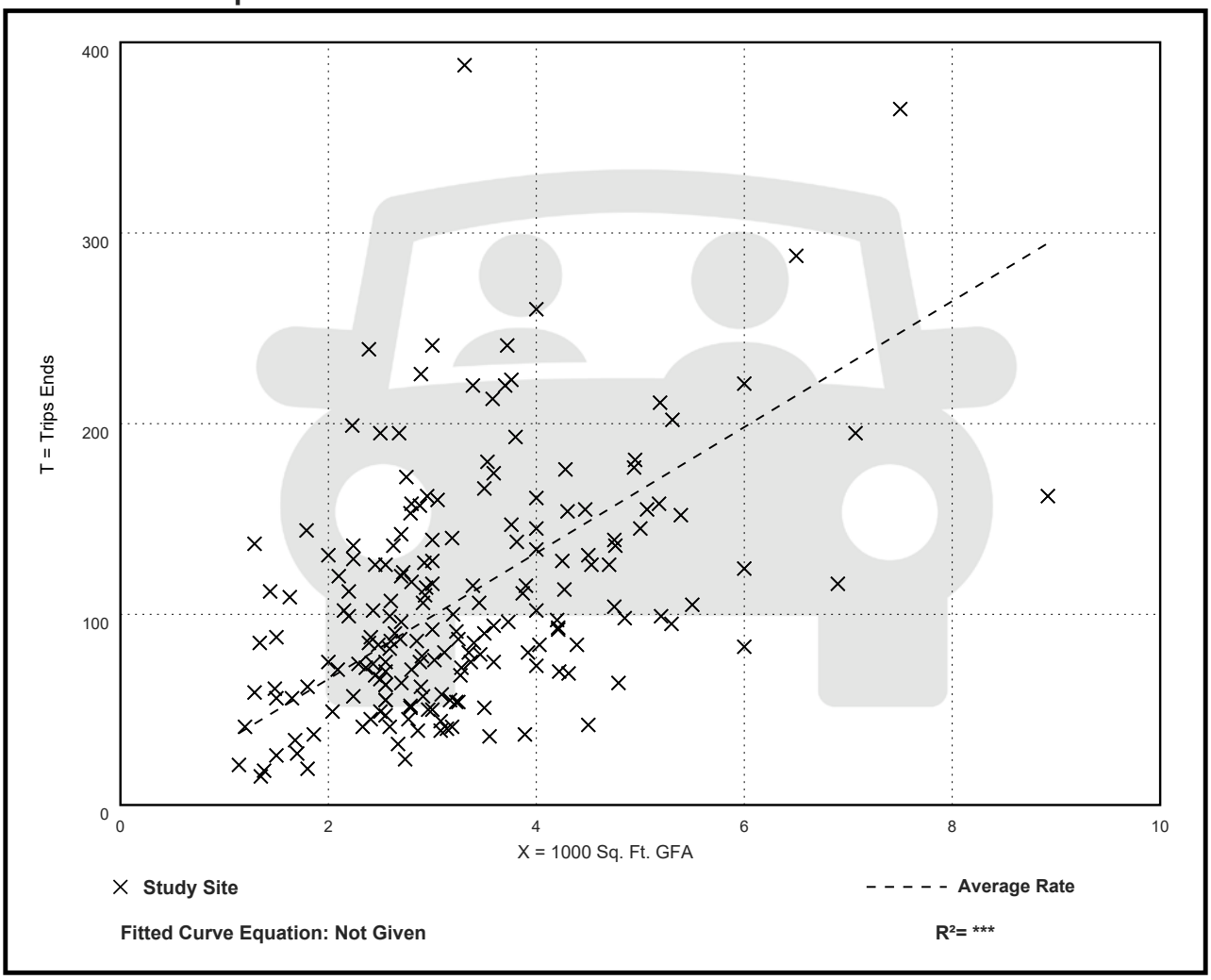
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 190
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
33.03	8.77 - 117.22	17.59

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

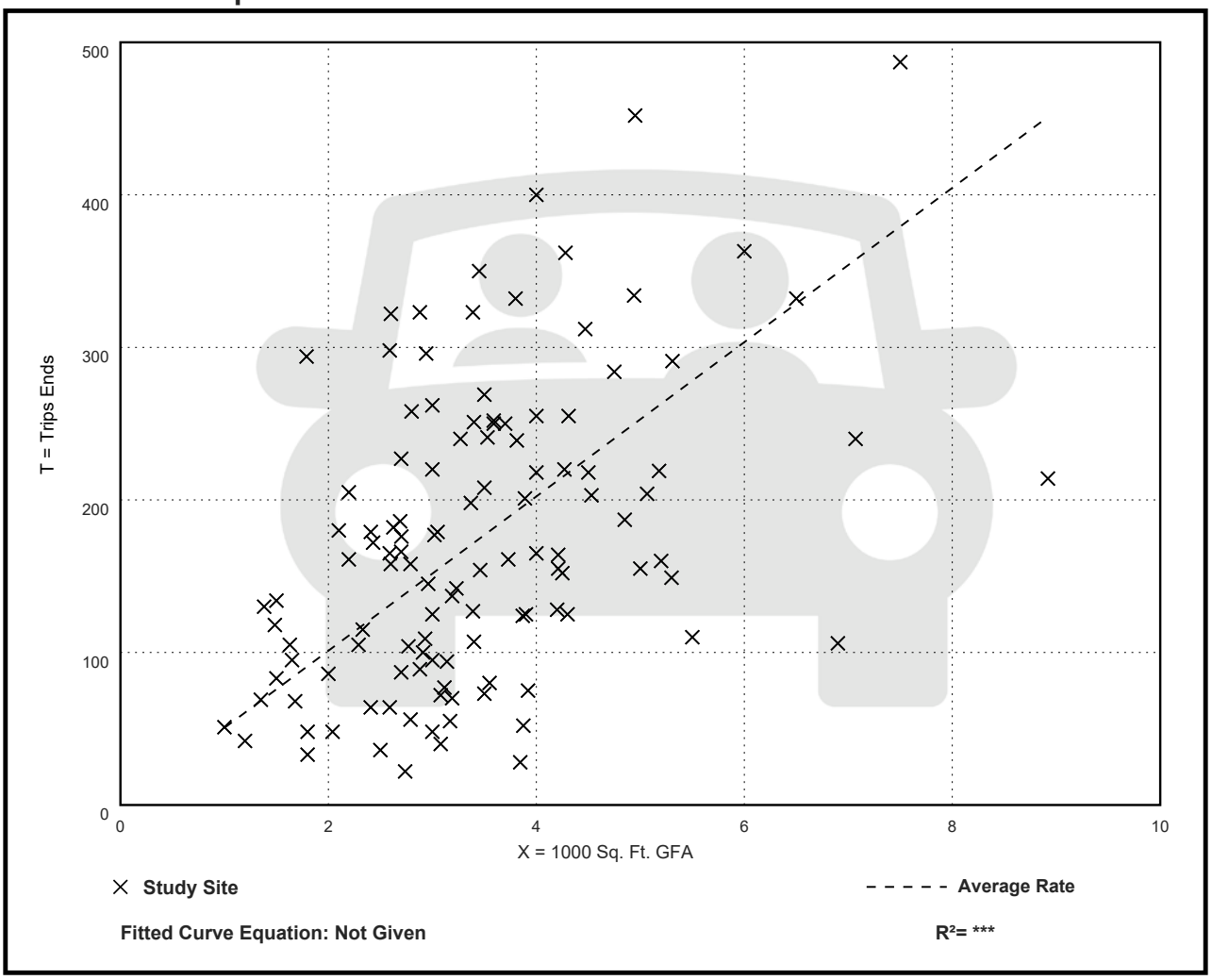
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 118
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.57	7.28 - 164.25	25.99

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

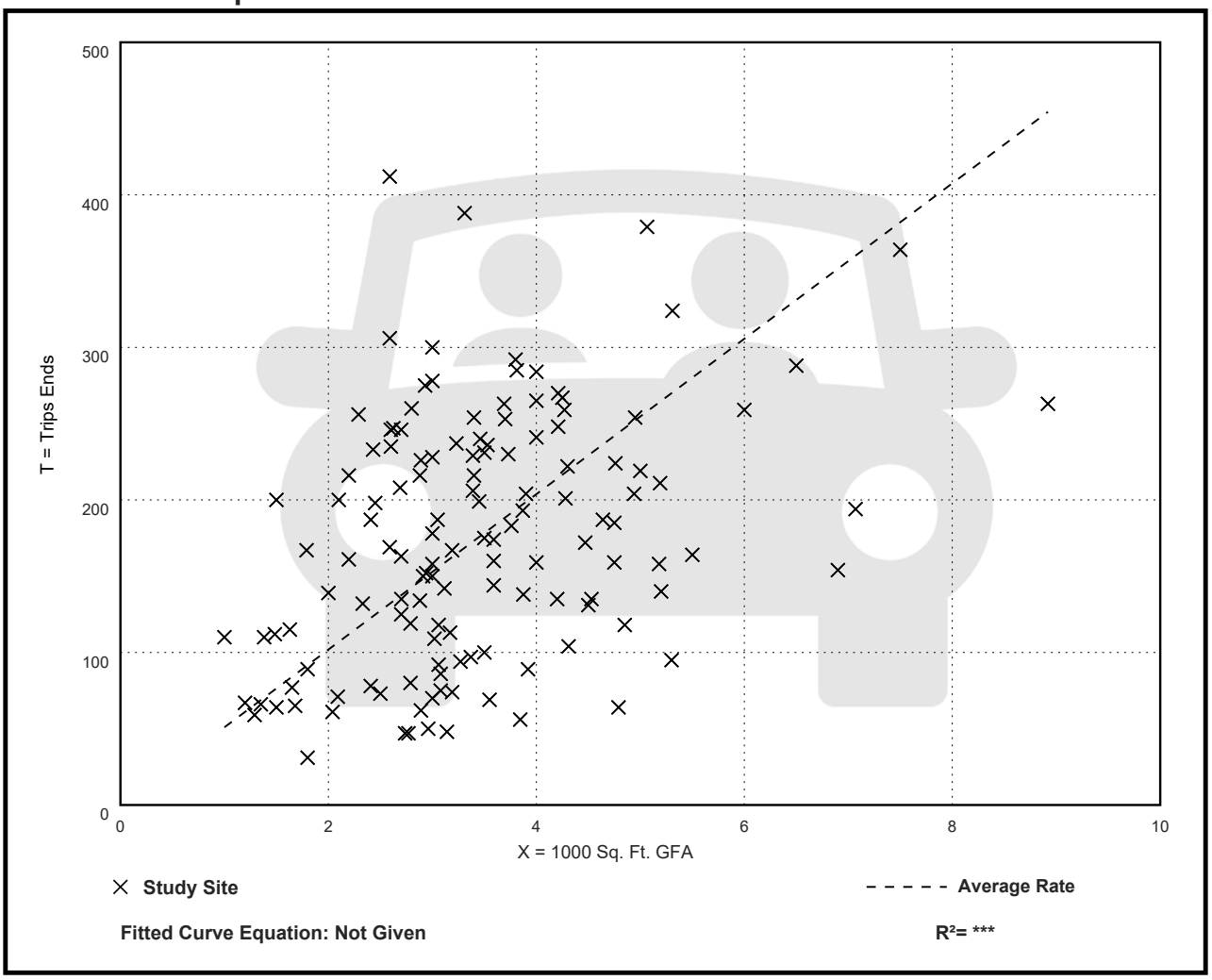
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 135
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
50.94	13.36 - 159.07	24.91

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

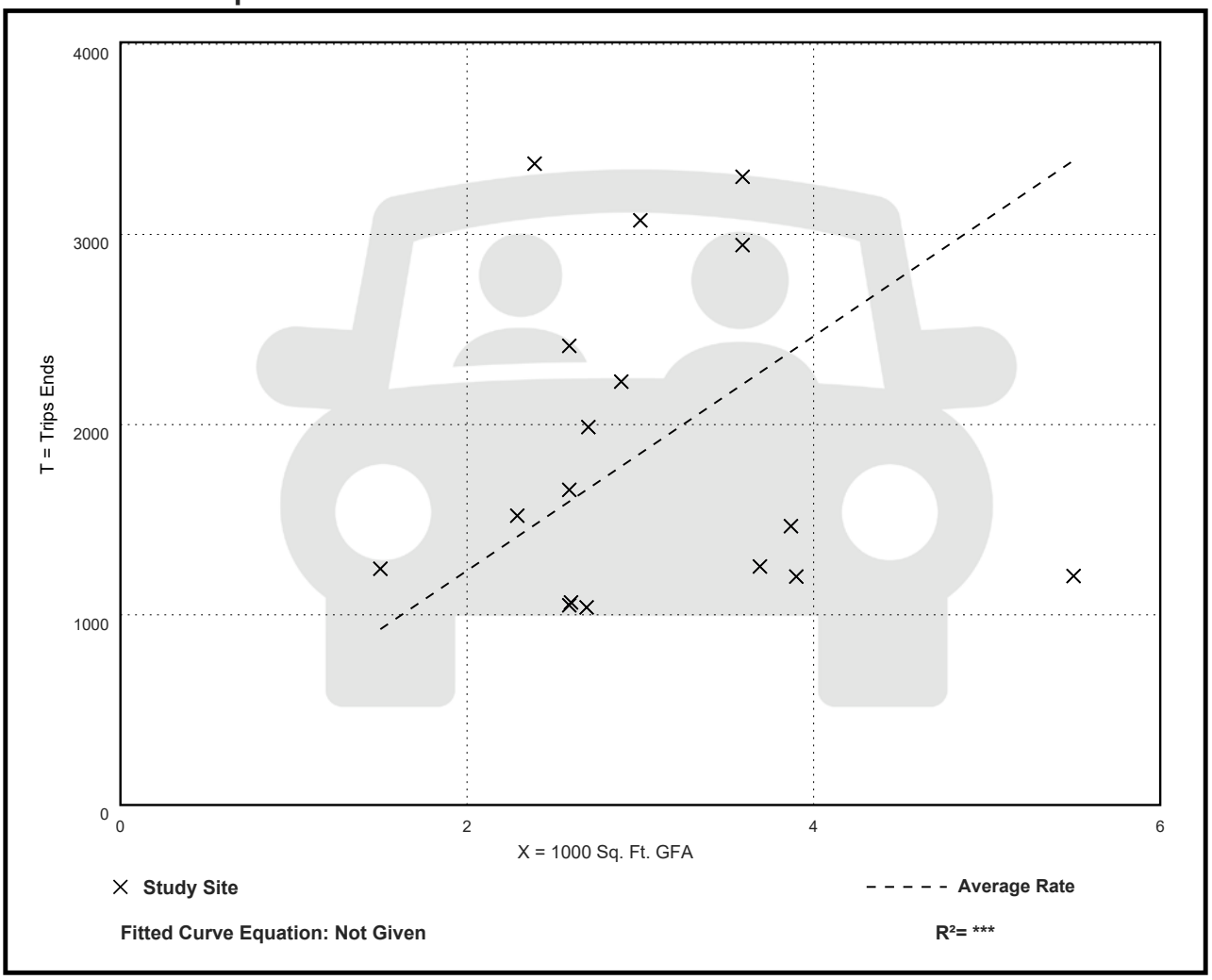
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 17
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
616.12	218.91 - 1410.88	320.90

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

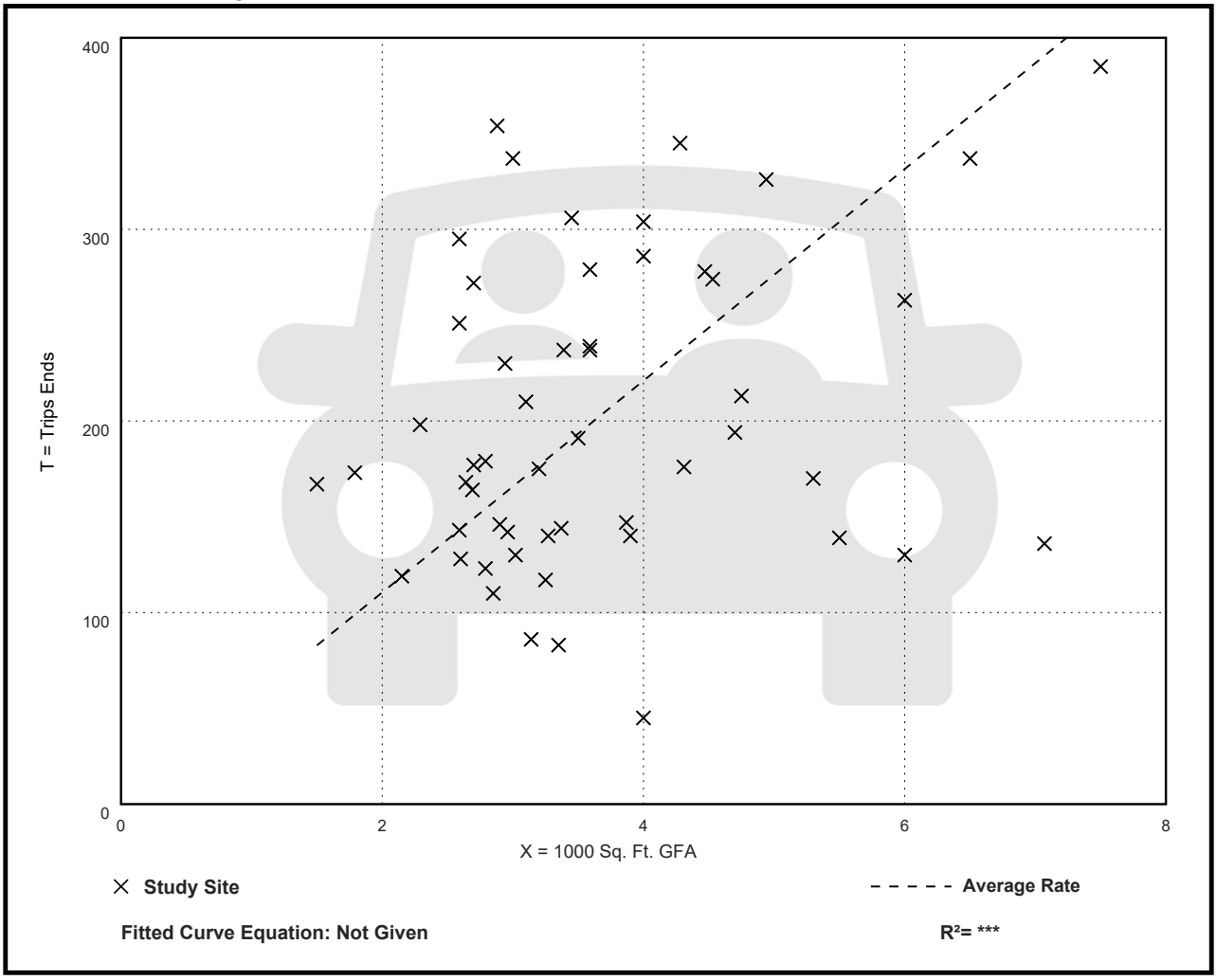
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 53
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
55.25	11.25 - 122.92	24.62

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

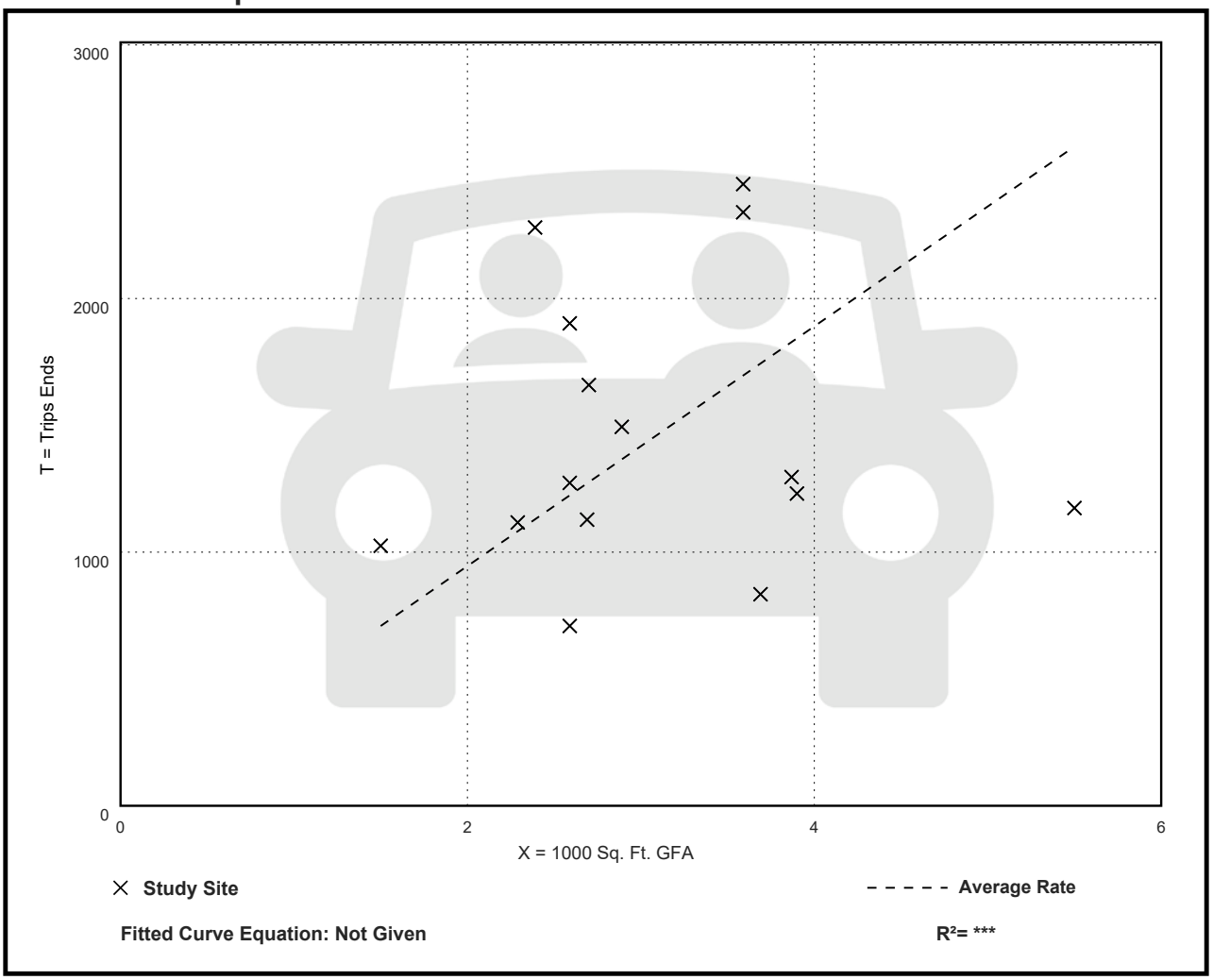
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
472.58	213.45 - 953.97	215.31

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

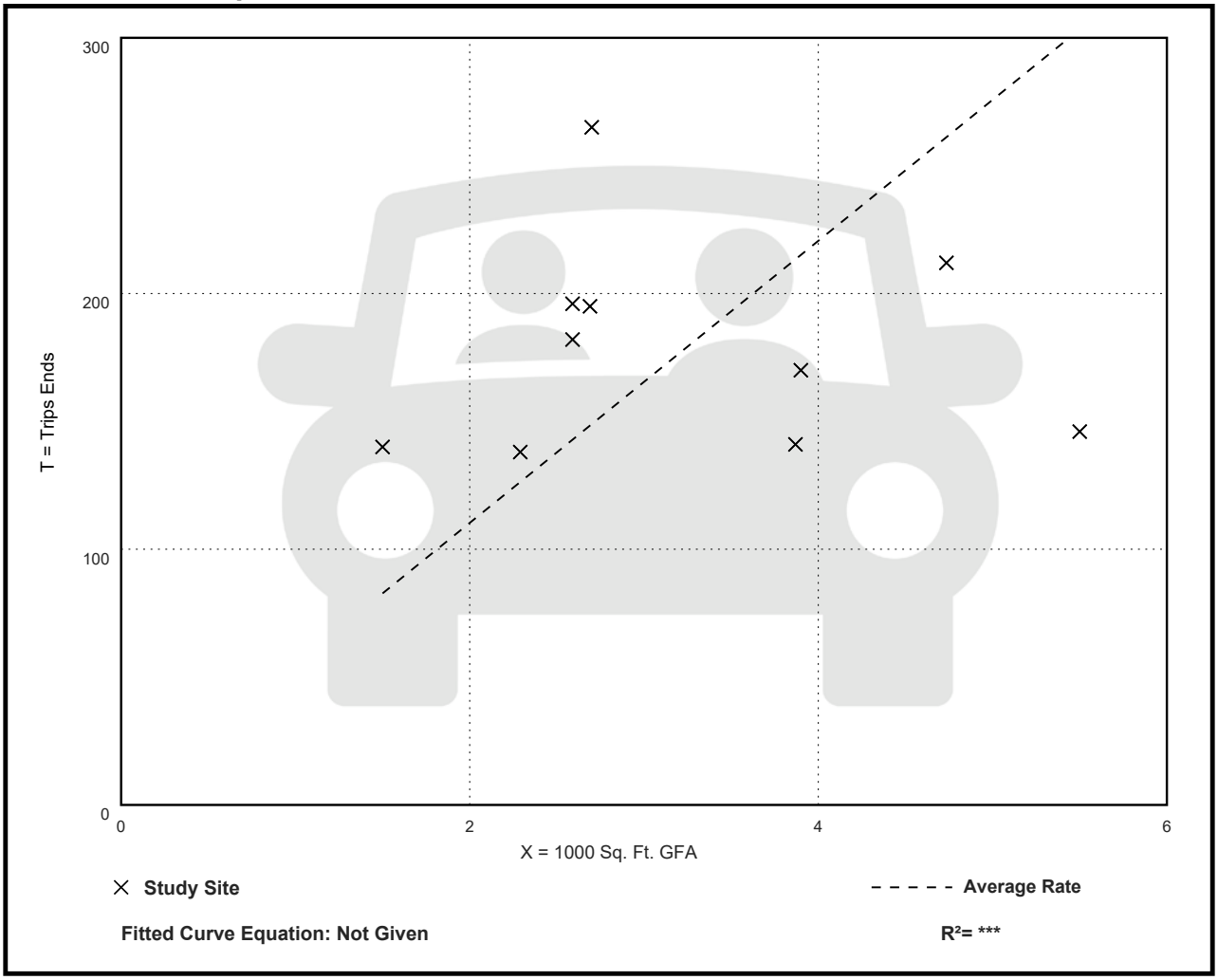
Vehicle Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. 1000 Sq. Ft. GFA: 3
Directional Distribution: 48% entering, 52% exiting

Vehicle Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
55.15	26.55 - 98.15	23.88

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

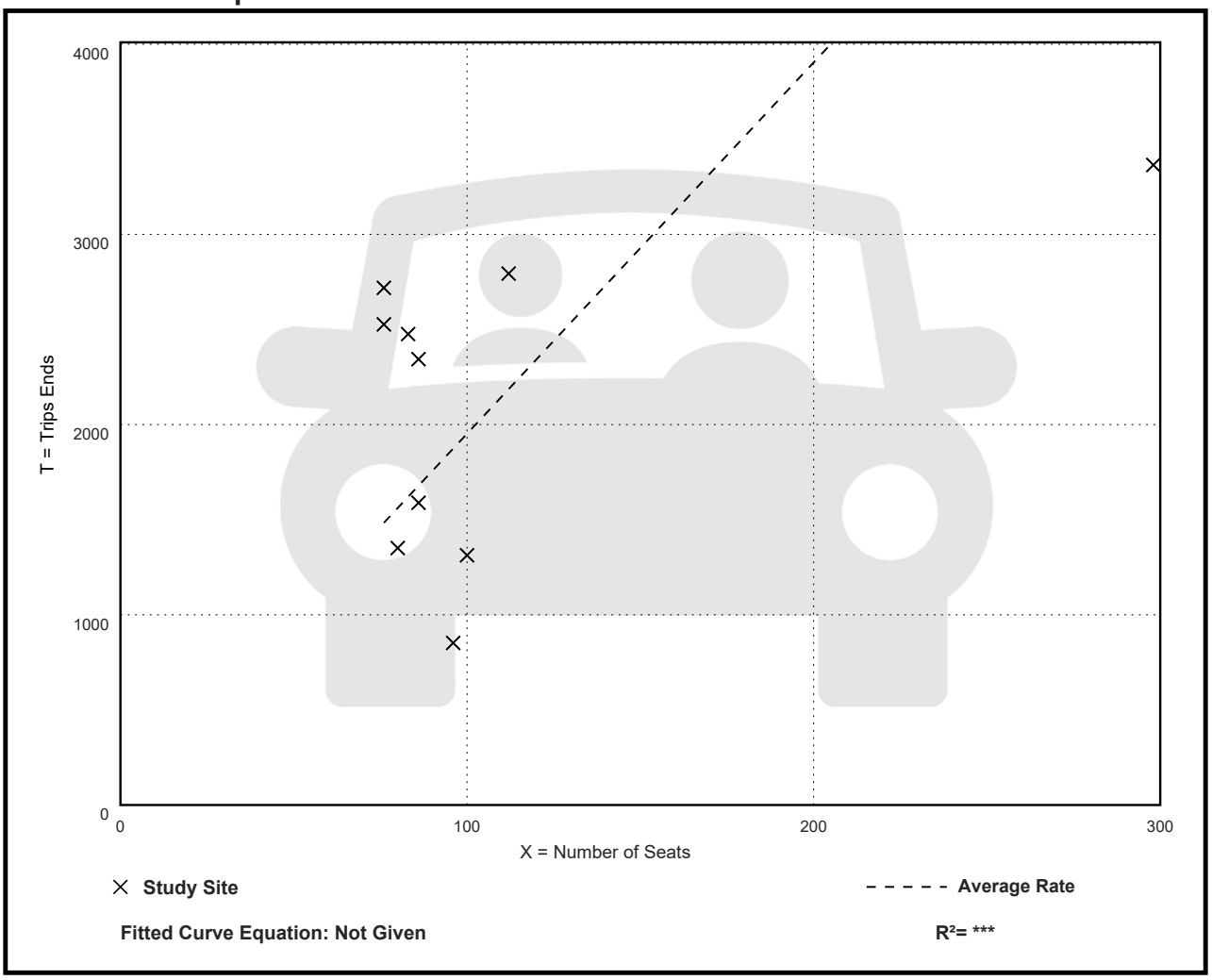
Vehicle Trip Ends vs: Seats
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. Num. of Seats: 109
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
19.52	8.88 - 35.78	9.43

Data Plot and Equation



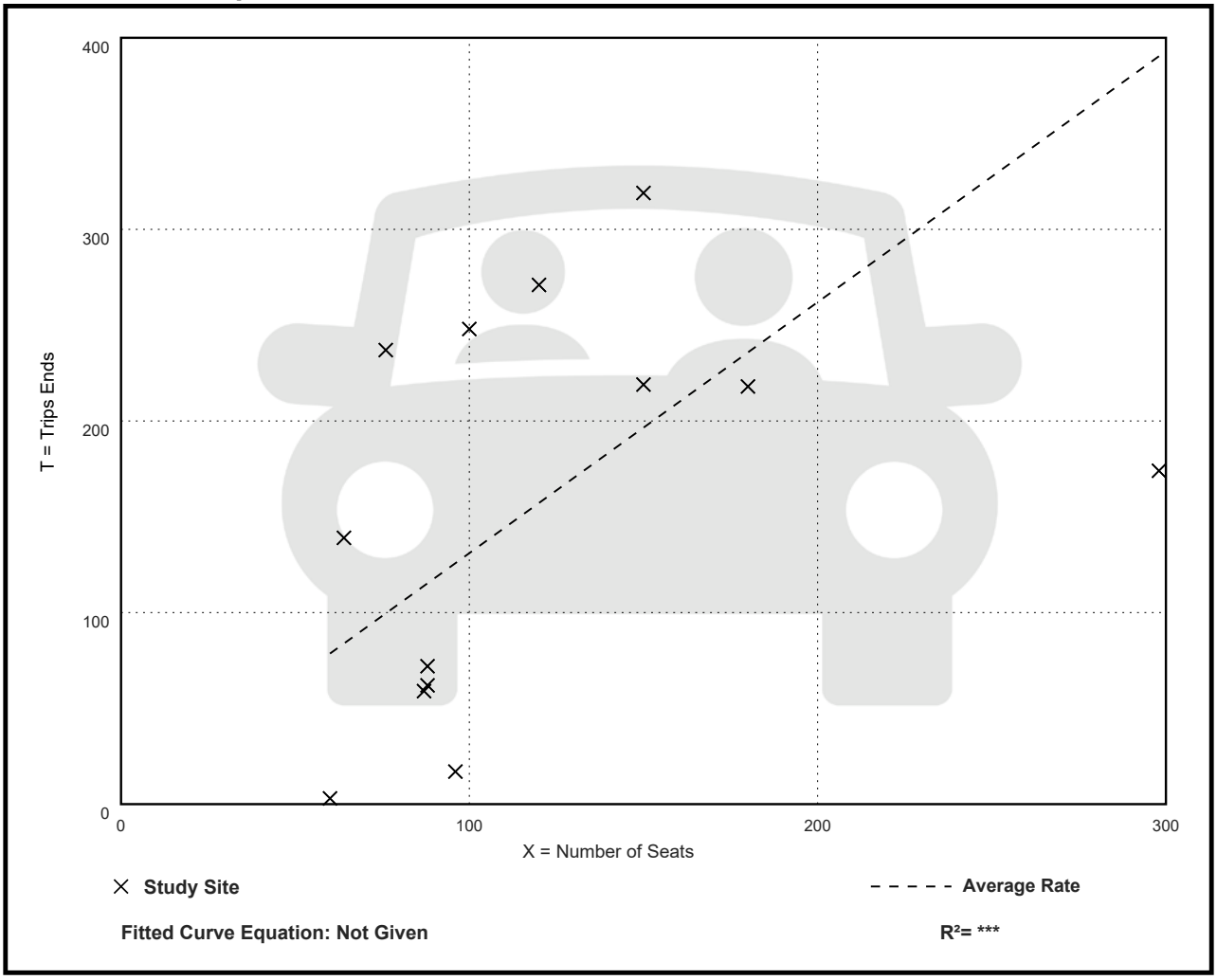
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: Seats
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 13
Avg. Num. of Seats: 120
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
1.31	0.05 - 3.12	0.88

Data Plot and Equation



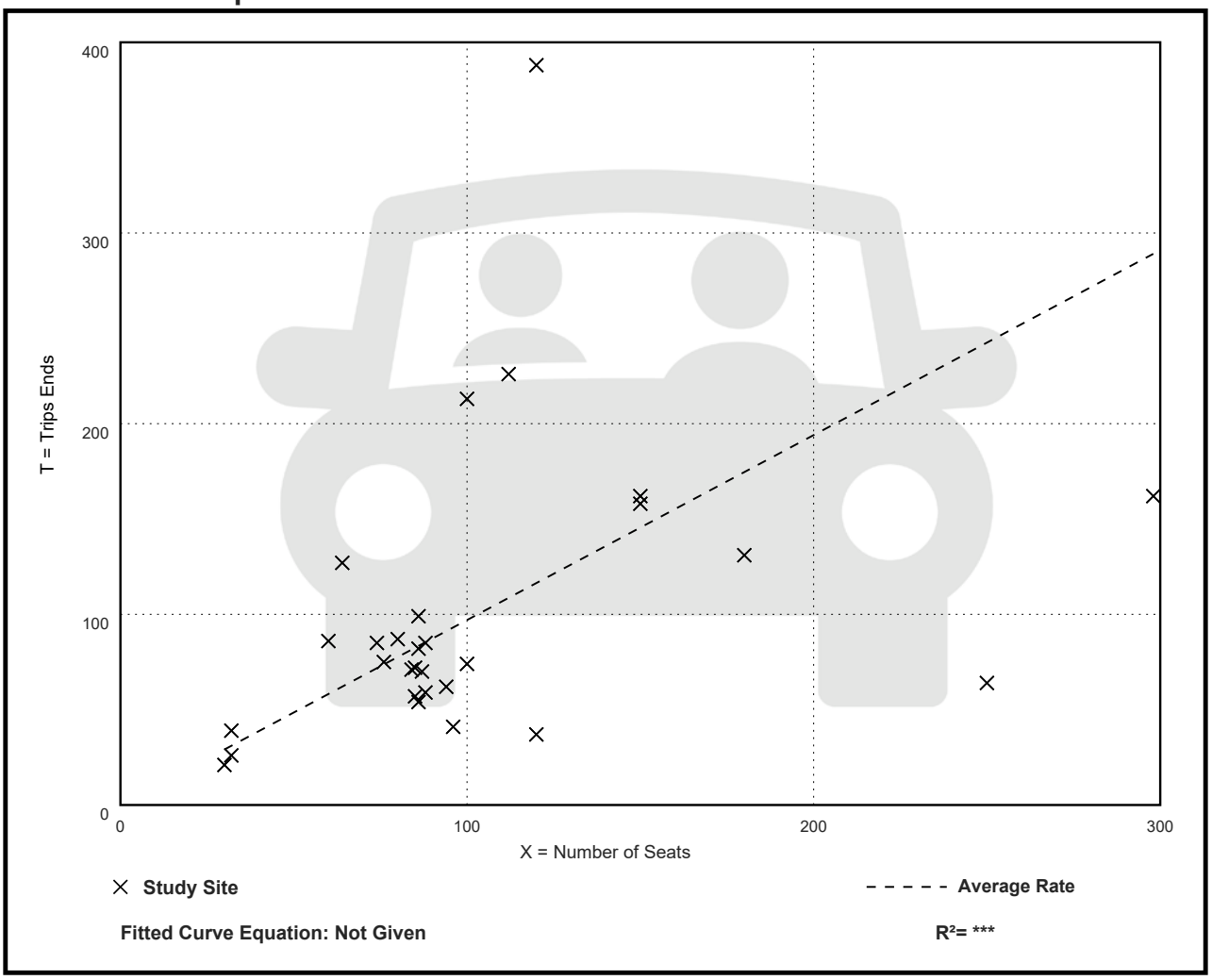
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: Seats
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Seats: 103
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.97	0.26 - 3.23	0.67

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

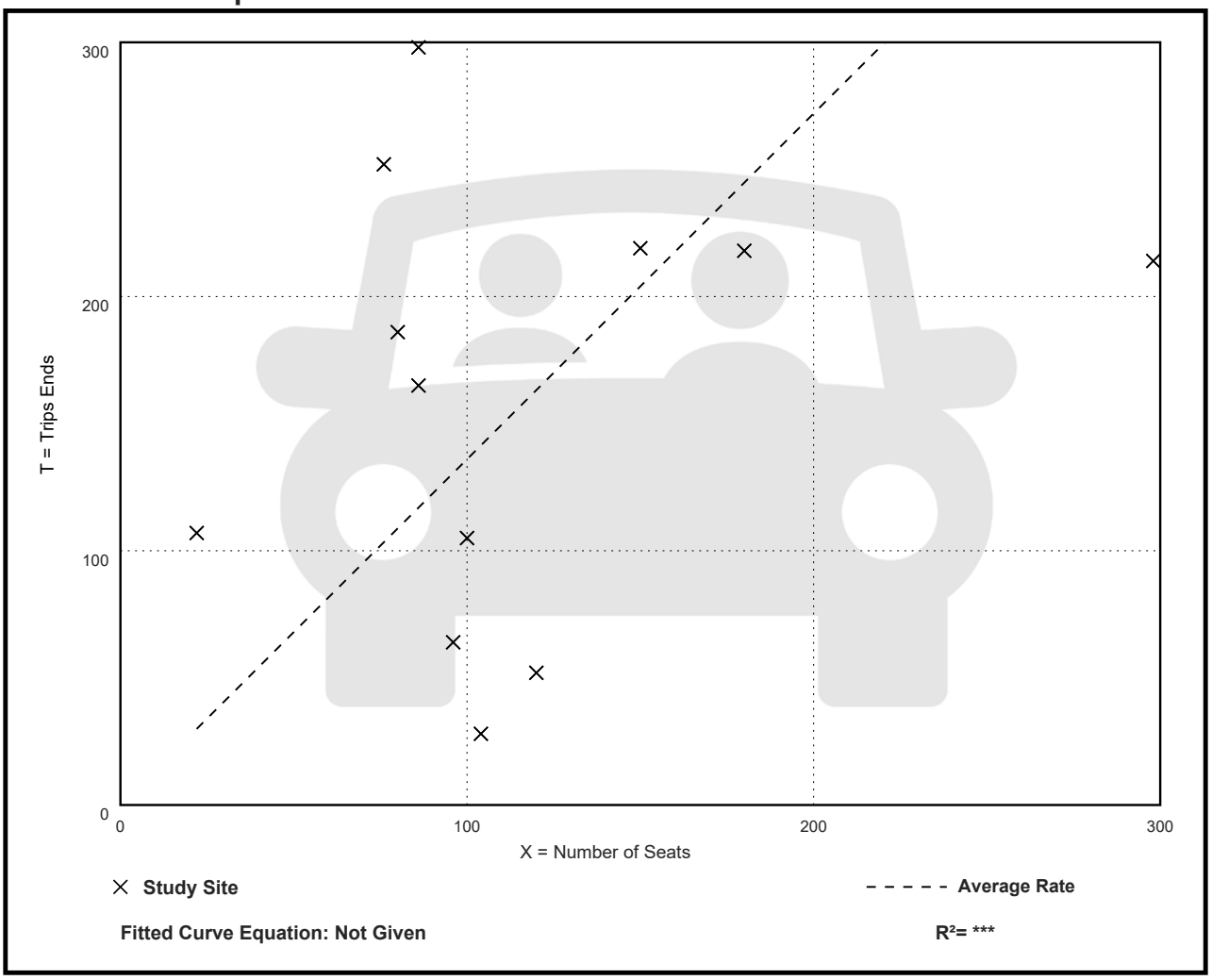
Vehicle Trip Ends vs: Seats
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 12
Avg. Num. of Seats: 117
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
1.36	0.27 - 4.86	1.07

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

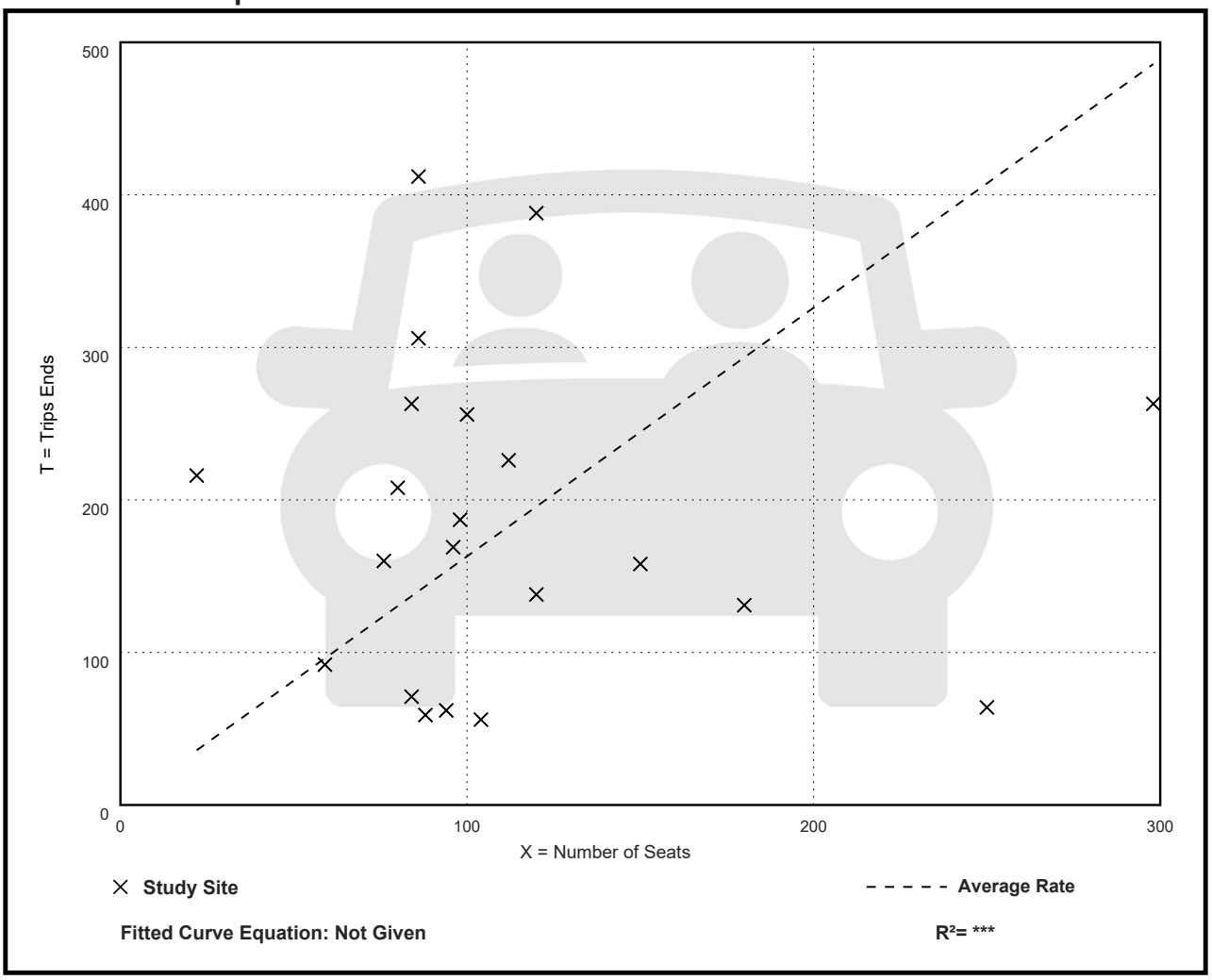
Vehicle Trip Ends vs: Seats
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 21
Avg. Num. of Seats: 114
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
1.63	0.26 - 9.82	1.42

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

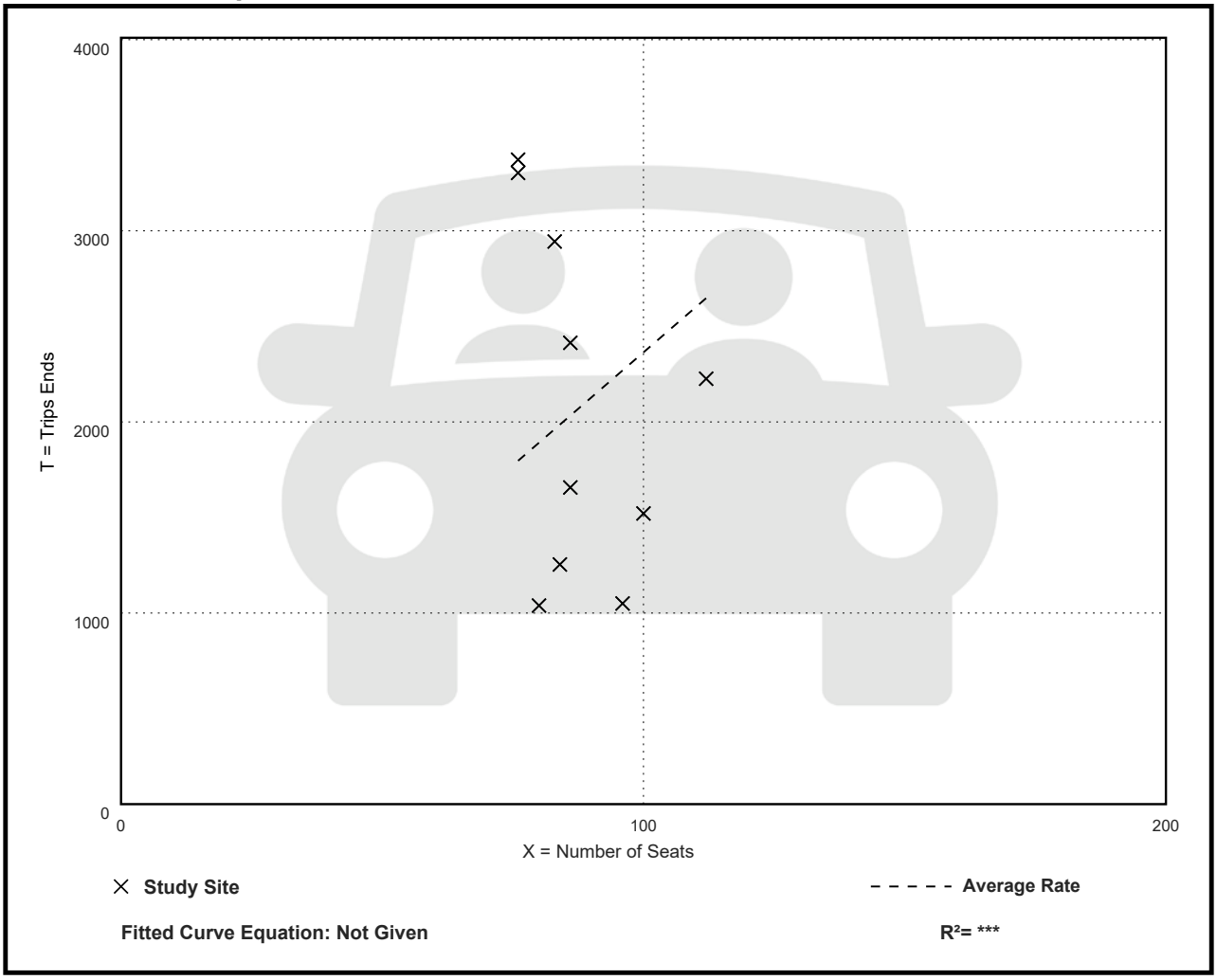
Vehicle Trip Ends vs: Seats
On a: Saturday

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. Num. of Seats: 88
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
23.64	10.94 - 44.37	12.17

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

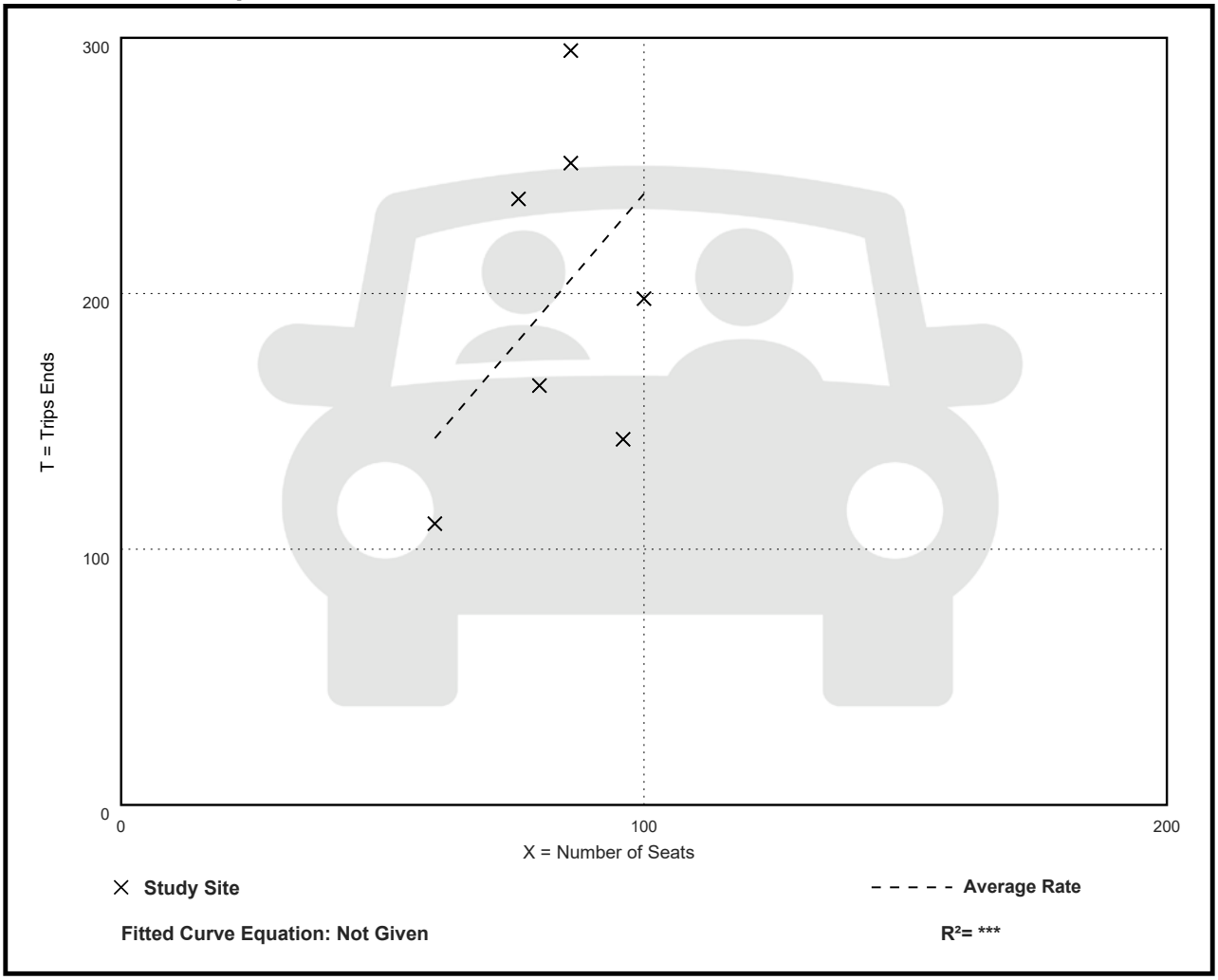
Vehicle Trip Ends vs: Seats
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 7
Avg. Num. of Seats: 83
Directional Distribution: 51% entering, 49% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
2.39	1.49 - 3.43	0.75

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

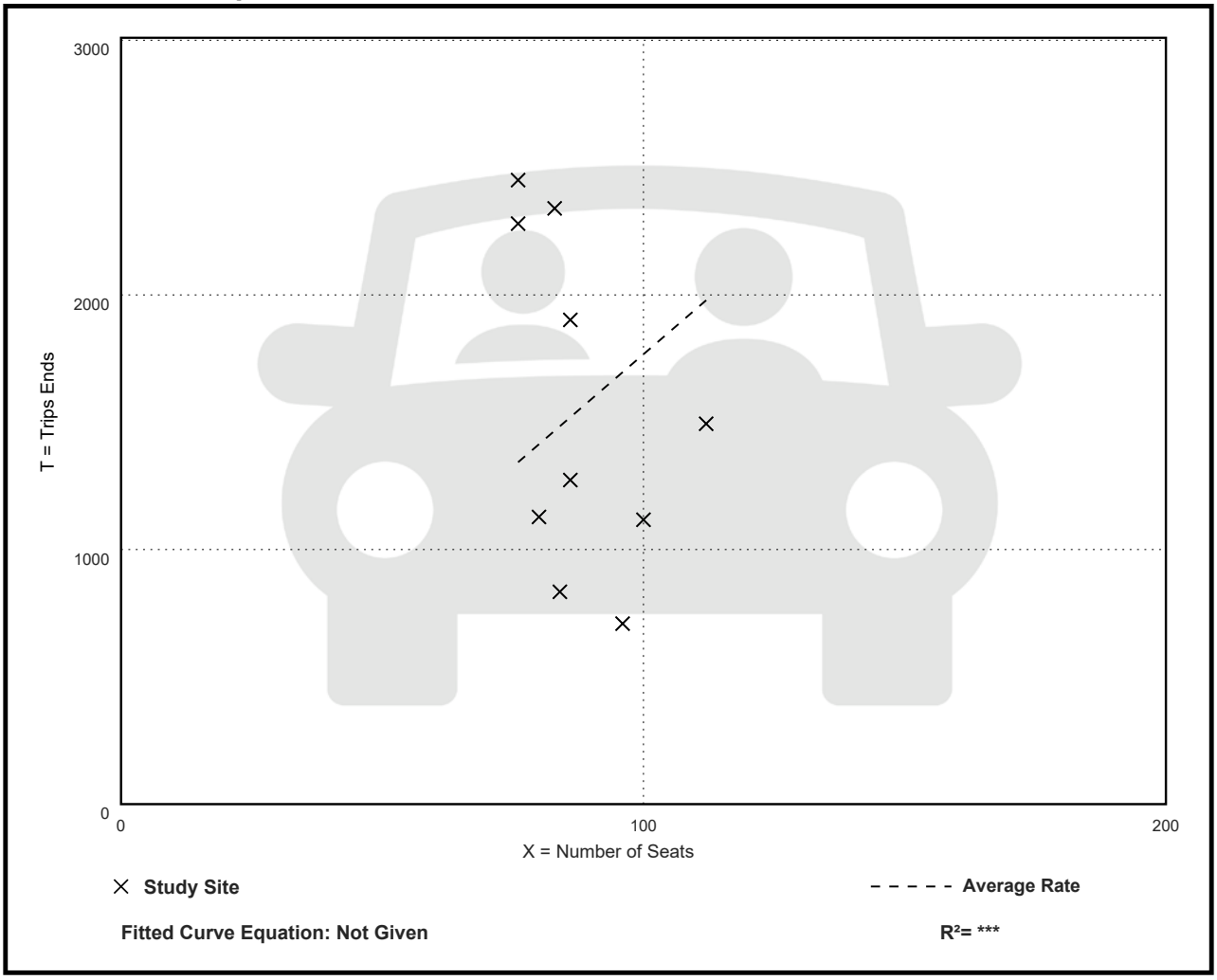
Vehicle Trip Ends vs: Seats
On a: Sunday

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. Num. of Seats: 88
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
17.67	7.39 - 32.25	8.84

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

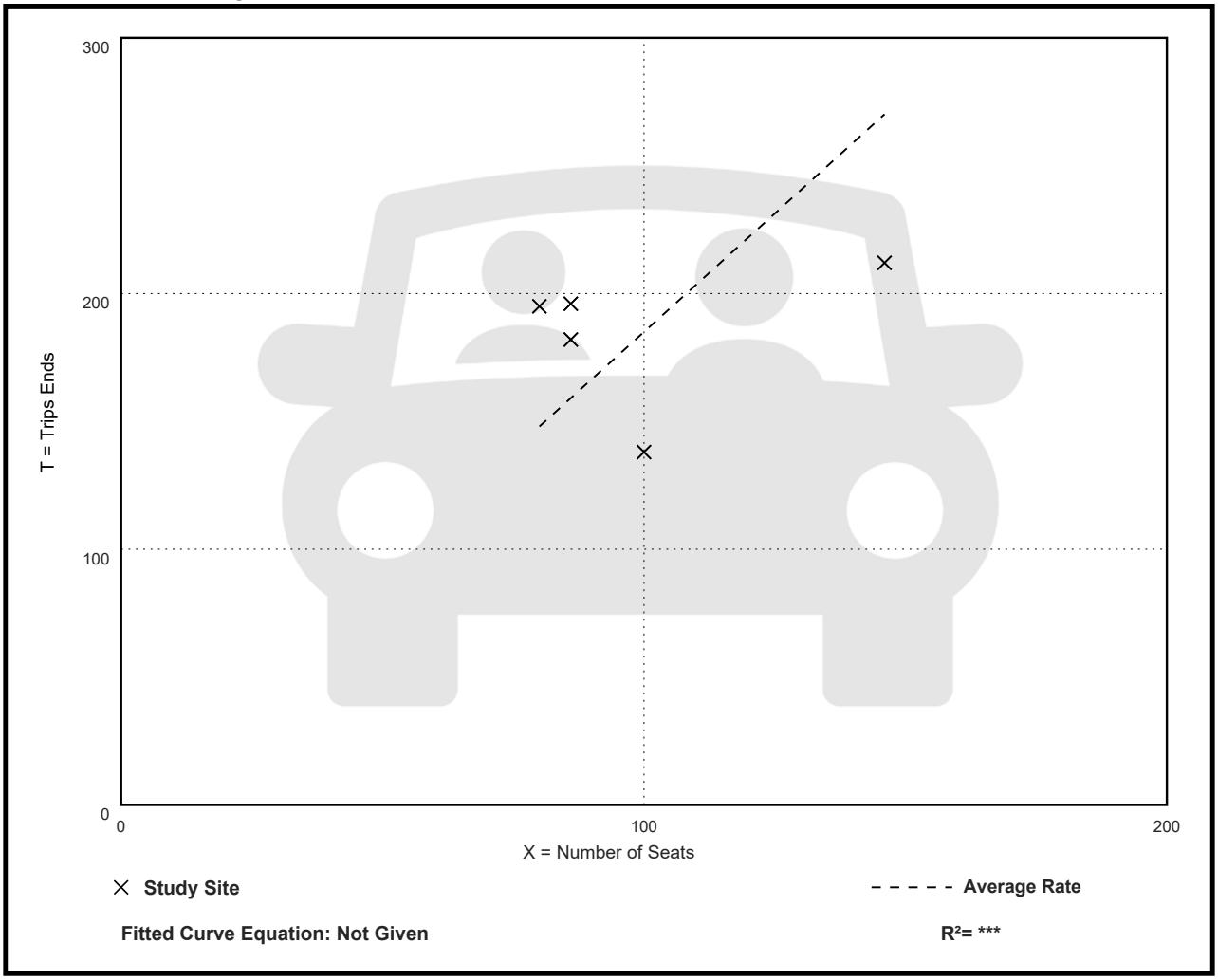
Vehicle Trip Ends vs: Seats
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. Num. of Seats: 100
Directional Distribution: 49% entering, 51% exiting

Vehicle Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
1.85	1.38 - 2.44	0.49

Data Plot and Equation



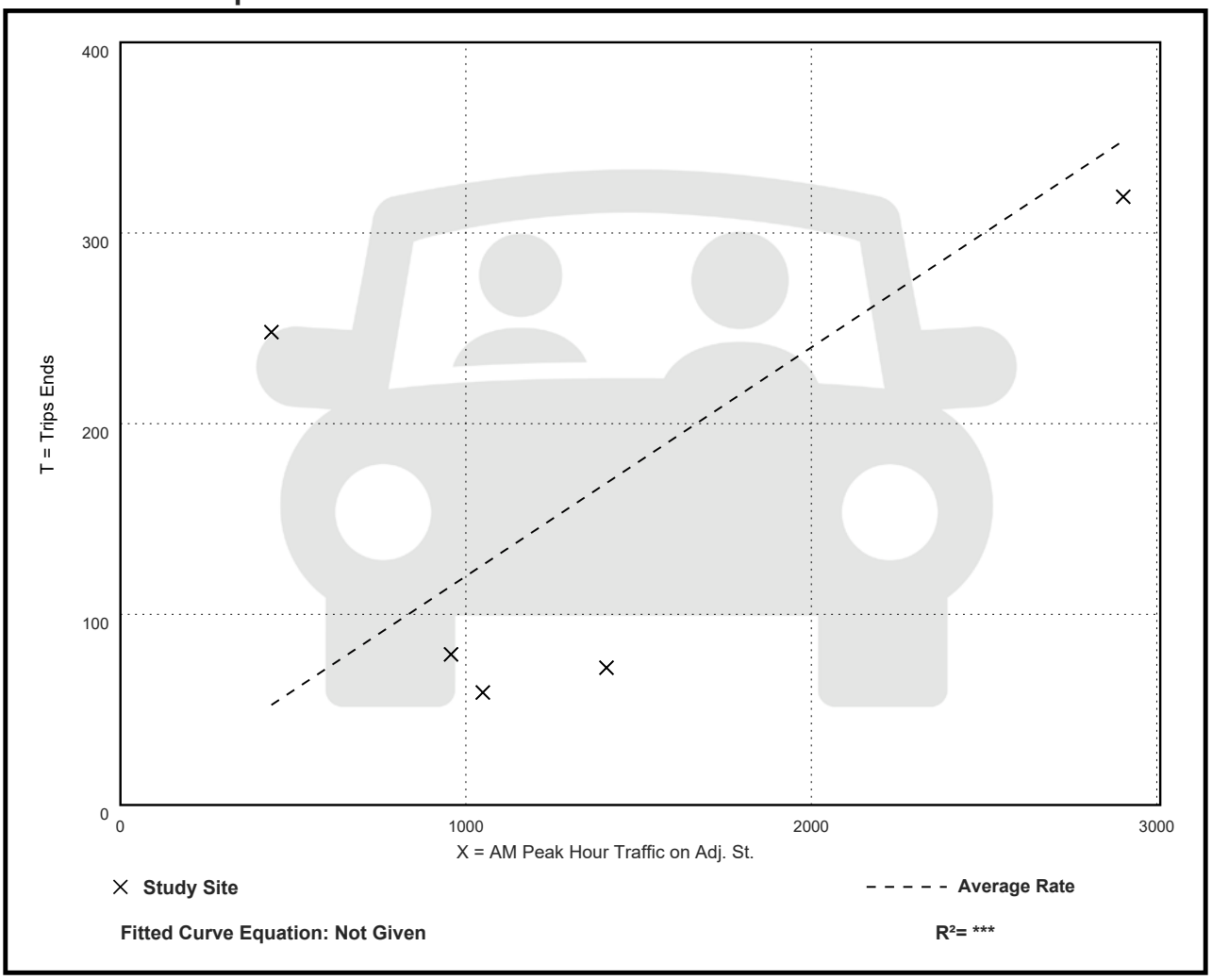
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: AM Peak Hour Traffic on Adj. St.
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 5
Avg. AM Peak Hour Traffic on Adj. St.: 1351
Directional Distribution: 54% entering, 46% exiting

Vehicle Trip Generation per AM Peak Hour Traffic on Adj. St.

Average Rate	Range of Rates	Standard Deviation
0.12	0.05 - 0.57	0.14

Data Plot and Equation



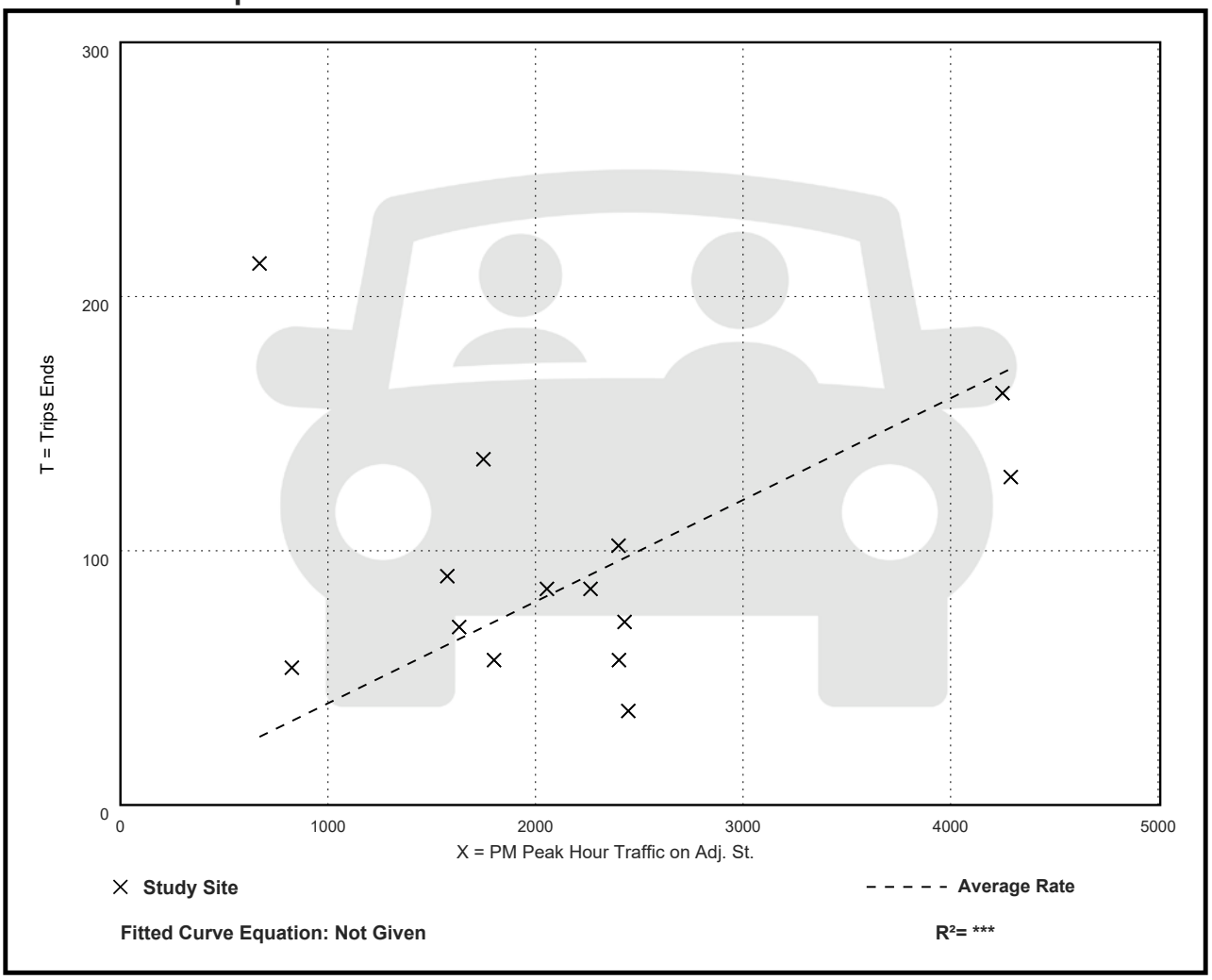
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: PM Peak Hour Traffic on Adj. St.
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 14
Avg. PM Peak Hour Traffic on Adj. St.: 2199
Directional Distribution: 53% entering, 47% exiting

Vehicle Trip Generation per PM Peak Hour Traffic on Adj. St.

Average Rate	Range of Rates	Standard Deviation
0.04	0.02 - 0.32	0.04

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

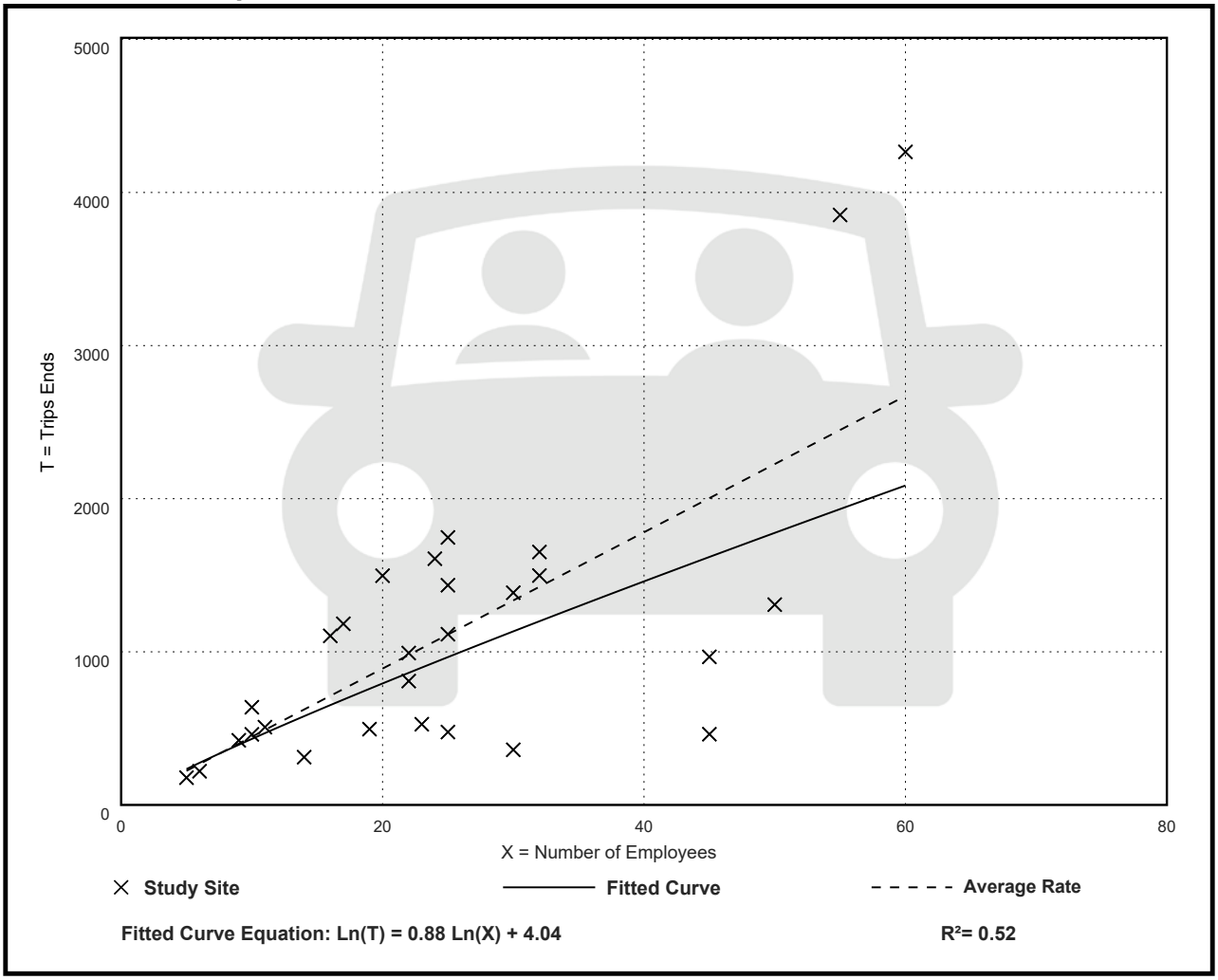
Vehicle Trip Ends vs: Employees
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Employees: 25
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
44.52	10.27 - 74.85	21.75

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.88 Ln(X) + 4.04

R^2= 0.52

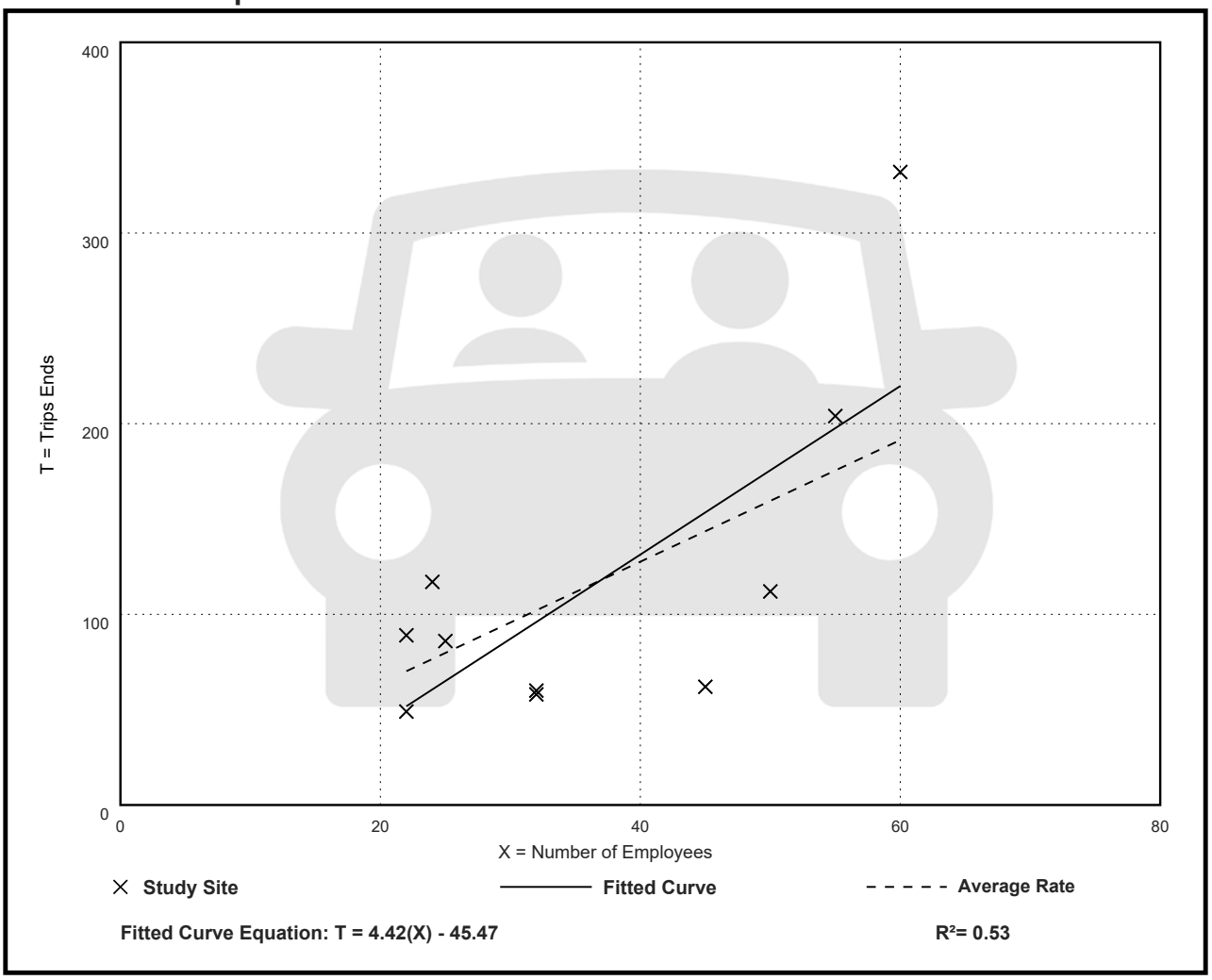
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 7 and 9 a.m.
Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. Num. of Employees: 37
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.19	1.38 - 5.53	1.52

Data Plot and Equation



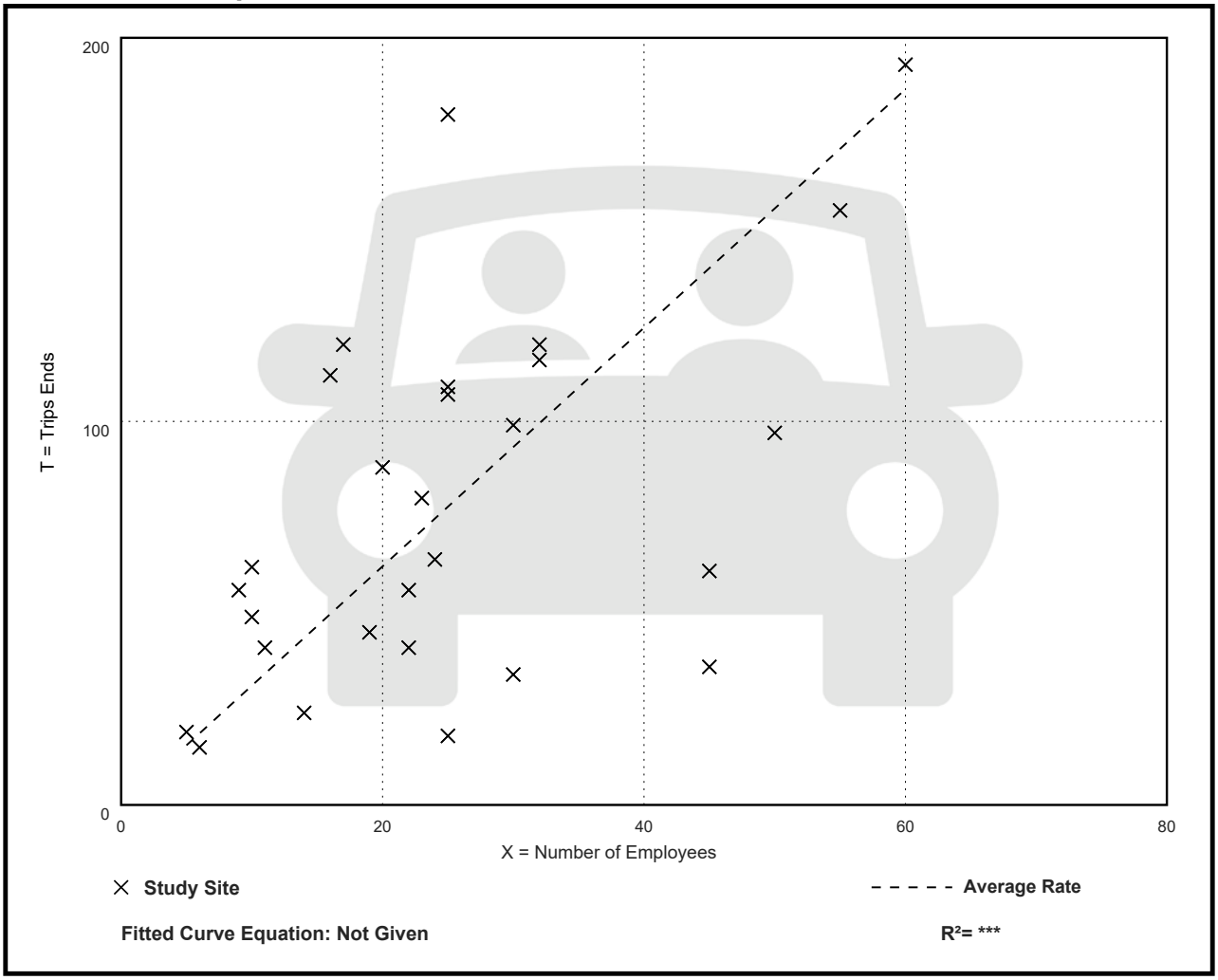
Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: Employees
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 28
Avg. Num. of Employees: 25
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
3.11	0.72 - 7.20	1.75

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

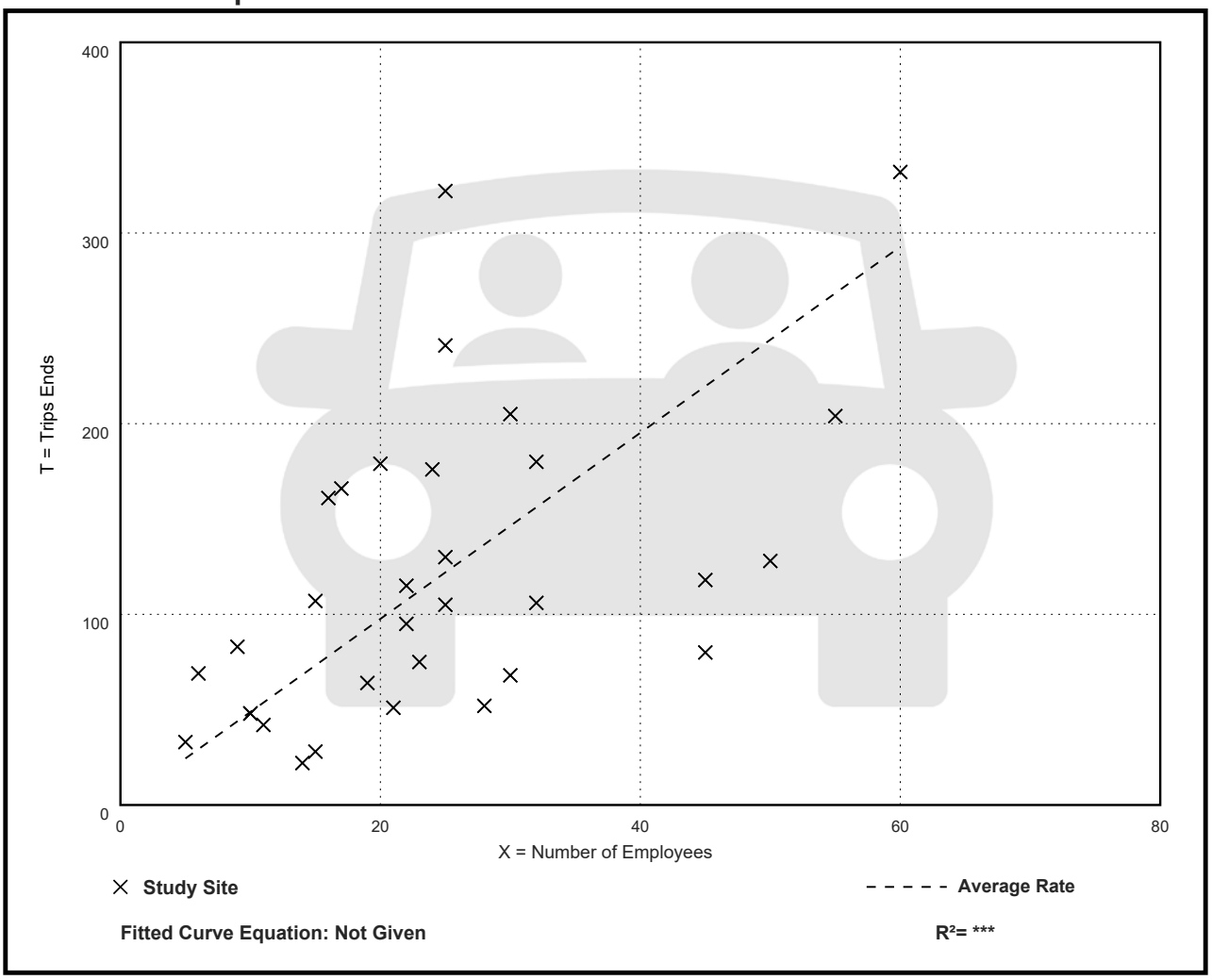
Vehicle Trip Ends vs: Employees
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 32
Avg. Num. of Employees: 25
Directional Distribution: 52% entering, 48% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
4.88	1.57 - 12.88	2.87

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

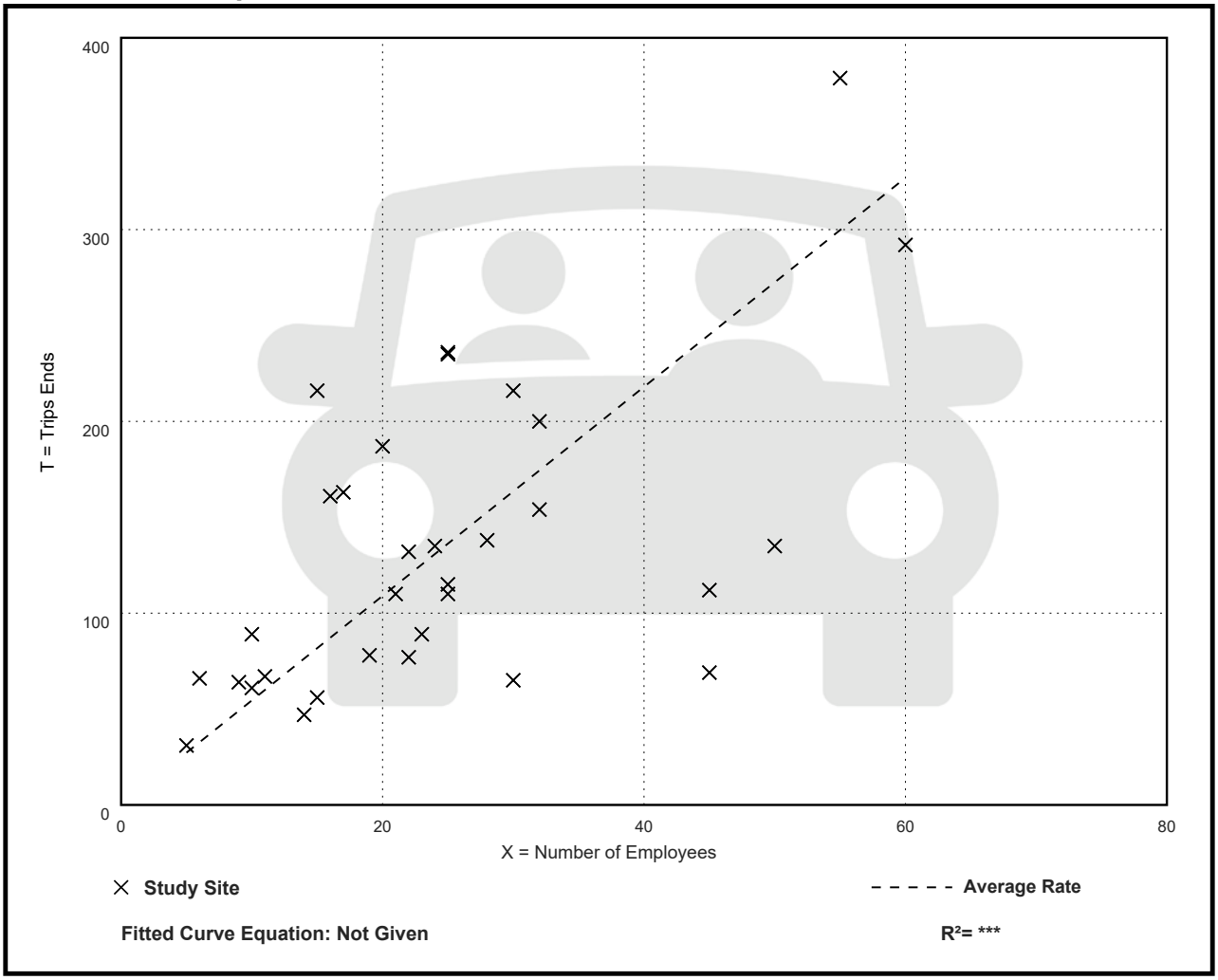
Vehicle Trip Ends vs: Employees
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 32
Avg. Num. of Employees: 25
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
5.45	1.53 - 14.40	2.73

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

Vehicle Trip Ends vs: Employees
On a: Sunday, Peak Hour of Generator

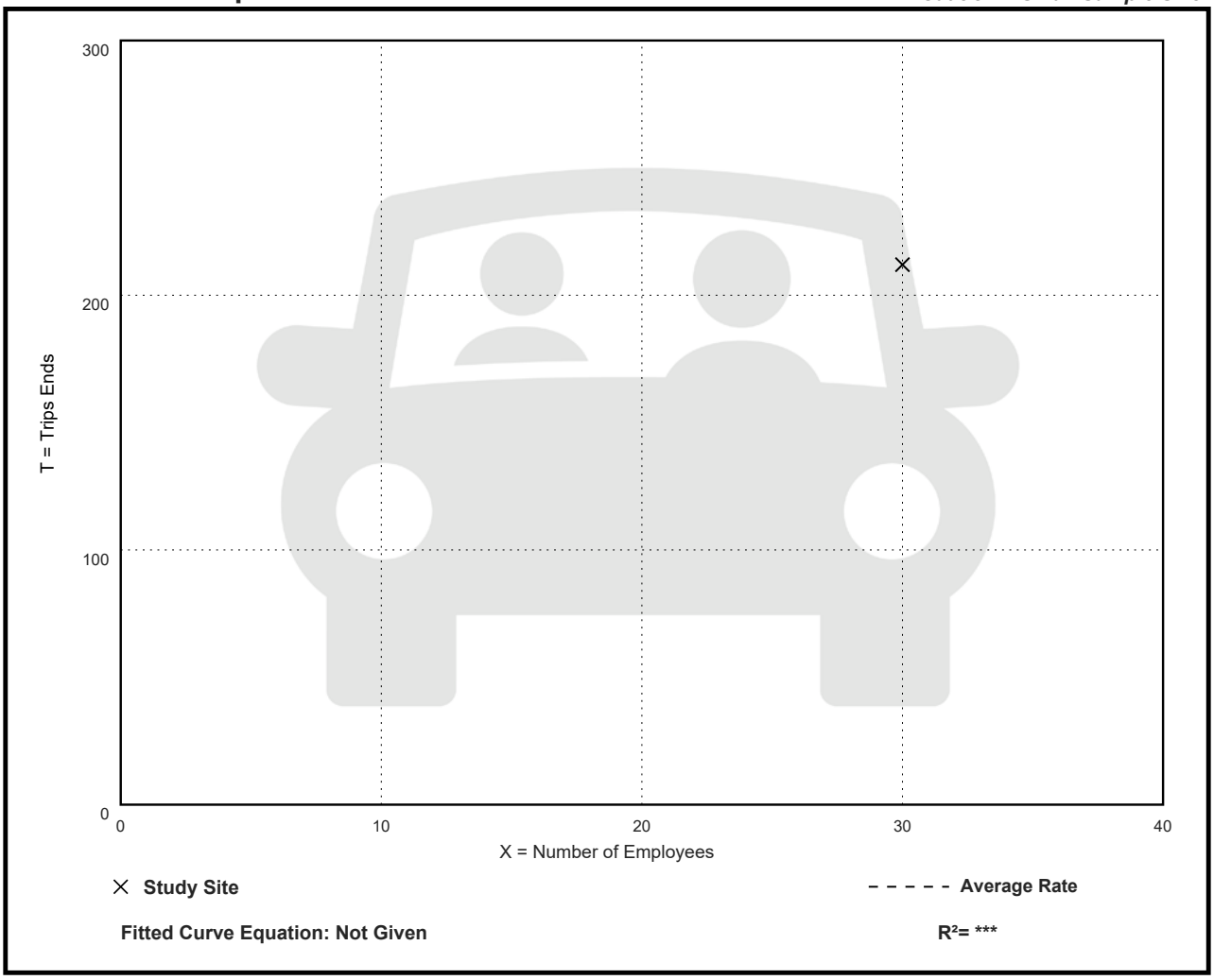
Setting/Location: General Urban/Suburban
Number of Studies: 1
Avg. Num. of Employees: 30
Directional Distribution: 47% entering, 53% exiting

Vehicle Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
7.07	7.07 - 7.07	***

Data Plot and Equation

Caution – Small Sample Size



Fitted Curve Equation: Not Given

R^2= ***

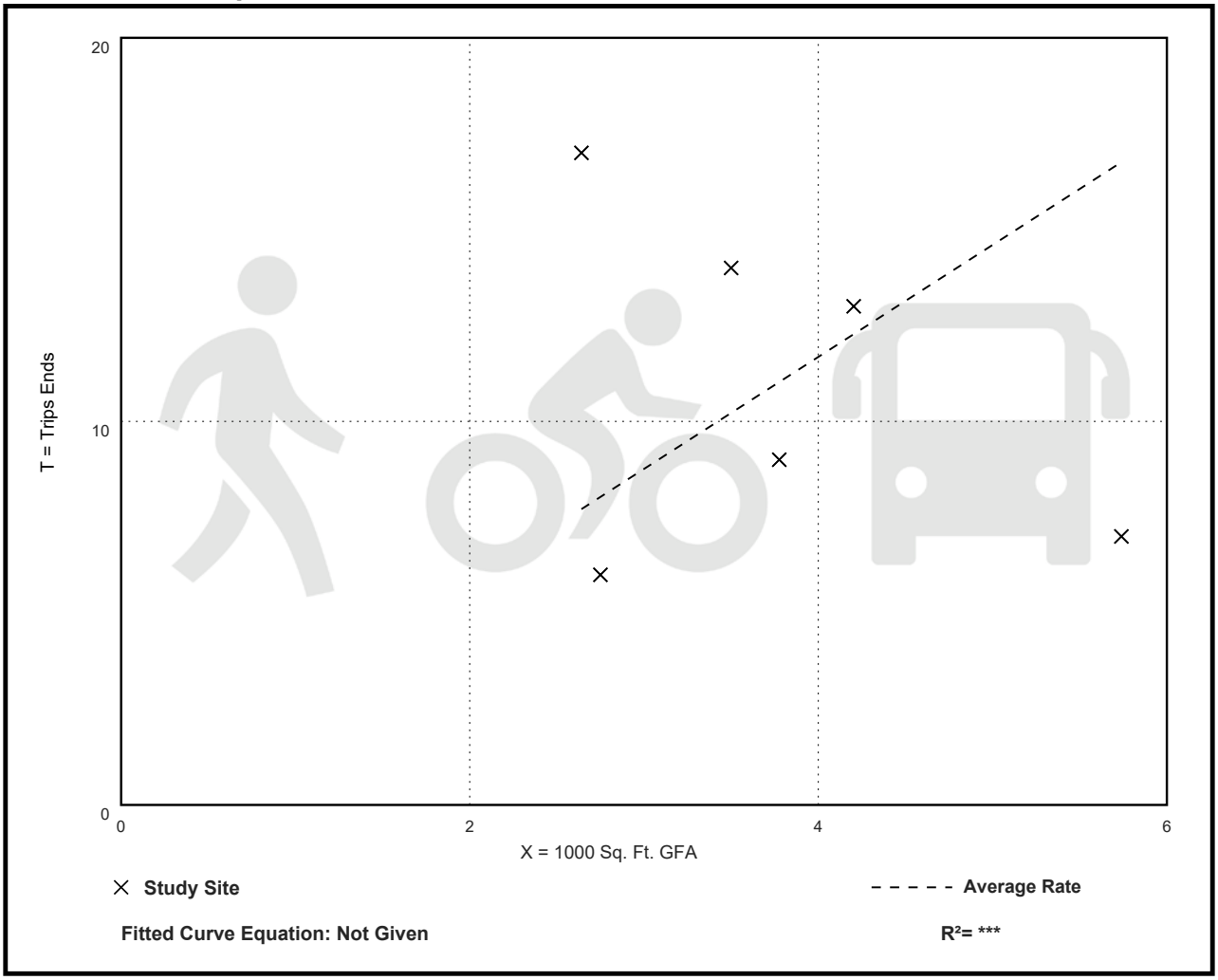
Fast-Food Restaurant with Drive-Through Window (934)

Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.
Setting/Location: General Urban/Suburban
Number of Studies: 6
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 50% entering, 50% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
2.92	1.22 - 6.44	1.72

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

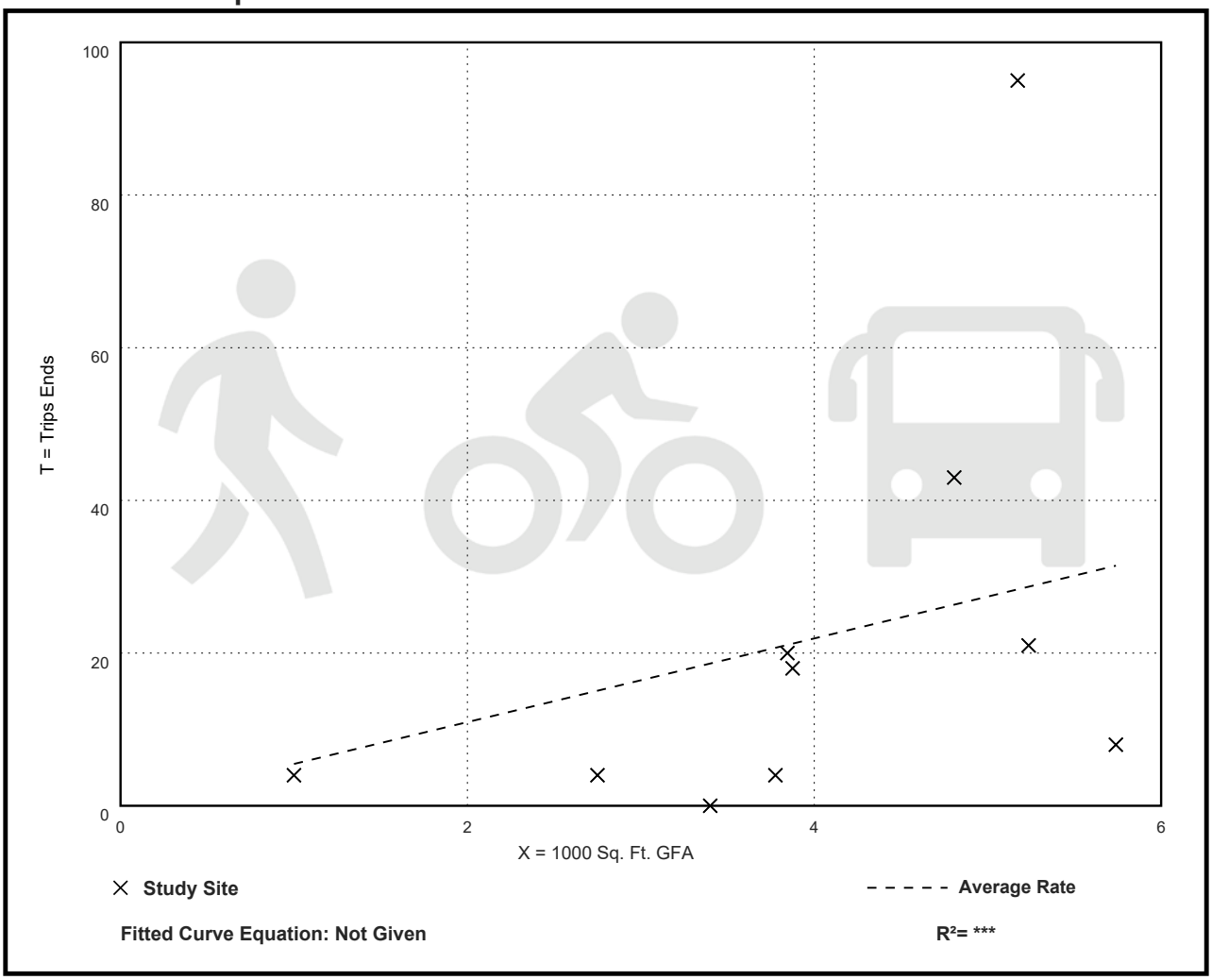
Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 10
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 49% entering, 51% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.48	0.00 - 18.36	5.92

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

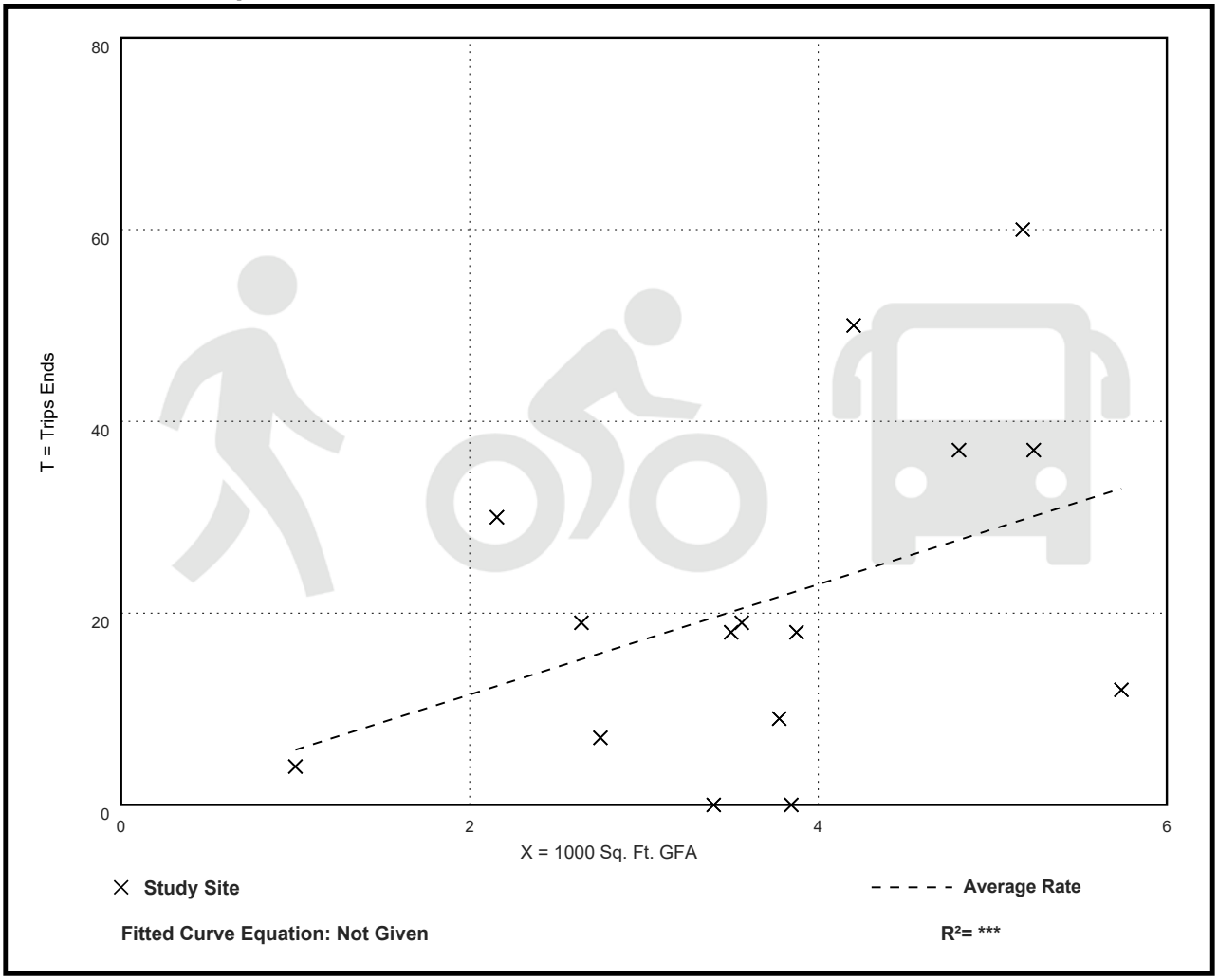
Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 15
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 49% entering, 51% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.75	0.00 - 13.91	4.18

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

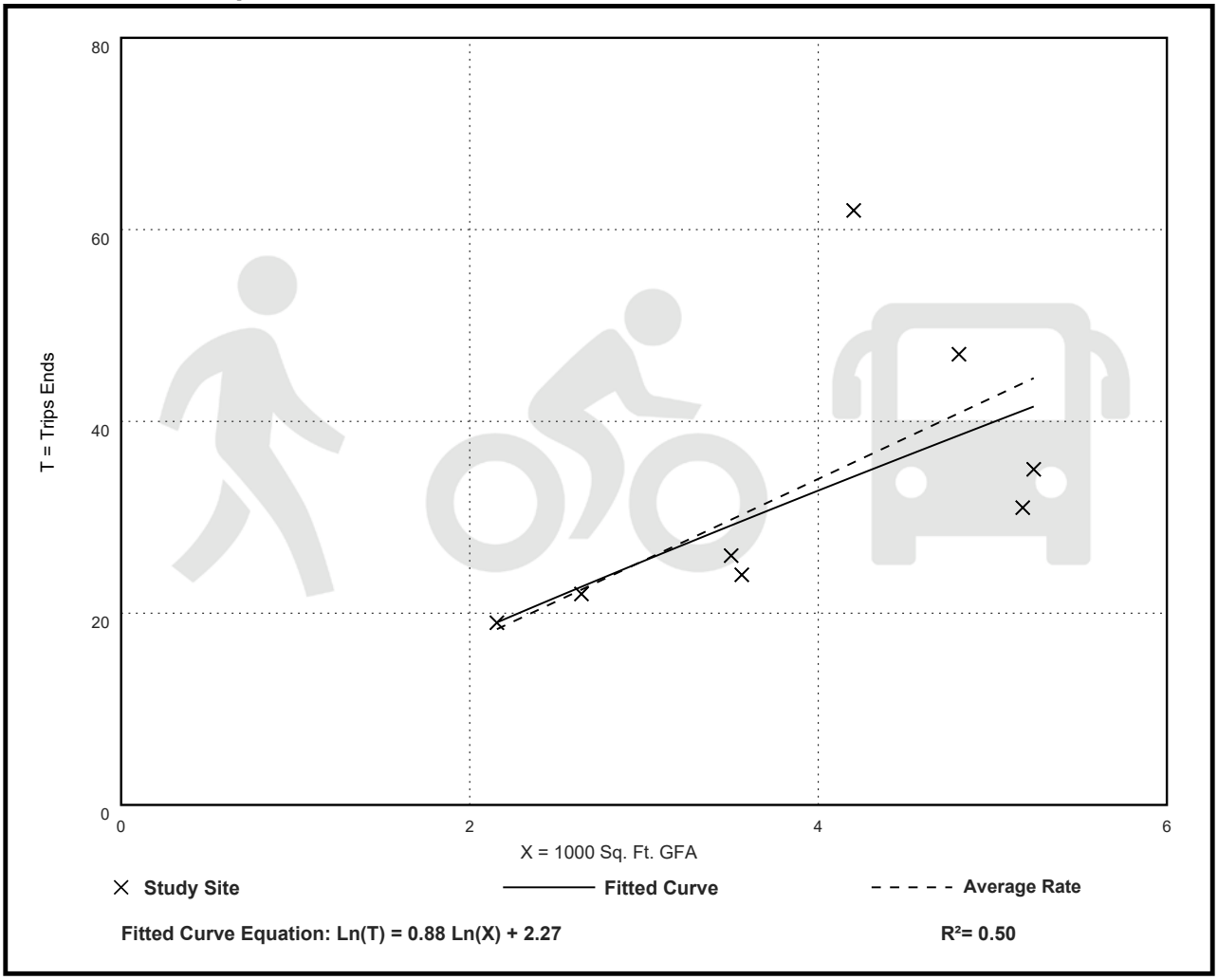
Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Saturday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 8
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 47% entering, 53% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
8.50	5.99 - 14.75	2.94

Data Plot and Equation



Fitted Curve Equation: Ln(T) = 0.88 Ln(X) + 2.27

R^2= 0.50

Fast-Food Restaurant with Drive-Through Window (934)

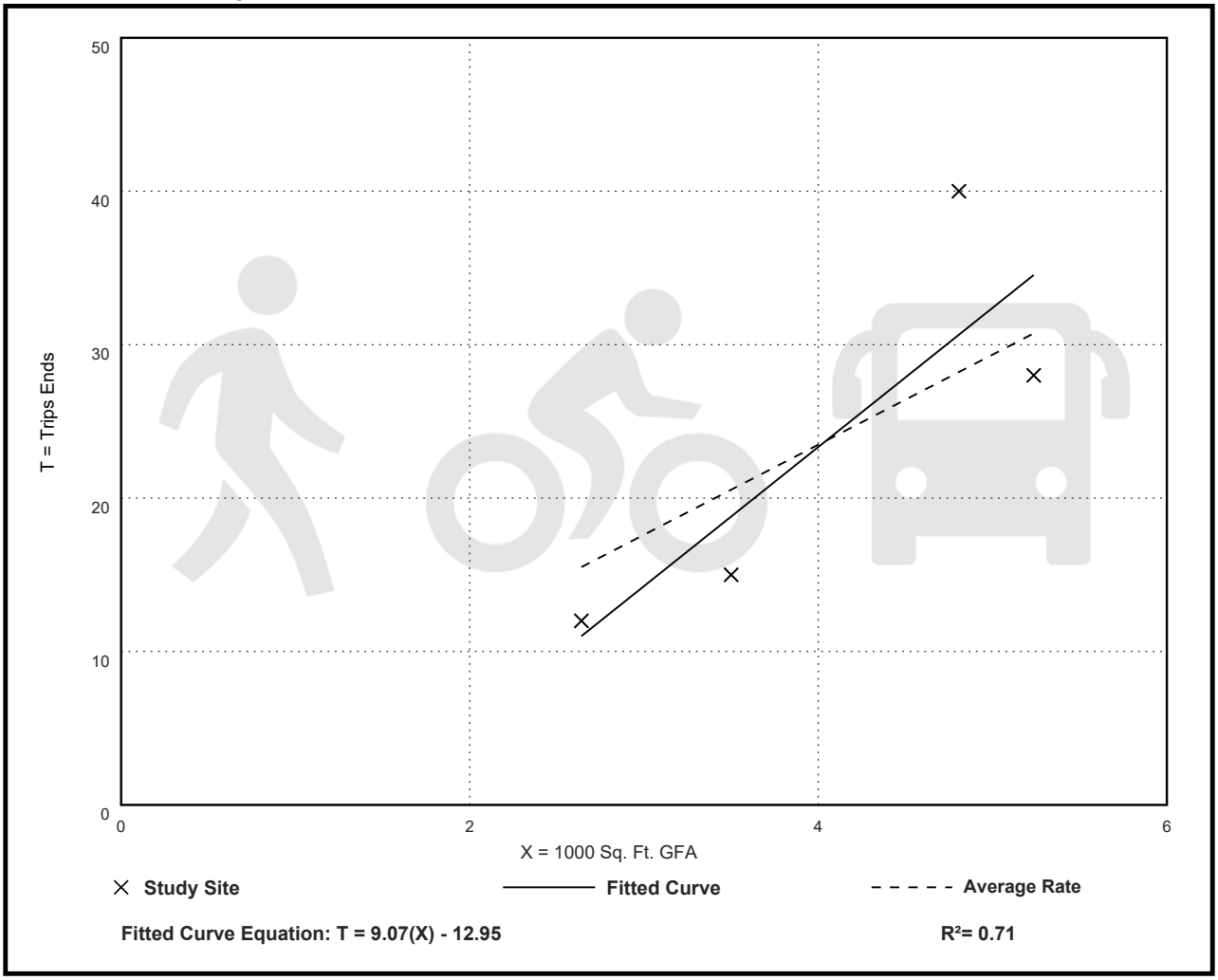
Walk+Bike+Transit Trip Ends vs: 1000 Sq. Ft. GFA
On a: Sunday, Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. 1000 Sq. Ft. GFA: 4
Directional Distribution: 47% entering, 53% exiting

Walk+Bike+Transit Trip Generation per 1000 Sq. Ft. GFA

Average Rate	Range of Rates	Standard Deviation
5.87	4.29 - 8.32	1.90

Data Plot and Equation



Fitted Curve Equation: T = 9.07(X) - 12.95

R^2= 0.71

Fast-Food Restaurant with Drive-Through Window (934)

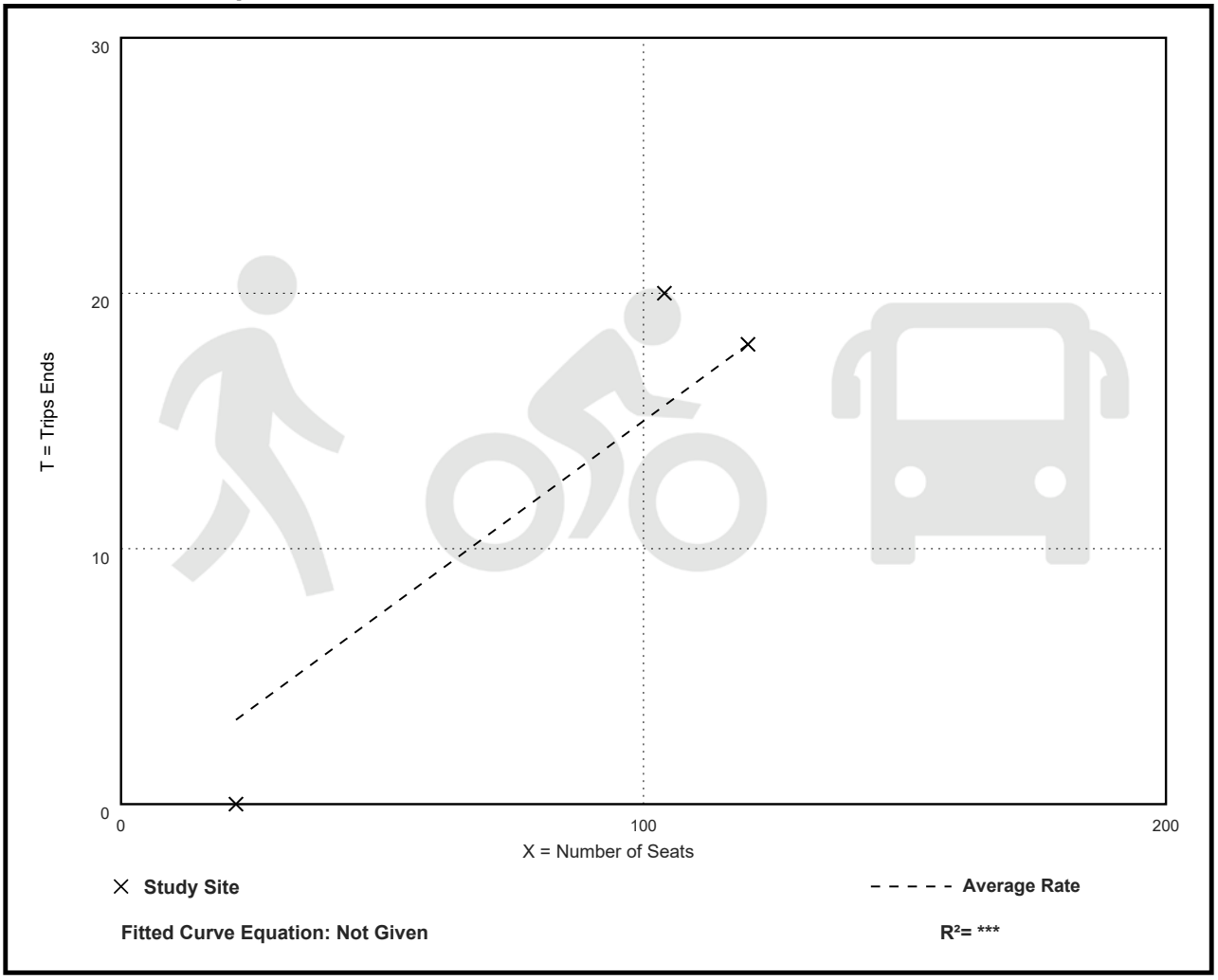
Walk+Bike+Transit Trip Ends vs: Seats
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Seats: 82
Directional Distribution: 49% entering, 51% exiting

Walk+Bike+Transit Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.15	0.00 - 0.19	0.06

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

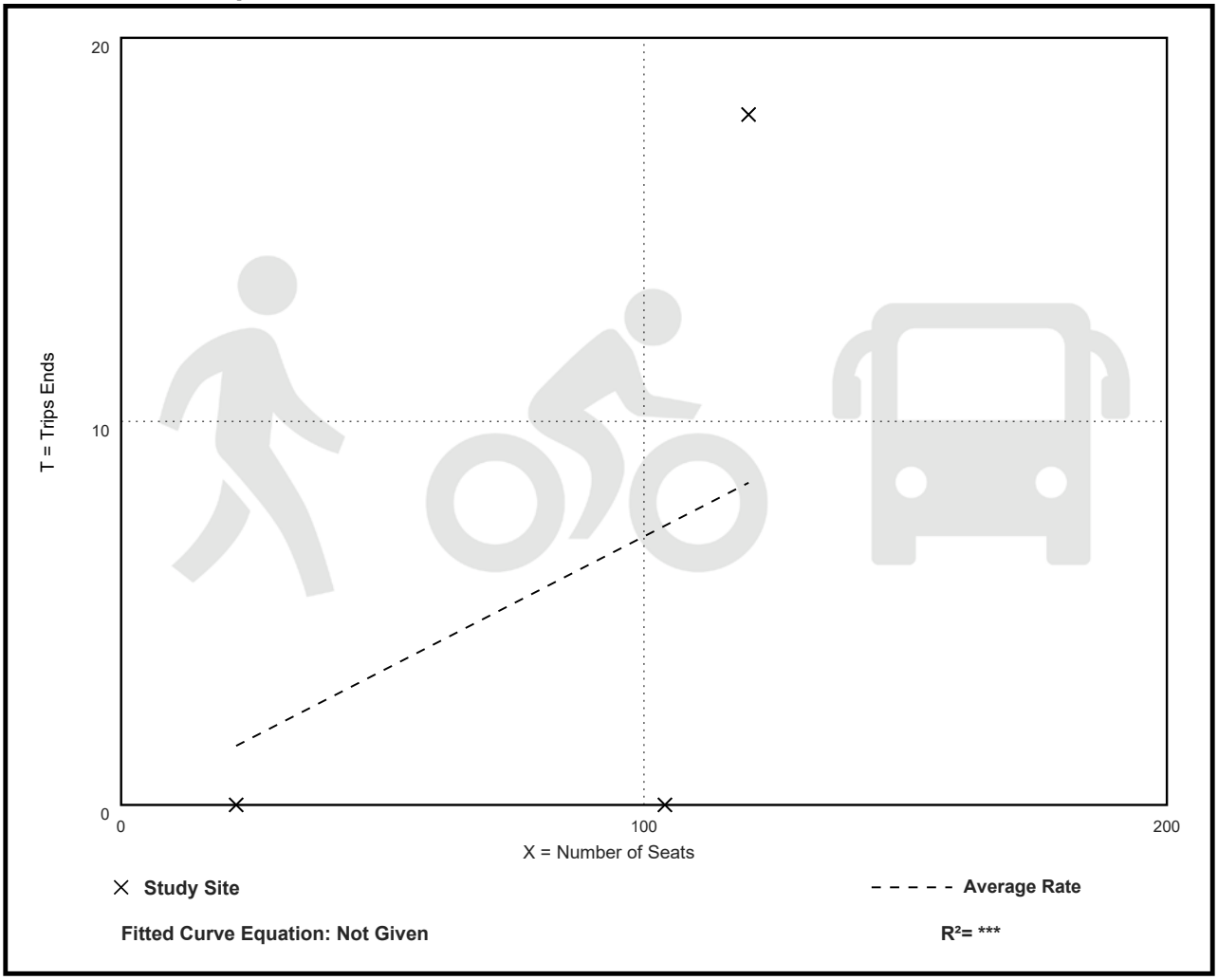
Walk+Bike+Transit Trip Ends vs: Seats
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 3
Avg. Num. of Seats: 82
Directional Distribution: 49% entering, 51% exiting

Walk+Bike+Transit Trip Generation per Seat

Average Rate	Range of Rates	Standard Deviation
0.07	0.00 - 0.15	0.09

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

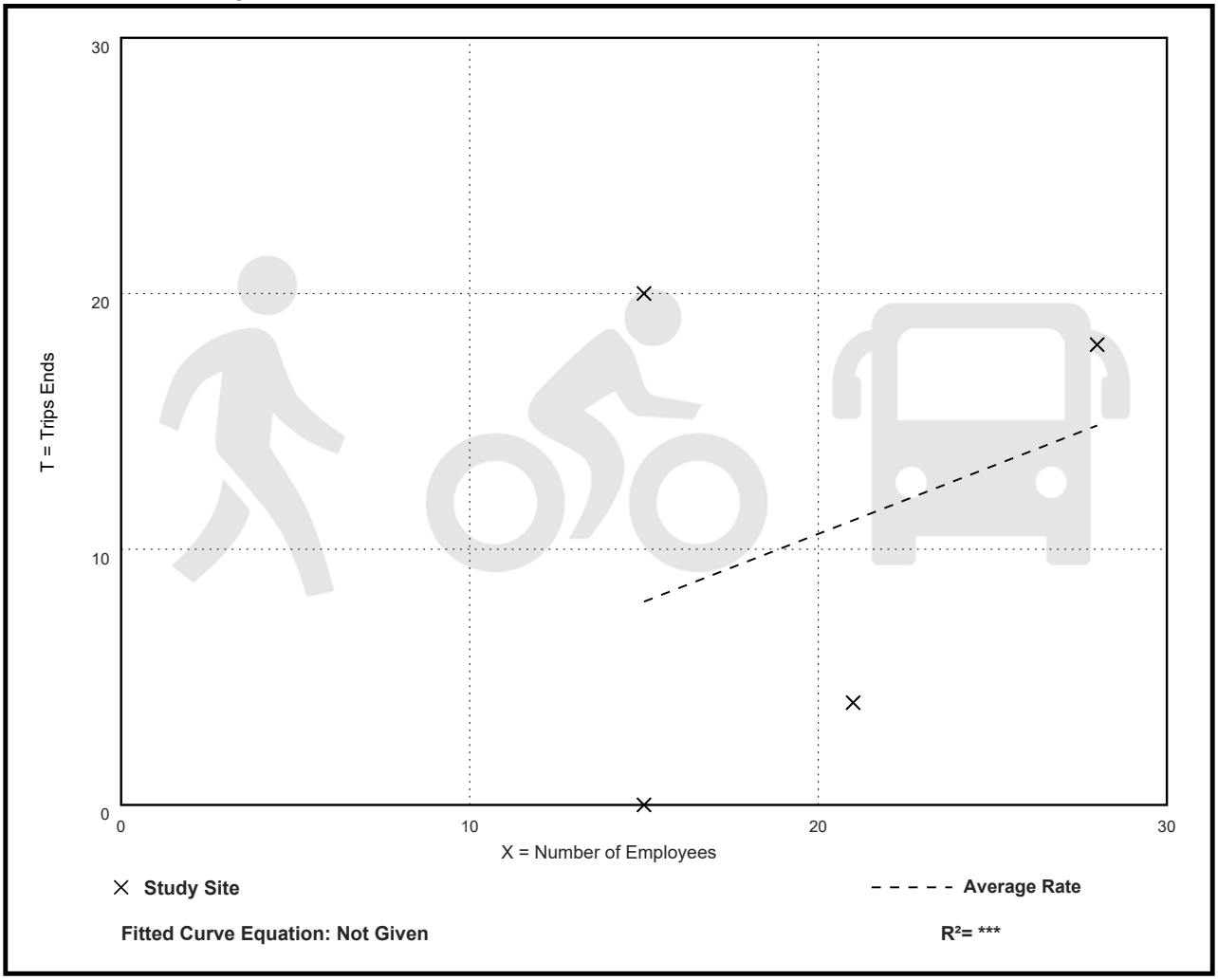
Walk+Bike+Transit Trip Ends vs: Employees
On a: Weekday,
AM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Employees: 20
Directional Distribution: 49% entering, 51% exiting

Walk+Bike+Transit Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.53	0.00 - 1.33	0.53

Data Plot and Equation



Fast-Food Restaurant with Drive-Through Window (934)

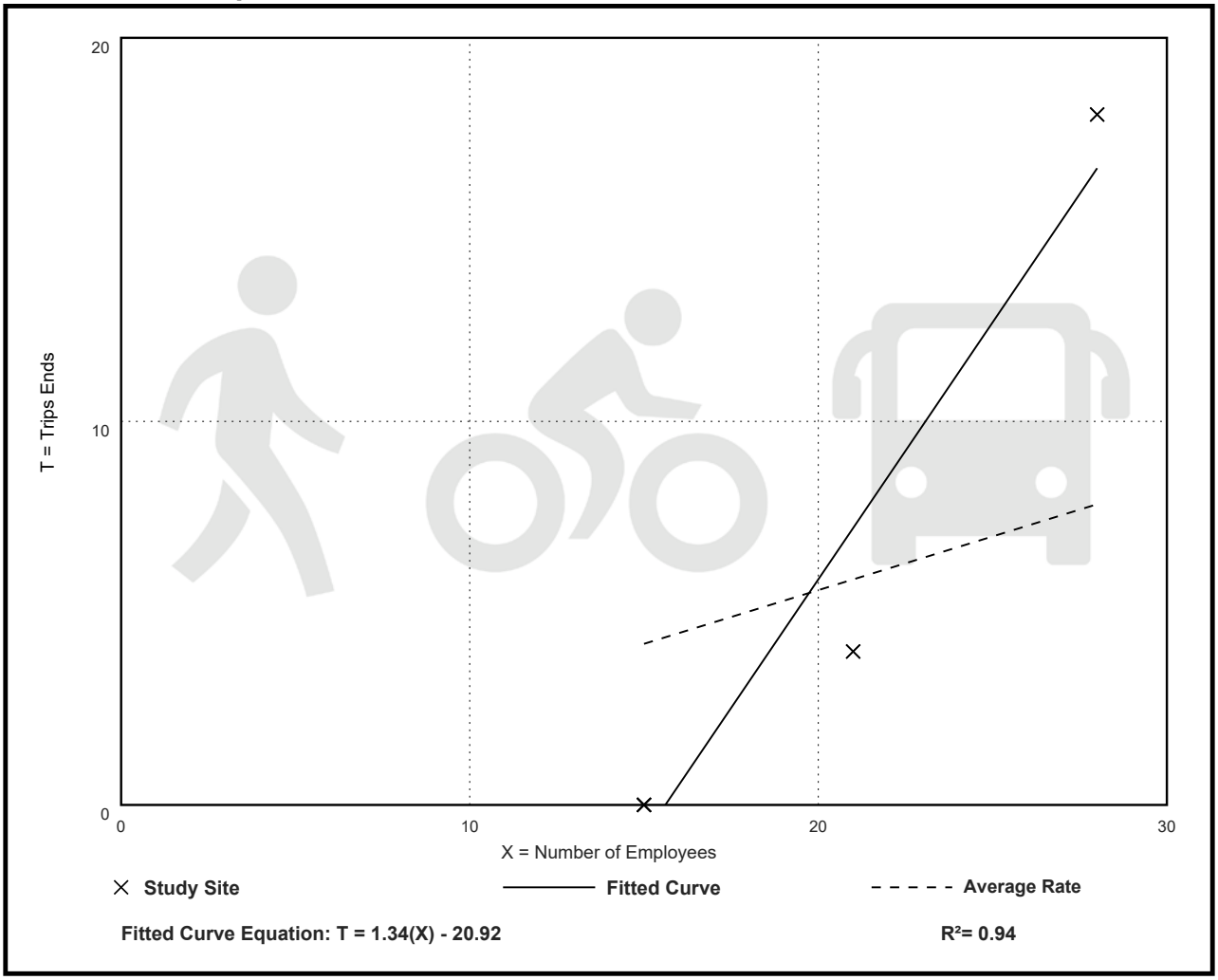
Walk+Bike+Transit Trip Ends vs: Employees
On a: Weekday,
PM Peak Hour of Generator

Setting/Location: General Urban/Suburban
Number of Studies: 4
Avg. Num. of Employees: 20
Directional Distribution: 49% entering, 51% exiting

Walk+Bike+Transit Trip Generation per Employee

Average Rate	Range of Rates	Standard Deviation
0.28	0.00 - 0.64	0.32

Data Plot and Equation

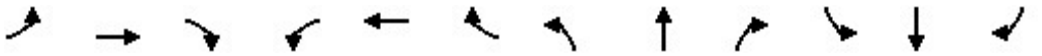


Fitted Curve Equation: T = 1.34(X) - 20.92

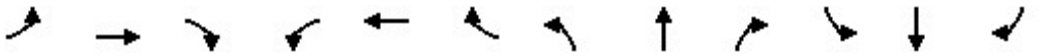
R^2= 0.94

APPENDIX E

Synchro Analysis for Existing Condition Year 2024



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	161	0	207	12	0	0	114	1082	18	7	1445	90
Future Volume (vph)	161	0	207	12	0	0	114	1082	18	7	1445	90
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	10	10	10	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	0		0	0		0	370		0	185		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			100			85		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.924						0.998			0.991	
Flt Protected		0.979			0.950		0.950			0.950		
Satd. Flow (prot)	0	1567	0	0	847	0	1656	3423	0	1805	3392	0
Flt Permitted		0.853			0.455		0.072			0.188		
Satd. Flow (perm)	0	1365	0	0	405	0	126	3423	0	357	3392	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		99						2			8	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		2714			999			882			511	
Travel Time (s)		46.3			17.0			10.9			6.3	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	0%	4%	100%	0%	0%	9%	11%	88%	0%	9%	9%
Adj. Flow (vph)	177	0	227	13	0	0	125	1189	20	8	1588	99
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	404	0	0	13	0	125	1209	0	8	1687	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	1.09	1.09	1.09	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



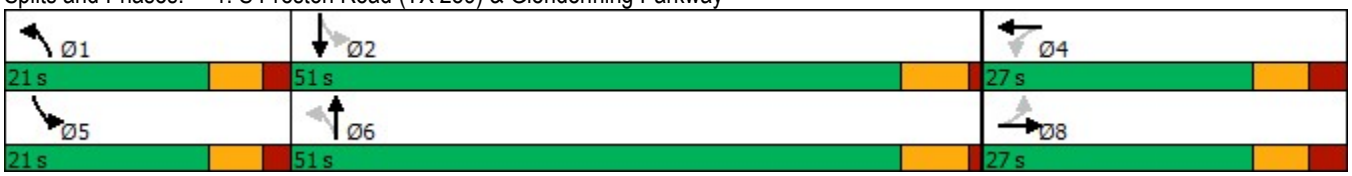
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		13.0	16.0		13.0	16.0	
Total Split (s)	27.0	27.0		27.0	27.0		21.0	51.0		21.0	51.0	
Total Split (%)	27.3%	27.3%		27.3%	27.3%		21.2%	51.5%		21.2%	51.5%	
Maximum Green (s)	20.0	20.0		20.0	20.0		15.0	45.0		15.0	45.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		2.0	1.0		2.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.0			7.0		6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5		1.5	1.5		1.5	0.5		1.5	0.5	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)		20.0			20.0		58.6	56.5		52.0	45.0	
Actuated g/C Ratio		0.22			0.22		0.64	0.61		0.57	0.49	
v/c Ratio		1.08			0.15		0.59	0.58		0.03	1.01	
Control Delay		97.9			34.8		25.1	12.8		6.4	50.2	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		97.9			34.8		25.1	12.8		6.4	50.2	
LOS		F			C		C	B		A	D	
Approach Delay		97.9			34.8			13.9			50.0	
Approach LOS		F			C			B			D	
Queue Length 50th (ft)		~212			6		25	184		2	~492	
Queue Length 95th (ft)		#414			24		84	347		6	#728	
Internal Link Dist (ft)		2634			919			802			431	
Turn Bay Length (ft)							370			185		
Base Capacity (vph)		374			88		330	2101		463	1664	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		1.08			0.15		0.38	0.58		0.02	1.01	

Intersection Summary			
Area Type:	Other		
Cycle Length: 99			
Actuated Cycle Length: 92			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.08			
Intersection Signal Delay: 41.6		Intersection LOS: D	
Intersection Capacity Utilization 84.3%		ICU Level of Service E	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



Intersection	
Int Delay, s/veh	4.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	6	72	109	1134	1466	9
Future Vol, veh/h	6	72	109	1134	1466	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	10	9	9	8	13
Mvmt Flow	7	80	121	1260	1629	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2506	820	1639	0	-	0
Stage 1	1634	-	-	-	-	-
Stage 2	872	-	-	-	-	-
Critical Hdwy	7.2	7.3	4.28	-	-	-
Critical Hdwy Stg 1	6.2	-	-	-	-	-
Critical Hdwy Stg 2	6.2	-	-	-	-	-
Follow-up Hdwy	3.5	3.4	2.29	-	-	-
Pot Cap-1 Maneuver	18	288	361	-	-	-
Stage 1	123	-	-	-	-	-
Stage 2	340	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	12	288	361	-	-	-
Mov Cap-2 Maneuver	12	-	-	-	-	-
Stage 1	82	-	-	-	-	-
Stage 2	340	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	122.1	1.7	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	361	-	104	-	-
HCM Lane V/C Ratio	0.335	-	0.833	-	-
HCM Control Delay (s)	19.9	-	122.1	-	-
HCM Lane LOS	C	-	F	-	-
HCM 95th %tile Q(veh)	1.4	-	4.7	-	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	260	3	44	161	12	98
Future Vol, veh/h	260	3	44	161	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	9	0	5	17	8	0
Mvmt Flow	325	4	55	201	15	123

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	329	0	638	327
Stage 1	-	-	-	-	327	-
Stage 2	-	-	-	-	311	-
Critical Hdwy	-	-	4.15	-	6.68	6.3
Critical Hdwy Stg 1	-	-	-	-	5.68	-
Critical Hdwy Stg 2	-	-	-	-	5.68	-
Follow-up Hdwy	-	-	2.245	-	3.572	3.3
Pot Cap-1 Maneuver	-	-	1214	-	416	712
Stage 1	-	-	-	-	704	-
Stage 2	-	-	-	-	717	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1214	-	395	712
Mov Cap-2 Maneuver	-	-	-	-	395	-
Stage 1	-	-	-	-	704	-
Stage 2	-	-	-	-	680	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.7	12
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	655	-	-	1214	-
HCM Lane V/C Ratio	0.21	-	-	0.045	-
HCM Control Delay (s)	12	-	-	8.1	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.8	-	-	0.1	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	62	78	0
Future Vol, veh/h	0	0	0	62	78	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	67	85	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	152	85	85	0	-	0
Stage 1	85	-	-	-	-	-
Stage 2	67	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	840	974	1512	-	-	-
Stage 1	938	-	-	-	-	-
Stage 2	956	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	840	974	1512	-	-	-
Mov Cap-2 Maneuver	840	-	-	-	-	-
Stage 1	938	-	-	-	-	-
Stage 2	956	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1512	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

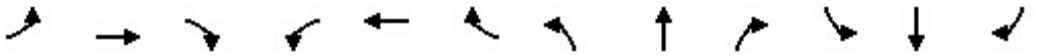
Intersection	
Int Delay, s/veh	11.7

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	29	171	27	9	125	55	12	29	7	61	42	41
Future Vol, veh/h	29	171	27	9	125	55	12	29	7	61	42	41
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	17	2	0	0	2	2	0	7	0	2	8	28
Mvmt Flow	36	214	34	11	156	69	15	36	9	76	53	51

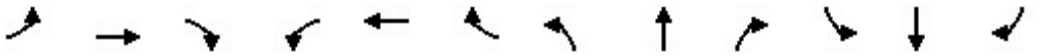
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	414	306	79	426	327	41	104	0	0	45	0	0
Stage 1	231	231	-	71	71	-	-	-	-	-	-	-
Stage 2	183	75	-	355	256	-	-	-	-	-	-	-
Critical Hdwy	7.27	6.52	6.2	7.3	6.72	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Follow-up Hdwy	3.653	4.018	3.3	3.5	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	523	608	987	530	581	1029	1500	-	-	1563	-	-
Stage 1	739	713	-	940	833	-	-	-	-	-	-	-
Stage 2	785	833	-	653	686	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	363	571	987	347	546	1029	1500	-	-	1563	-	-
Mov Cap-2 Maneuver	363	571	-	347	546	-	-	-	-	-	-	-
Stage 1	732	676	-	931	825	-	-	-	-	-	-	-
Stage 2	588	825	-	409	650	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.9	13.2	1.9	3.1
HCM LOS	C	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1500	-	-	558	526	1029	1563	-	-
HCM Lane V/C Ratio	0.01	-	-	0.509	0.318	0.067	0.049	-	-
HCM Control Delay (s)	7.4	0	-	17.9	15	8.7	7.4	0	-
HCM Lane LOS	A	A	-	C	C	A	A	A	-
HCM 95th %tile Q(veh)	0	-	-	2.9	1.4	0.2	0.2	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	105	0	142	14	3	0	209	1397	7	3	1118	147
Future Volume (vph)	105	0	142	14	3	0	209	1397	7	3	1118	147
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	10	10	10	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	0		0	0		0	370		0	185		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			100			85		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.923						0.999			0.983	
Flt Protected		0.979			0.960		0.950			0.950		
Satd. Flow (prot)	0	1559	0	0	1190	0	1687	3724	0	1805	3548	0
Flt Permitted		0.854			0.639		0.093			0.127		
Satd. Flow (perm)	0	1360	0	0	792	0	165	3724	0	241	3548	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		99						1			19	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		2714			999			882			511	
Travel Time (s)		46.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	111	0	149	15	3	0	220	1471	7	3	1177	155
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	260	0	0	18	0	220	1478	0	3	1332	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	1.09	1.09	1.09	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

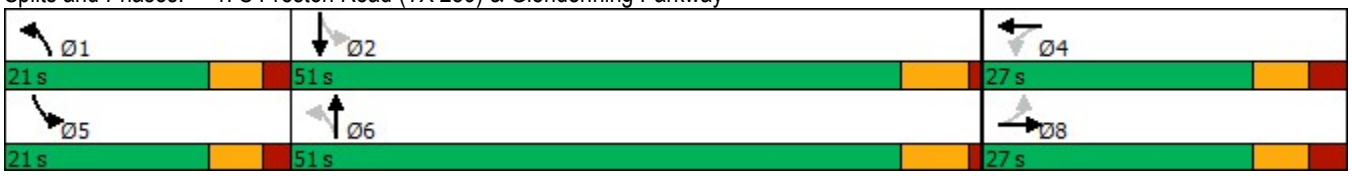


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		13.0	16.0		13.0	16.0	
Total Split (s)	27.0	27.0		27.0	27.0		21.0	51.0		21.0	51.0	
Total Split (%)	27.3%	27.3%		27.3%	27.3%		21.2%	51.5%		21.2%	51.5%	
Maximum Green (s)	20.0	20.0		20.0	20.0		15.0	45.0		15.0	45.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		2.0	1.0		2.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.0			7.0		6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5		1.5	1.5		1.5	0.5		1.5	0.5	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)		14.1			14.1		48.8	46.8		39.2	31.8	
Actuated g/C Ratio		0.18			0.18		0.64	0.61		0.51	0.41	
v/c Ratio		0.79			0.12		0.70	0.65		0.01	0.90	
Control Delay		38.6			32.9		28.7	12.5		6.7	30.3	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		38.6			32.9		28.7	12.5		6.7	30.3	
LOS		D			C		C	B		A	C	
Approach Delay		38.6			32.9			14.6			30.2	
Approach LOS		D			C			B			C	
Queue Length 50th (ft)		73			7		56	196		1	294	
Queue Length 95th (ft)		#212			29		150	444		3	463	
Internal Link Dist (ft)		2634			919			802			431	
Turn Bay Length (ft)							370			185		
Base Capacity (vph)		449			220		422	2560		473	2227	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.58			0.08		0.52	0.58		0.01	0.60	

Intersection Summary			
Area Type:	Other		
Cycle Length: 99			
Actuated Cycle Length: 76.7			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.90			
Intersection Signal Delay: 22.9		Intersection LOS: C	
Intersection Capacity Utilization 76.9%		ICU Level of Service D	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



Intersection	
Int Delay, s/veh	3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	110	117	1385	1153	8
Future Vol, veh/h	7	110	117	1385	1153	8
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	7	117	124	1473	1227	9

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	2217	618	1236	0	-	0
Stage 1	1232	-	-	-	-	-
Stage 2	985	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	25	411	533	-	-	-
Stage 1	188	-	-	-	-	-
Stage 2	265	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	19	411	533	-	-	-
Mov Cap-2 Maneuver	19	-	-	-	-	-
Stage 1	144	-	-	-	-	-
Stage 2	265	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	57.9	1.1	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	533	-	184	-	-
HCM Lane V/C Ratio	0.234	-	0.676	-	-
HCM Control Delay (s)	13.8	-	57.9	-	-
HCM Lane LOS	B	-	F	-	-
HCM 95th %tile Q(veh)	0.9	-	4.1	-	-

Intersection	
Int Delay, s/veh	2.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	187	9	86	274	13	54
Future Vol, veh/h	187	9	86	274	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	195	9	90	285	14	56

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	204	0	665	200
Stage 1	-	-	-	-	200	-
Stage 2	-	-	-	-	465	-
Critical Hdwy	-	-	4.15	-	6.68	6.3
Critical Hdwy Stg 1	-	-	-	-	5.68	-
Critical Hdwy Stg 2	-	-	-	-	5.68	-
Follow-up Hdwy	-	-	2.245	-	3.572	3.3
Pot Cap-1 Maneuver	-	-	1350	-	401	841
Stage 1	-	-	-	-	810	-
Stage 2	-	-	-	-	604	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1350	-	369	841
Mov Cap-2 Maneuver	-	-	-	-	369	-
Stage 1	-	-	-	-	810	-
Stage 2	-	-	-	-	556	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.9	11
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	674	-	-	1350	-
HCM Lane V/C Ratio	0.104	-	-	0.066	-
HCM Control Delay (s)	11	-	-	7.9	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.3	-	-	0.2	-

Intersection	
Int Delay, s/veh	0

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	0	94	89	0
Future Vol, veh/h	0	0	0	94	89	0
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	0	102	97	0

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	199	97	97	0	-	0
Stage 1	97	-	-	-	-	-
Stage 2	102	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	790	959	1496	-	-	-
Stage 1	927	-	-	-	-	-
Stage 2	922	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	790	959	1496	-	-	-
Mov Cap-2 Maneuver	790	-	-	-	-	-
Stage 1	927	-	-	-	-	-
Stage 2	922	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1496	-	-	-	-
HCM Lane V/C Ratio	-	-	-	-	-
HCM Control Delay (s)	0	-	0	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

Intersection	
Int Delay, s/veh	8.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	66	20	9	109	62	25	78	17	71	53	4
Future Vol, veh/h	10	66	20	9	109	62	25	78	17	71	53	4
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	10	0	0	22	0	2	0	5	13	2	0	0
Mvmt Flow	12	79	24	11	130	74	30	93	20	85	63	5

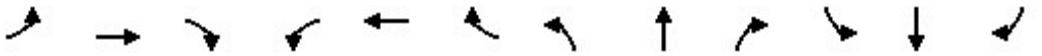
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	501	409	66	450	401	103	68	0	0	113	0	0
Stage 1	236	236	-	163	163	-	-	-	-	-	-	-
Stage 2	265	173	-	287	238	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.5	6.2	7.52	6.7	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4	3.3	3.698	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	468	535	1003	475	529	949	1546	-	-	1476	-	-
Stage 1	750	713	-	787	760	-	-	-	-	-	-	-
Stage 2	723	760	-	668	703	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	323	492	1003	383	487	949	1546	-	-	1476	-	-
Mov Cap-2 Maneuver	323	492	-	383	487	-	-	-	-	-	-	-
Stage 1	734	670	-	770	744	-	-	-	-	-	-	-
Stage 2	539	744	-	541	661	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.9	13.4	1.5	4.2
HCM LOS	B	B		

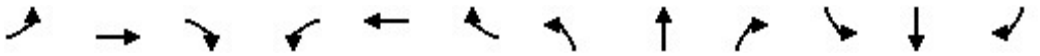
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1546	-	-	519	477	949	1476	-	-
HCM Lane V/C Ratio	0.019	-	-	0.22	0.294	0.078	0.057	-	-
HCM Control Delay (s)	7.4	0	-	13.9	15.7	9.1	7.6	0	-
HCM Lane LOS	A	A	-	B	C	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	0.8	1.2	0.3	0.2	-	-

APPENDIX F

Synchro Analysis for Phase I Background Condition Year 2027



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	204	0	263	15	0	0	146	1408	22	8	1931	115
Future Volume (vph)	204	0	263	15	0	0	146	1408	22	8	1931	115
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	10	10	10	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	0		0	0		0	370		0	185		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			100			85		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.924						0.998			0.992	
Flt Protected		0.979			0.950		0.950			0.950		
Satd. Flow (prot)	0	1567	0	0	847	0	1656	3426	0	1805	3395	0
Flt Permitted		0.852			0.438		0.072			0.095		
Satd. Flow (perm)	0	1364	0	0	390	0	126	3426	0	180	3395	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		99						2			8	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		2714			999			882			511	
Travel Time (s)		46.3			17.0			10.9			6.3	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	0%	4%	100%	0%	0%	9%	11%	88%	0%	9%	9%
Adj. Flow (vph)	224	0	289	16	0	0	160	1547	24	9	2122	126
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	513	0	0	16	0	160	1571	0	9	2248	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	1.09	1.09	1.09	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



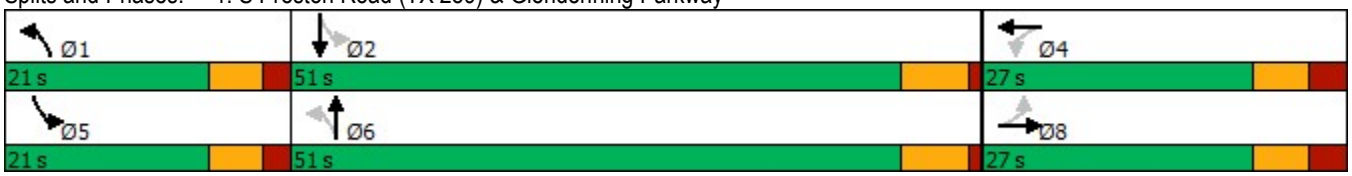
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		13.0	16.0		13.0	16.0	
Total Split (s)	27.0	27.0		27.0	27.0		21.0	51.0		21.0	51.0	
Total Split (%)	27.3%	27.3%		27.3%	27.3%		21.2%	51.5%		21.2%	51.5%	
Maximum Green (s)	20.0	20.0		20.0	20.0		15.0	45.0		15.0	45.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		2.0	1.0		2.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.0			7.0		6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5		1.5	1.5		1.5	0.5		1.5	0.5	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)		20.0			20.0		60.2	57.7		52.1	45.1	
Actuated g/C Ratio		0.21			0.21		0.65	0.62		0.56	0.48	
v/c Ratio		1.39			0.19		0.69	0.74		0.04	1.37	
Control Delay		215.4			37.9		33.0	16.2		6.9	193.6	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		215.4			37.9		33.0	16.2		6.9	193.6	
LOS		F			D		C	B		A	F	
Approach Delay		215.4			37.9			17.8			192.8	
Approach LOS		F			D			B			F	
Queue Length 50th (ft)		~351			8		47	286		2	~913	
Queue Length 95th (ft)		#590			29		112	534		7	#1157	
Internal Link Dist (ft)		2634			919			802			431	
Turn Bay Length (ft)							370			185		
Base Capacity (vph)		370			83		327	2121		375	1645	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		1.39			0.19		0.49	0.74		0.02	1.37	

Intersection Summary			
Area Type:	Other		
Cycle Length: 99			
Actuated Cycle Length: 93.2			
Natural Cycle: 150			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.39			
Intersection Signal Delay: 127.8		Intersection LOS: F	
Intersection Capacity Utilization 105.5%		ICU Level of Service G	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



Intersection	
Int Delay, s/veh	188.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	173	169	1443	1866	11
Future Vol, veh/h	7	173	169	1443	1866	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	10	9	9	8	13
Mvmt Flow	8	192	188	1603	2073	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3257	1043	2085	0	-	0
Stage 1	2079	-	-	-	-	-
Stage 2	1178	-	-	-	-	-
Critical Hdwy	7.2	7.3	4.28	-	-	-
Critical Hdwy Stg 1	6.2	-	-	-	-	-
Critical Hdwy Stg 2	6.2	-	-	-	-	-
Follow-up Hdwy	3.5	3.4	2.29	-	-	-
Pot Cap-1 Maneuver	~ 5	201	238	-	-	-
Stage 1	67	-	-	-	-	-
Stage 2	227	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 1	201	238	-	-	-
Mov Cap-2 Maneuver	~ 1	-	-	-	-	-
Stage 1	14	-	-	-	-	-
Stage 2	227	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, $	3793.2	6.3	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	238	-	23	-	-
HCM Lane V/C Ratio	0.789	-	8.696	-	-
HCM Control Delay (s)	60	-	$ 3793.2	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	5.8	-	25.1	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	330	4	56	204	12	98
Future Vol, veh/h	330	4	56	204	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	9	0	5	17	8	0
Mvmt Flow	413	5	70	255	15	123

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	418	0	811	416
Stage 1	-	-	-	-	416	-
Stage 2	-	-	-	-	395	-
Critical Hdwy	-	-	4.15	-	6.68	6.3
Critical Hdwy Stg 1	-	-	-	-	5.68	-
Critical Hdwy Stg 2	-	-	-	-	5.68	-
Follow-up Hdwy	-	-	2.245	-	3.572	3.3
Pot Cap-1 Maneuver	-	-	1125	-	326	634
Stage 1	-	-	-	-	638	-
Stage 2	-	-	-	-	653	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1125	-	303	634
Mov Cap-2 Maneuver	-	-	-	-	303	-
Stage 1	-	-	-	-	638	-
Stage 2	-	-	-	-	606	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.8	13.4
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	566	-	-	1125	-
HCM Lane V/C Ratio	0.243	-	-	0.062	-
HCM Control Delay (s)	13.4	-	-	8.4	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.9	-	-	0.2	-

Intersection	
Int Delay, s/veh	1.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	0	0	103	100	9
Future Vol, veh/h	28	0	0	103	100	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	0	0	112	109	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	226	114	119	0	-	0
Stage 1	114	-	-	-	-	-
Stage 2	112	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	762	939	1469	-	-	-
Stage 1	911	-	-	-	-	-
Stage 2	913	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	762	939	1469	-	-	-
Mov Cap-2 Maneuver	762	-	-	-	-	-
Stage 1	911	-	-	-	-	-
Stage 2	913	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.9	0	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1469	-	762	-	-
HCM Lane V/C Ratio	-	-	0.04	-	-
HCM Control Delay (s)	0	-	9.9	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	14.1

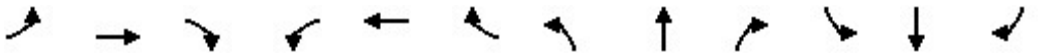
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	29	171	32	14	125	55	28	64	23	69	57	46
Future Vol, veh/h	29	171	32	14	125	55	28	64	23	69	57	46
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	17	2	0	0	2	2	0	7	0	2	8	28
Mvmt Flow	36	214	40	18	156	69	35	80	29	86	71	58

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	549	451	100	564	466	95	129	0	0	109	0	0
Stage 1	272	272	-	165	165	-	-	-	-	-	-	-
Stage 2	277	179	-	399	301	-	-	-	-	-	-	-
Critical Hdwy	7.27	6.52	6.2	7.3	6.72	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Follow-up Hdwy	3.653	4.018	3.3	3.5	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	424	504	961	426	481	959	1469	-	-	1481	-	-
Stage 1	702	685	-	834	755	-	-	-	-	-	-	-
Stage 2	698	751	-	617	654	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	268	461	961	244	440	959	1469	-	-	1481	-	-
Mov Cap-2 Maneuver	268	461	-	244	440	-	-	-	-	-	-	-
Stage 1	684	642	-	813	736	-	-	-	-	-	-	-
Stage 2	498	732	-	370	613	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	26	17.1	1.8	3
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1469	-	-	453	407	959	1481	-	-
HCM Lane V/C Ratio	0.024	-	-	0.64	0.427	0.072	0.058	-	-
HCM Control Delay (s)	7.5	0	-	26	20.3	9	7.6	0	-
HCM Lane LOS	A	A	-	D	C	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	4.4	2.1	0.2	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	133	0	181	18	4	0	266	1874	8	4	1481	188
Future Volume (vph)	133	0	181	18	4	0	266	1874	8	4	1481	188
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	10	10	10	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	0		0	0		0	370		0	185		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			25			100			85		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.922						0.999			0.983	
Flt Protected		0.979			0.960		0.950			0.950		
Satd. Flow (prot)	0	1558	0	0	1190	0	1687	3725	0	1805	3548	0
Flt Permitted		0.852			0.606		0.072			0.080		
Satd. Flow (perm)	0	1355	0	0	751	0	128	3725	0	152	3548	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		99						1			18	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		2714			999			882			511	
Travel Time (s)		46.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	140	0	191	19	4	0	280	1973	8	4	1559	198
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	331	0	0	23	0	280	1981	0	4	1757	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	1.09	1.09	1.09	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



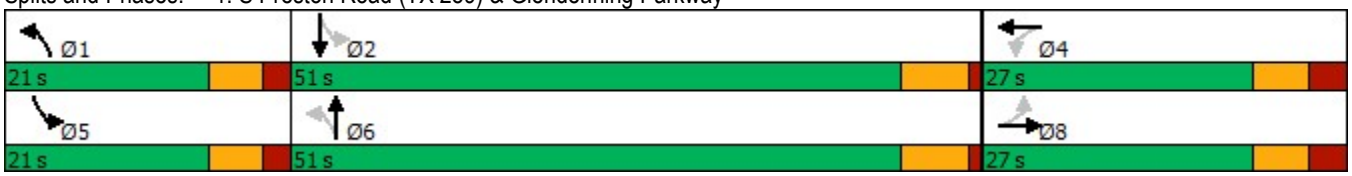
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		13.0	16.0		13.0	16.0	
Total Split (s)	27.0	27.0		27.0	27.0		21.0	51.0		21.0	51.0	
Total Split (%)	27.3%	27.3%		27.3%	27.3%		21.2%	51.5%		21.2%	51.5%	
Maximum Green (s)	20.0	20.0		20.0	20.0		15.0	45.0		15.0	45.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		2.0	1.0		2.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.0			7.0		6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5		1.5	1.5		1.5	0.5		1.5	0.5	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)		19.1			19.1		64.5	61.9		52.1	45.1	
Actuated g/C Ratio		0.20			0.20		0.67	0.64		0.54	0.47	
v/c Ratio		0.95			0.16		0.93	0.83		0.02	1.06	
Control Delay		66.7			35.6		63.9	18.6		6.8	65.1	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		66.7			35.6		63.9	18.6		6.8	65.1	
LOS		E			D		E	B		A	E	
Approach Delay		66.7			35.6			24.2			64.9	
Approach LOS		E			D			C			E	
Queue Length 50th (ft)		150			12		127	417		1	~655	
Queue Length 95th (ft)		#323			36		#274	#824		4	#796	
Internal Link Dist (ft)		2634			919			802			431	
Turn Bay Length (ft)							370			185		
Base Capacity (vph)		359			155		327	2388		351	1665	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.92			0.15		0.86	0.83		0.01	1.06	

Intersection Summary			
Area Type:	Other		
Cycle Length: 99			
Actuated Cycle Length: 96.6			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.06			
Intersection Signal Delay: 43.9		Intersection LOS: D	
Intersection Capacity Utilization 95.3%		ICU Level of Service F	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



Intersection	
Int Delay, s/veh	101.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	183	244	1763	1467	10
Future Vol, veh/h	8	183	244	1763	1467	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	9	195	260	1876	1561	11

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3025	786	1572	0	-	0
Stage 1	1567	-	-	-	-	-
Stage 2	1458	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	~ 6	315	392	-	-	-
Stage 1	117	-	-	-	-	-
Stage 2	137	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 2	315	392	-	-	-
Mov Cap-2 Maneuver	~ 2	-	-	-	-	-
Stage 1	39	-	-	-	-	-
Stage 2	137	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, $	1919.8	3.7	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	392	-	42	-	-
HCM Lane V/C Ratio	0.662	-	4.838	-	-
HCM Control Delay (s)	30.4	-	$ 1919.8	-	-
HCM Lane LOS	D	-	F	-	-
HCM 95th %tile Q(veh)	4.6	-	23.4	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	238	11	109	349	13	54
Future Vol, veh/h	238	11	109	349	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	248	11	114	364	14	56

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	259	0	846	254
Stage 1	-	-	-	-	254	-
Stage 2	-	-	-	-	592	-
Critical Hdwy	-	-	4.15	-	6.68	6.3
Critical Hdwy Stg 1	-	-	-	-	5.68	-
Critical Hdwy Stg 2	-	-	-	-	5.68	-
Follow-up Hdwy	-	-	2.245	-	3.572	3.3
Pot Cap-1 Maneuver	-	-	1288	-	310	784
Stage 1	-	-	-	-	764	-
Stage 2	-	-	-	-	524	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1288	-	276	784
Mov Cap-2 Maneuver	-	-	-	-	276	-
Stage 1	-	-	-	-	764	-
Stage 2	-	-	-	-	466	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.9	12.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	578	-	-	1288	-
HCM Lane V/C Ratio	0.121	-	-	0.088	-
HCM Control Delay (s)	12.1	-	-	8.1	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	0.4	-	-	0.3	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	0	0	128	136	29
Future Vol, veh/h	17	0	0	128	136	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	0	0	139	148	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	303	164	180	0	-	0
Stage 1	164	-	-	-	-	-
Stage 2	139	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	689	881	1396	-	-	-
Stage 1	865	-	-	-	-	-
Stage 2	888	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	689	881	1396	-	-	-
Mov Cap-2 Maneuver	689	-	-	-	-	-
Stage 1	865	-	-	-	-	-
Stage 2	888	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.4	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1396	-	689	-	-
HCM Lane V/C Ratio	-	-	0.027	-	-
HCM Control Delay (s)	0	-	10.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	9.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	66	36	25	109	62	38	108	29	80	92	5
Future Vol, veh/h	10	66	36	25	109	62	38	108	29	80	92	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	10	0	0	22	0	2	0	5	13	2	0	0
Mvmt Flow	12	79	43	30	130	74	45	129	35	95	110	6

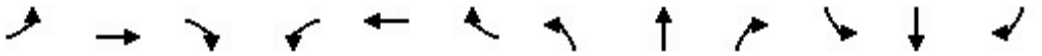
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	642	557	113	601	543	147	116	0	0	164	0	0
Stage 1	303	303	-	237	237	-	-	-	-	-	-	-
Stage 2	339	254	-	364	306	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.5	6.2	7.52	6.7	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4	3.3	3.698	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	376	442	945	372	436	896	1485	-	-	1414	-	-
Stage 1	690	667	-	714	703	-	-	-	-	-	-	-
Stage 2	659	701	-	604	654	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	237	396	945	278	391	896	1485	-	-	1414	-	-
Mov Cap-2 Maneuver	237	396	-	278	391	-	-	-	-	-	-	-
Stage 1	667	619	-	690	680	-	-	-	-	-	-	-
Stage 2	473	678	-	467	607	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	16.2	18.4	1.6	3.5
HCM LOS	C	C		

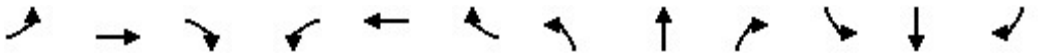
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1485	-	-	454	363	896	1414	-	-
HCM Lane V/C Ratio	0.03	-	-	0.294	0.439	0.082	0.067	-	-
HCM Control Delay (s)	7.5	0	-	16.2	22.5	9.4	7.7	0	-
HCM Lane LOS	A	A	-	C	C	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	1.2	2.2	0.3	0.2	-	-

APPENDIX G

Synchro Analysis for Phase I Build Condition Year 2027



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	162	0	324	15	0	0	174	1408	22	8	1931	90
Future Volume (vph)	162	0	324	15	0	0	174	1408	22	8	1931	90
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	10	10	10	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.910						0.998			0.993	
Flt Protected		0.984			0.950		0.950			0.950		
Satd. Flow (prot)	0	1553	0	0	847	0	1656	3426	0	1805	3398	0
Flt Permitted		0.883			0.339		0.072			0.099		
Satd. Flow (perm)	0	1393	0	0	302	0	126	3426	0	188	3398	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		99						2			6	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		249			999			882			511	
Travel Time (s)		4.2			17.0			10.9			6.3	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	0%	4%	100%	0%	0%	9%	11%	88%	0%	9%	9%
Adj. Flow (vph)	178	0	356	16	0	0	191	1547	24	9	2122	99
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	534	0	0	16	0	191	1571	0	9	2221	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	1.09	1.09	1.09	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



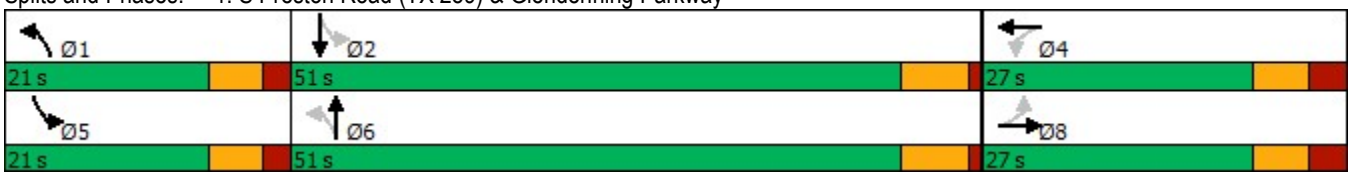
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		13.0	16.0		13.0	16.0	
Total Split (s)	27.0	27.0		27.0	27.0		21.0	51.0		21.0	51.0	
Total Split (%)	27.3%	27.3%		27.3%	27.3%		21.2%	51.5%		21.2%	51.5%	
Maximum Green (s)	20.0	20.0		20.0	20.0		15.0	45.0		15.0	45.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		2.0	1.0		2.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.0			7.0		6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5		1.5	1.5		1.5	0.5		1.5	0.5	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)		20.0			20.0		61.2	58.7		52.0	45.0	
Actuated g/C Ratio		0.21			0.21		0.65	0.62		0.55	0.48	
v/c Ratio		1.43			0.25		0.78	0.74		0.04	1.37	
Control Delay		234.4			43.9		41.1	16.0		6.9	193.2	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		234.4			43.9		41.1	16.0		6.9	193.2	
LOS		F			D		D	B		A	F	
Approach Delay		234.4			43.9			18.7			192.5	
Approach LOS		F			D			B			F	
Queue Length 50th (ft)		~385			8		67	286		2	~926	
Queue Length 95th (ft)		#624			30		140	533		7	#1154	
Internal Link Dist (ft)		169			919			802			431	
Turn Bay Length (ft)							370			185		
Base Capacity (vph)		373			64		325	2135		375	1627	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		1.43			0.25		0.59	0.74		0.02	1.37	

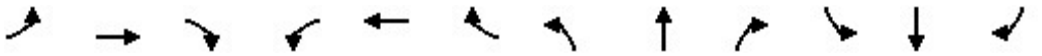
Intersection Summary			
Area Type:	Other		
Cycle Length: 99			
Actuated Cycle Length: 94.2			
Natural Cycle: 130			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.43			
Intersection Signal Delay: 129.5		Intersection LOS: F	
Intersection Capacity Utilization 107.7%		ICU Level of Service G	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



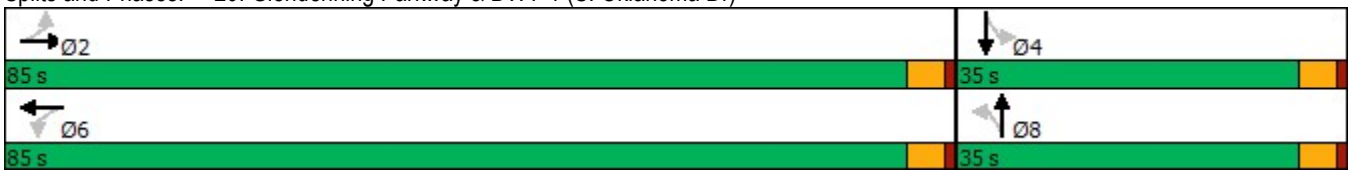


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	70	425	0	0	236	28	0	0	0	61	0	86
Future Volume (vph)	70	425	0	0	236	28	0	0	0	61	0	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.986						0.921	
Flt Protected		0.993									0.980	
Satd. Flow (prot)	0	1822	0	0	1837	0	0	1863	0	0	1681	0
Flt Permitted		0.921									0.865	
Satd. Flow (perm)	0	1690	0	0	1837	0	0	1863	0	0	1484	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					11						57	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			435			199			280	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	76	462	0	0	257	30	0	0	0	66	0	93
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	538	0	0	287	0	0	0	0	0	159	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA			NA					Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases	2			6			8			4		
Detector Phase	2	2		6	6		8	8		4	4	
Switch Phase												

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	85.0	85.0		85.0	85.0		35.0	35.0		35.0	35.0	
Total Split (%)	70.8%	70.8%		70.8%	70.8%		29.2%	29.2%		29.2%	29.2%	
Maximum Green (s)	80.5	80.5		80.5	80.5		30.5	30.5		30.5	30.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		4.5			4.5			4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		Min	Min		None	None		None	None	
Act Effct Green (s)		24.5			24.5						8.9	
Actuated g/C Ratio		0.58			0.58						0.21	
v/c Ratio		0.55			0.27						0.45	
Control Delay		8.8			5.6						14.6	
Queue Delay		0.0			0.0						0.0	
Total Delay		8.8			5.6						14.6	
LOS		A			A						B	
Approach Delay		8.8			5.6						14.6	
Approach LOS		A			A						B	
Queue Length 50th (ft)		64			26						19	
Queue Length 95th (ft)		157			67						65	
Internal Link Dist (ft)		1613			355			119			200	
Turn Bay Length (ft)												
Base Capacity (vph)		1690			1837						1091	
Starvation Cap Reductn		0			0						0	
Spillback Cap Reductn		0			0						0	
Storage Cap Reductn		0			0						0	
Reduced v/c Ratio		0.32			0.16						0.15	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 42.5			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.55			
Intersection Signal Delay: 8.8		Intersection LOS: A	
Intersection Capacity Utilization 60.3%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1 (S. Oklahoma Dr)



Intersection	
Int Delay, s/veh	81.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	148	127	1443	1866	11
Future Vol, veh/h	7	148	127	1443	1866	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	10	9	9	8	13
Mvmt Flow	8	164	141	1603	2073	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3163	1043	2085	0	-	0
Stage 1	2079	-	-	-	-	-
Stage 2	1084	-	-	-	-	-
Critical Hdwy	7.2	7.3	4.28	-	-	-
Critical Hdwy Stg 1	6.2	-	-	-	-	-
Critical Hdwy Stg 2	6.2	-	-	-	-	-
Follow-up Hdwy	3.5	3.4	2.29	-	-	-
Pot Cap-1 Maneuver	~ 6	201	238	-	-	-
Stage 1	67	-	-	-	-	-
Stage 2	257	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 2	201	238	-	-	-
Mov Cap-2 Maneuver	~ 2	-	-	-	-	-
Stage 1	27	-	-	-	-	-
Stage 2	257	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, $	1862.7	3.2	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	238	-	37	-	-
HCM Lane V/C Ratio	0.593	-	4.655	-	-
HCM Control Delay (s)	40	-	$ 1862.7	-	-
HCM Lane LOS	E	-	F	-	-
HCM 95th %tile Q(veh)	3.4	-	20.1	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	358	4	56	265	12	98
Future Vol, veh/h	358	4	56	265	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	9	0	5	17	8	0
Mvmt Flow	448	5	70	331	15	123

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	453	0	922	451
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	471	-
Critical Hdwy	-	-	4.15	-	6.68	6.3
Critical Hdwy Stg 1	-	-	-	-	5.68	-
Critical Hdwy Stg 2	-	-	-	-	5.68	-
Follow-up Hdwy	-	-	2.245	-	3.572	3.3
Pot Cap-1 Maneuver	-	-	1092	-	278	605
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	600	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1092	-	256	605
Mov Cap-2 Maneuver	-	-	-	-	256	-
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	553	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	14.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	527	-	-	1092	-
HCM Lane V/C Ratio	0.261	-	-	0.064	-
HCM Control Delay (s)	14.2	-	-	8.5	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	1	-	-	0.2	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	0	0	185	138	9
Future Vol, veh/h	28	0	0	185	138	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	0	0	201	150	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	356	155	160	0	-	0
Stage 1	155	-	-	-	-	-
Stage 2	201	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	642	891	1419	-	-	-
Stage 1	873	-	-	-	-	-
Stage 2	833	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	642	891	1419	-	-	-
Mov Cap-2 Maneuver	642	-	-	-	-	-
Stage 1	873	-	-	-	-	-
Stage 2	833	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.9	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1419	-	642	-	-
HCM Lane V/C Ratio	-	-	0.047	-	-
HCM Control Delay (s)	0	-	10.9	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	21.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	29	171	41	23	125	55	48	105	43	69	76	46
Future Vol, veh/h	29	171	41	23	125	55	48	105	43	69	76	46
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	17	2	0	0	2	2	0	7	0	2	8	28
Mvmt Flow	36	214	51	29	156	69	60	131	54	86	95	58

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	687	601	124	707	603	158	153	0	0	185	0	0
Stage 1	296	296	-	278	278	-	-	-	-	-	-	-
Stage 2	391	305	-	429	325	-	-	-	-	-	-	-
Critical Hdwy	7.27	6.52	6.2	7.3	6.72	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Follow-up Hdwy	3.653	4.018	3.3	3.5	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	342	414	932	339	399	883	1440	-	-	1390	-	-
Stage 1	681	668	-	722	670	-	-	-	-	-	-	-
Stage 2	604	662	-	594	637	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	190	368	932	159	354	883	1440	-	-	1390	-	-
Mov Cap-2 Maneuver	190	368	-	159	354	-	-	-	-	-	-	-
Stage 1	649	623	-	688	639	-	-	-	-	-	-	-
Stage 2	401	631	-	344	594	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	48.1	28.2	1.9	2.8
HCM LOS	E	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1440	-	-	364	297	883	1390	-	-
HCM Lane V/C Ratio	0.042	-	-	0.828	0.623	0.078	0.062	-	-
HCM Control Delay (s)	7.6	0	-	48.1	35.2	9.4	7.8	0	-
HCM Lane LOS	A	A	-	E	E	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	7.4	3.9	0.3	0.2	-	-

Intersection	
Int Delay, s/veh	5.7

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	108	47	0	64	33
Future Vol, veh/h	0	108	47	0	64	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	117	51	0	70	36

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	227	51	0	0	51	0
Stage 1	51	-	-	-	-	-
Stage 2	176	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	761	1017	-	-	1555	-
Stage 1	971	-	-	-	-	-
Stage 2	855	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	726	1017	-	-	1555	-
Mov Cap-2 Maneuver	726	-	-	-	-	-
Stage 1	971	-	-	-	-	-
Stage 2	816	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9	0	4.9
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	1017	1555	-
HCM Lane V/C Ratio	-	-	0.115	0.045	-
HCM Control Delay (s)	-	-	9	7.4	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-

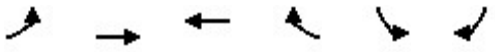
Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	77	0	0	155	97	30
Future Vol, veh/h	77	0	0	155	97	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	84	0	0	168	105	33

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	290	122	138	0	-	0
Stage 1	122	-	-	-	-	-
Stage 2	168	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	701	929	1446	-	-	-
Stage 1	903	-	-	-	-	-
Stage 2	862	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	701	929	1446	-	-	-
Mov Cap-2 Maneuver	701	-	-	-	-	-
Stage 1	903	-	-	-	-	-
Stage 2	862	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.8	0	0
HCM LOS	B		

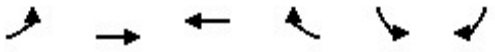
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1446	-	701	-	-
HCM Lane V/C Ratio	-	-	0.119	-	-
HCM Control Delay (s)	0	-	10.8	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	486	264	0	0	0
Future Volume (Veh/h)	0	486	264	0	0	0
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	528	287	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		435	586			
pX, platoon unblocked	0.97				0.86	0.97
vC, conflicting volume	287				815	287
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	247				622	247
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1277				389	767

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	528	287	0
Volume Left	0	0	0
Volume Right	0	0	0
cSH	1700	1700	1700
Volume to Capacity	0.31	0.17	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	0.0	0.0	0.0
Lane LOS			A
Approach Delay (s)	0.0	0.0	0.0
Approach LOS			A

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	28.9%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	486	264	0	0	0
Future Volume (Veh/h)	0	486	264	0	0	0
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	528	287	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		772	249			
pX, platoon unblocked	0.95				0.90	0.95
vC, conflicting volume	287				815	287
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	228				627	228
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1278				404	774

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	528	287	0
Volume Left	0	0	0
Volume Right	0	0	0
cSH	1700	1700	1700
Volume to Capacity	0.31	0.17	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	0.0	0.0	0.0
Lane LOS			A
Approach Delay (s)	0.0	0.0	0.0
Approach LOS			A

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	28.9%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	5	8	90	142	6
Future Vol, veh/h	4	5	8	90	142	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	5	9	98	154	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	274	158	161	0	-	0
Stage 1	158	-	-	-	-	-
Stage 2	116	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	716	887	1418	-	-	-
Stage 1	871	-	-	-	-	-
Stage 2	909	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	711	887	1418	-	-	-
Mov Cap-2 Maneuver	711	-	-	-	-	-
Stage 1	865	-	-	-	-	-
Stage 2	909	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.6	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1418	-	799	-	-
HCM Lane V/C Ratio	0.006	-	0.012	-	-
HCM Control Delay (s)	7.6	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	4	90	146	2
Future Vol, veh/h	0	0	4	90	146	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	4	98	159	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	266	160	161	0	-	0
Stage 1	160	-	-	-	-	-
Stage 2	106	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	723	885	1418	-	-	-
Stage 1	869	-	-	-	-	-
Stage 2	918	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	721	885	1418	-	-	-
Mov Cap-2 Maneuver	721	-	-	-	-	-
Stage 1	866	-	-	-	-	-
Stage 2	918	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1418	-	-	-	-
HCM Lane V/C Ratio	0.003	-	-	-	-
HCM Control Delay (s)	7.5	0	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

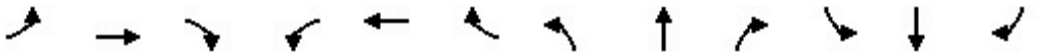
Intersection	
Int Delay, s/veh	5.7

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	115	0	0	0	44	47	0	0	33	0
Future Vol, veh/h	0	0	115	0	0	0	44	47	0	0	33	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	125	0	0	0	48	51	0	0	36	0

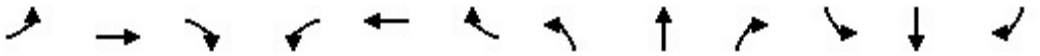
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	183	183	36	246	183	51	36	0	0	51	0	0
Stage 1	36	36	-	147	147	-	-	-	-	-	-	-
Stage 2	147	147	-	99	36	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	778	711	1037	708	711	1017	1575	-	-	1555	-	-
Stage 1	980	865	-	856	775	-	-	-	-	-	-	-
Stage 2	856	775	-	907	865	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	759	689	1037	608	689	1017	1575	-	-	1555	-	-
Mov Cap-2 Maneuver	759	689	-	608	689	-	-	-	-	-	-	-
Stage 1	950	865	-	829	751	-	-	-	-	-	-	-
Stage 2	829	751	-	798	865	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	8.9	0	3.6	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1575	-	- -	1037	1555	-	-
HCM Lane V/C Ratio	0.03	-	- -	0.121	-	-	-
HCM Control Delay (s)	7.4	0	- 0	8.9	0	-	-
HCM Lane LOS	A	A	- A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	- -	0.4	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	89	0	235	18	4	0	346	1874	8	4	1481	151
Future Volume (vph)	89	0	235	18	4	0	346	1874	8	4	1481	151
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	10	10	10	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.902						0.999			0.986	
Flt Protected		0.986			0.960		0.950			0.950		
Satd. Flow (prot)	0	1543	0	0	933	0	1656	3455	0	1805	3374	0
Flt Permitted		0.898			0.500		0.072			0.080		
Satd. Flow (perm)	0	1405	0	0	486	0	126	3455	0	152	3374	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		120						1			14	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		249			999			882			511	
Travel Time (s)		4.2			17.0			10.9			6.3	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	0%	4%	100%	0%	0%	9%	11%	88%	0%	9%	9%
Adj. Flow (vph)	98	0	258	20	4	0	380	2059	9	4	1627	166
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	356	0	0	24	0	380	2068	0	4	1793	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	1.09	1.09	1.09	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



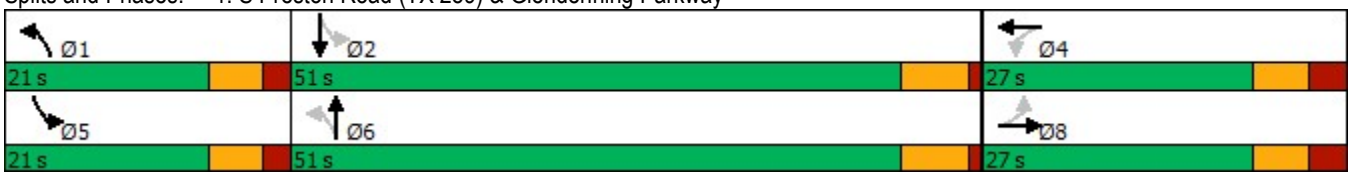
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		13.0	16.0		13.0	16.0	
Total Split (s)	27.0	27.0		27.0	27.0		21.0	51.0		21.0	51.0	
Total Split (%)	27.3%	27.3%		27.3%	27.3%		21.2%	51.5%		21.2%	51.5%	
Maximum Green (s)	20.0	20.0		20.0	20.0		15.0	45.0		15.0	45.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		2.0	1.0		2.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.0			7.0		6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5		1.5	1.5		1.5	0.5		1.5	0.5	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)		19.1			19.1		66.0	63.5		52.0	45.0	
Actuated g/C Ratio		0.19			0.19		0.67	0.65		0.53	0.46	
v/c Ratio		0.96			0.25		1.19	0.93		0.02	1.15	
Control Delay		65.5			41.1		143.2	25.3		6.8	103.8	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		65.5			41.1		143.2	25.3		6.8	103.8	
LOS		E			D		F	C		A	F	
Approach Delay		65.5			41.1			43.6			103.6	
Approach LOS		E			D			D			F	
Queue Length 50th (ft)		154			13		~250	508		1	~711	
Queue Length 95th (ft)		#332			39		#434	#938		4	#852	
Internal Link Dist (ft)		169			919			802			431	
Turn Bay Length (ft)							370			185		
Base Capacity (vph)		381			99		318	2233		345	1554	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.93			0.24		1.19	0.93		0.01	1.15	

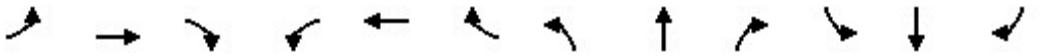
Intersection Summary			
Area Type:	Other		
Cycle Length: 99			
Actuated Cycle Length: 98.2			
Natural Cycle: 140			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.19			
Intersection Signal Delay: 68.6		Intersection LOS: E	
Intersection Capacity Utilization 99.1%		ICU Level of Service F	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



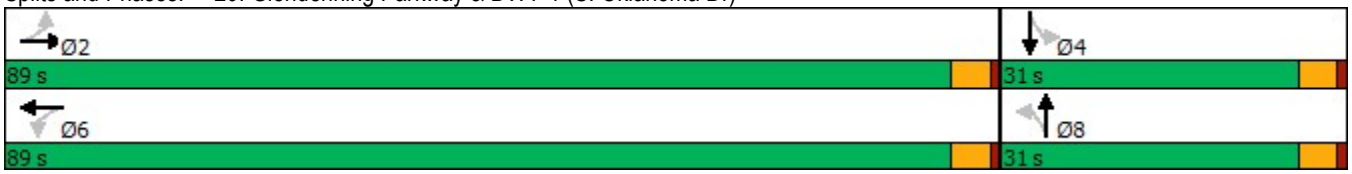


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	124	270	0	0	421	80	0	0	0	54	0	91
Future Volume (vph)	124	270	0	0	421	80	0	0	0	54	0	91
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.978						0.915	
Flt Protected		0.984									0.982	
Satd. Flow (prot)	0	1805	0	0	1822	0	0	1863	0	0	1674	0
Flt Permitted		0.735									0.877	
Satd. Flow (perm)	0	1349	0	0	1822	0	0	1863	0	0	1495	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					19						65	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			435			199			280	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	135	293	0	0	458	87	0	0	0	59	0	99
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	428	0	0	545	0	0	0	0	0	158	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA			NA					Perm	NA	
Protected Phases		2			6			8			4	
Permitted Phases	2			6			8			4		
Detector Phase	2	2		6	6		8	8		4	4	
Switch Phase												

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	89.0	89.0		89.0	89.0		31.0	31.0		31.0	31.0	
Total Split (%)	74.2%	74.2%		74.2%	74.2%		25.8%	25.8%		25.8%	25.8%	
Maximum Green (s)	84.5	84.5		84.5	84.5		26.5	26.5		26.5	26.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0			0.0			0.0	
Total Lost Time (s)		4.5			4.5			4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		Min	Min		None	None		None	None	
Act Effct Green (s)		26.2			26.2						8.6	
Actuated g/C Ratio		0.60			0.60						0.20	
v/c Ratio		0.53			0.50						0.46	
Control Delay		8.7			7.2						15.1	
Queue Delay		0.0			0.0						0.0	
Total Delay		8.7			7.2						15.1	
LOS		A			A						B	
Approach Delay		8.7			7.2						15.1	
Approach LOS		A			A						B	
Queue Length 50th (ft)		50			58						18	
Queue Length 95th (ft)		131			142						69	
Internal Link Dist (ft)		1613			355			119			200	
Turn Bay Length (ft)												
Base Capacity (vph)		1349			1822						941	
Starvation Cap Reductn		0			0						0	
Spillback Cap Reductn		0			0						0	
Storage Cap Reductn		0			0						0	
Reduced v/c Ratio		0.32			0.30						0.17	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 44			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.53			
Intersection Signal Delay: 8.9		Intersection LOS: A	
Intersection Capacity Utilization 67.9%		ICU Level of Service C	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1 (S. Oklahoma Dr)



Intersection	
Int Delay, s/veh	57.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	146	200	1763	1467	10
Future Vol, veh/h	8	146	200	1763	1467	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	10	9	9	8	13
Mvmt Flow	9	162	222	1959	1630	11

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3060	821	1641	0	-	0
Stage 1	1636	-	-	-	-	-
Stage 2	1424	-	-	-	-	-
Critical Hdwy	7.2	7.3	4.28	-	-	-
Critical Hdwy Stg 1	6.2	-	-	-	-	-
Critical Hdwy Stg 2	6.2	-	-	-	-	-
Follow-up Hdwy	3.5	3.4	2.29	-	-	-
Pot Cap-1 Maneuver	~ 7	288	360	-	-	-
Stage 1	123	-	-	-	-	-
Stage 2	164	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 3	288	360	-	-	-
Mov Cap-2 Maneuver	~ 3	-	-	-	-	-
Stage 1	47	-	-	-	-	-
Stage 2	164	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, $	1294.8	3	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	360	-	49	-	-
HCM Lane V/C Ratio	0.617	-	3.492	-	-
HCM Control Delay (s)	29.8	-	$ 1294.8	-	-
HCM Lane LOS	D	-	F	-	-
HCM 95th %tile Q(veh)	3.9	-	18.7	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	318	11	109	403	13	54
Future Vol, veh/h	318	11	109	403	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	9	0	5	17	8	0
Mvmt Flow	398	14	136	504	16	68

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	412	0	1181	405
Stage 1	-	-	-	-	405	-
Stage 2	-	-	-	-	776	-
Critical Hdwy	-	-	4.15	-	6.68	6.3
Critical Hdwy Stg 1	-	-	-	-	5.68	-
Critical Hdwy Stg 2	-	-	-	-	5.68	-
Follow-up Hdwy	-	-	2.245	-	3.572	3.3
Pot Cap-1 Maneuver	-	-	1131	-	191	643
Stage 1	-	-	-	-	646	-
Stage 2	-	-	-	-	425	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1131	-	159	643
Mov Cap-2 Maneuver	-	-	-	-	159	-
Stage 1	-	-	-	-	646	-
Stage 2	-	-	-	-	354	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.8	16.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	404	-	-	1131	-
HCM Lane V/C Ratio	0.207	-	-	0.12	-
HCM Control Delay (s)	16.2	-	-	8.6	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.8	-	-	0.4	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	0	0	201	243	29
Future Vol, veh/h	17	0	0	201	243	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	0	0	218	264	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	498	280	296	0	-	0
Stage 1	280	-	-	-	-	-
Stage 2	218	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	532	759	1265	-	-	-
Stage 1	767	-	-	-	-	-
Stage 2	818	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	532	759	1265	-	-	-
Mov Cap-2 Maneuver	532	-	-	-	-	-
Stage 1	767	-	-	-	-	-
Stage 2	818	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1265	-	532	-	-
HCM Lane V/C Ratio	-	-	0.035	-	-
HCM Control Delay (s)	0	-	12	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	18.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	66	63	52	109	62	56	144	47	80	145	5
Future Vol, veh/h	10	66	63	52	109	62	56	144	47	80	145	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	17	2	0	0	2	2	0	7	0	2	8	28
Mvmt Flow	13	83	79	65	136	78	70	180	59	100	181	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	841	763	184	815	737	210	187	0	0	239	0	0
Stage 1	384	384	-	350	350	-	-	-	-	-	-	-
Stage 2	457	379	-	465	387	-	-	-	-	-	-	-
Critical Hdwy	7.27	6.52	6.2	7.3	6.72	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Follow-up Hdwy	3.653	4.018	3.3	3.5	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	268	334	864	285	332	825	1399	-	-	1328	-	-
Stage 1	610	611	-	658	621	-	-	-	-	-	-	-
Stage 2	556	615	-	567	597	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	138	288	864	182	287	825	1399	-	-	1328	-	-
Mov Cap-2 Maneuver	138	288	-	182	287	-	-	-	-	-	-	-
Stage 1	575	560	-	620	585	-	-	-	-	-	-	-
Stage 2	364	579	-	402	547	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23	50.2	1.7	2.8
HCM LOS	C	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1399	-	-	371	242	825	1328	-	-
HCM Lane V/C Ratio	0.05	-	-	0.468	0.832	0.094	0.075	-	-
HCM Control Delay (s)	7.7	0	-	23	65.7	9.8	7.9	0	-
HCM Lane LOS	A	A	-	C	F	A	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	2.4	6.5	0.3	0.2	-	-

Intersection	
Int Delay, s/veh	5.6

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	114	54	0	95	47
Future Vol, veh/h	0	114	54	0	95	47
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	124	59	0	103	51

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	316	59	0	0	59	0
Stage 1	59	-	-	-	-	-
Stage 2	257	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	677	1007	-	-	1545	-
Stage 1	964	-	-	-	-	-
Stage 2	786	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	630	1007	-	-	1545	-
Mov Cap-2 Maneuver	630	-	-	-	-	-
Stage 1	964	-	-	-	-	-
Stage 2	732	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9.1	0	5
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	1007	1545	-
HCM Lane V/C Ratio	-	-	0.123	0.067	-
HCM Control Delay (s)	-	-	9.1	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.4	0.2	-

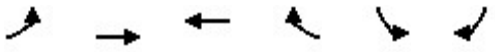
Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	62	0	0	168	142	97
Future Vol, veh/h	62	0	0	168	142	97
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	67	0	0	183	154	105

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	390	207	259	0	-	0
Stage 1	207	-	-	-	-	-
Stage 2	183	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	614	833	1306	-	-	-
Stage 1	828	-	-	-	-	-
Stage 2	848	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	614	833	1306	-	-	-
Mov Cap-2 Maneuver	614	-	-	-	-	-
Stage 1	828	-	-	-	-	-
Stage 2	848	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.6	0	0
HCM LOS	B		

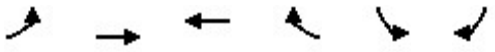
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1306	-	614	-	-
HCM Lane V/C Ratio	-	-	0.11	-	-
HCM Control Delay (s)	0	-	11.6	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	324	501	0	0	0
Future Volume (Veh/h)	0	324	501	0	0	0
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	352	545	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		435	586			
pX, platoon unblocked	0.89				0.91	0.89
vC, conflicting volume	545				897	545
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	432				754	432
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1008				343	558

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	352	545	0
Volume Left	0	0	0
Volume Right	0	0	0
cSH	1700	1700	1700
Volume to Capacity	0.21	0.32	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	0.0	0.0	0.0
Lane LOS			A
Approach Delay (s)	0.0	0.0	0.0
Approach LOS			A

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	29.7%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	324	501	0	0	0
Future Volume (Veh/h)	0	324	501	0	0	0
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	352	545	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		772	249			
pX, platoon unblocked	0.89				0.89	0.89
vC, conflicting volume	545				897	545
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	426				822	426
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1008				306	559

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	352	545	0
Volume Left	0	0	0
Volume Right	0	0	0
cSH	1700	1700	1700
Volume to Capacity	0.21	0.32	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	0.0	0.0	0.0
Lane LOS			A
Approach Delay (s)	0.0	0.0	0.0
Approach LOS			A

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	29.7%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	12	11	193	134	7
Future Vol, veh/h	8	12	11	193	134	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	13	12	210	146	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	384	150	154	0	-	0
Stage 1	150	-	-	-	-	-
Stage 2	234	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	619	896	1426	-	-	-
Stage 1	878	-	-	-	-	-
Stage 2	805	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	613	896	1426	-	-	-
Mov Cap-2 Maneuver	613	-	-	-	-	-
Stage 1	869	-	-	-	-	-
Stage 2	805	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.9	0.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1426	-	756	-	-
HCM Lane V/C Ratio	0.008	-	0.029	-	-
HCM Control Delay (s)	7.5	0	9.9	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	4	4	198	137	2
Future Vol, veh/h	2	4	4	198	137	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	4	4	215	149	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	373	150	151	0	-	0
Stage 1	150	-	-	-	-	-
Stage 2	223	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	628	896	1430	-	-	-
Stage 1	878	-	-	-	-	-
Stage 2	814	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	626	896	1430	-	-	-
Mov Cap-2 Maneuver	626	-	-	-	-	-
Stage 1	875	-	-	-	-	-
Stage 2	814	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.6	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1430	-	783	-	-
HCM Lane V/C Ratio	0.003	-	0.008	-	-
HCM Control Delay (s)	7.5	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	5.7

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	93	0	0	0	146	54	0	0	47	0
Future Vol, veh/h	0	0	93	0	0	0	146	54	0	0	47	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	101	0	0	0	159	59	0	0	51	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	428	428	51	479	428	59	51	0	0	59	0	0
Stage 1	51	51	-	377	377	-	-	-	-	-	-	-
Stage 2	377	377	-	102	51	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	537	519	1017	497	519	1007	1555	-	-	1545	-	-
Stage 1	962	852	-	644	616	-	-	-	-	-	-	-
Stage 2	644	616	-	904	852	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	494	464	1017	411	464	1007	1555	-	-	1545	-	-
Mov Cap-2 Maneuver	494	464	-	411	464	-	-	-	-	-	-	-
Stage 1	860	852	-	576	551	-	-	-	-	-	-	-
Stage 2	576	551	-	814	852	-	-	-	-	-	-	-

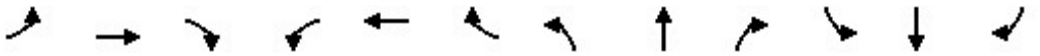
Approach	SE	NW	NE	SW
HCM Control Delay, s	8.9	0	5.5	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1555	-	- -	1017	1545	-	-
HCM Lane V/C Ratio	0.102	-	- -	0.099	-	-	-
HCM Control Delay (s)	7.6	0	- 0	8.9	0	-	-
HCM Lane LOS	A	A	- A	A	A	-	-
HCM 95th %tile Q(veh)	0.3	-	- -	0.3	0	-	-

APPENDIX H

Synchro Analysis for Phase II Background Condition Year 2029

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	234	0	301	18	0	0	166	1604	26	10	2194	131
Future Volume (vph)	234	0	301	18	0	0	166	1604	26	10	2194	131
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	12	12	12	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	280		370	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	140			110			100			85		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850					0.998			0.992	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3175	4939	1479	1760	5213	1909	1656	3424	0	1805	3395	0
Flt Permitted	0.757			0.757			0.037			0.085		
Satd. Flow (perm)	2530	4939	1479	1402	5213	1909	64	3424	0	162	3395	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			79					2			8	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		1020			999			882			511	
Travel Time (s)		17.4			17.0			10.9			6.3	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	0%	4%	100%	0%	0%	9%	11%	88%	0%	9%	9%
Adj. Flow (vph)	257	0	331	20	0	0	182	1763	29	11	2411	144
Shared Lane Traffic (%)												
Lane Group Flow (vph)	257	0	331	20	0	0	182	1792	0	11	2555	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

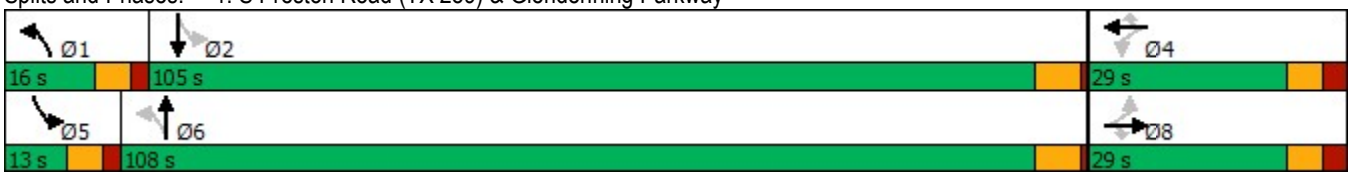


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm		Perm	Perm		Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	29.0	29.0	29.0	29.0	29.0	29.0	16.0	108.0		13.0	105.0	
Total Split (%)	19.3%	19.3%	19.3%	19.3%	19.3%	19.3%	10.7%	72.0%		8.7%	70.0%	
Maximum Green (s)	22.0	22.0	22.0	22.0	22.0	22.0	10.0	102.0		7.0	99.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	22.0		22.0	22.0			113.8	109.8		106.0	99.0	
Actuated g/C Ratio	0.15		0.15	0.15			0.76	0.73		0.71	0.66	
v/c Ratio	0.69		1.17	0.10			1.18	0.72		0.06	1.14	
Control Delay	71.5		146.8	56.9			167.4	14.3		5.0	94.6	
Queue Delay	0.0		0.0	0.0			0.0	0.0		0.0	0.0	
Total Delay	71.5		146.8	56.9			167.4	14.3		5.0	94.6	
LOS	E		F	E			F	B		A	F	
Approach Delay		113.9			56.9			28.4			94.2	
Approach LOS		F			E			C			F	
Queue Length 50th (ft)	124		~314	8			~166	398		2	~1533	
Queue Length 95th (ft)	175		#518	22			#333	670		7	#1653	
Internal Link Dist (ft)		940			919			802			431	
Turn Bay Length (ft)	280		370	380			370			185		
Base Capacity (vph)	371		284	205			154	2506		191	2243	
Starvation Cap Reductn	0		0	0			0	0		0	0	
Spillback Cap Reductn	0		0	0			0	0		0	0	
Storage Cap Reductn	0		0	0			0	0		0	0	
Reduced v/c Ratio	0.69		1.17	0.10			1.18	0.72		0.06	1.14	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Natural Cycle: 150			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.18			
Intersection Signal Delay: 71.1		Intersection LOS: E	
Intersection Capacity Utilization 106.0%		ICU Level of Service G	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



Intersection	
Int Delay, s/veh	18.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	179	188	1650	2133	13
Future Vol, veh/h	8	179	188	1650	2133	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	10	9	9	8	13
Mvmt Flow	9	199	209	1833	2370	14

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3712	1192	2384	0	-	0
Stage 1	2377	-	-	-	-	-
Stage 2	1335	-	-	-	-	-
Critical Hdwy	7.2	7.3	4.28	-	-	-
Critical Hdwy Stg 1	6.2	-	-	-	-	-
Critical Hdwy Stg 2	6.2	-	-	-	-	-
Follow-up Hdwy	3.5	3.4	2.29	-	-	-
Pot Cap-1 Maneuver	~ 2	~ 157	~ 179	-	-	-
Stage 1	44	-	-	-	-	-
Stage 2	184	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	~ 157	~ 179	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	184	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	238.4	17.6	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 179	-	157	-	-
HCM Lane V/C Ratio	1.167	-	1.323	-	-
HCM Control Delay (s)	172.1	-	238.4	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	10.9	-	12.6	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	378	5	64	234	12	98
Future Vol, veh/h	378	5	64	234	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	9	0	5	17	8	0
Mvmt Flow	473	6	80	293	15	123

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	479	0	753	240
Stage 1	-	-	-	-	476	-
Stage 2	-	-	-	-	277	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	682	-	381	649
Stage 1	-	-	-	-	473	-
Stage 2	-	-	-	-	658	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	682	-	328	649
Mov Cap-2 Maneuver	-	-	-	-	328	-
Stage 1	-	-	-	-	473	-
Stage 2	-	-	-	-	566	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.6	13
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	586	-	-	682	-
HCM Lane V/C Ratio	0.235	-	-	0.117	-
HCM Control Delay (s)	13	-	-	11	0.3
HCM Lane LOS	B	-	-	B	A
HCM 95th %tile Q(veh)	0.9	-	-	0.4	-

Intersection	
Int Delay, s/veh	1.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	0	0	108	107	9
Future Vol, veh/h	28	0	0	108	107	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	0	0	117	116	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	238	121	126	0	-	0
Stage 1	121	-	-	-	-	-
Stage 2	117	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	750	930	1460	-	-	-
Stage 1	904	-	-	-	-	-
Stage 2	908	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	750	930	1460	-	-	-
Mov Cap-2 Maneuver	750	-	-	-	-	-
Stage 1	904	-	-	-	-	-
Stage 2	908	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1460	-	750	-	-
HCM Lane V/C Ratio	-	-	0.041	-	-
HCM Control Delay (s)	0	-	10	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	15

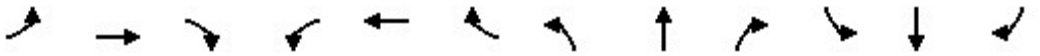
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	29	171	32	14	125	55	29	67	24	74	61	50
Future Vol, veh/h	29	171	32	14	125	55	29	67	24	74	61	50
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	17	2	0	0	2	2	0	7	0	2	8	28
Mvmt Flow	36	214	40	18	156	69	36	84	30	93	76	63

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	578	480	108	592	496	99	139	0	0	114	0	0
Stage 1	294	294	-	171	171	-	-	-	-	-	-	-
Stage 2	284	186	-	421	325	-	-	-	-	-	-	-
Critical Hdwy	7.27	6.52	6.2	7.3	6.72	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Follow-up Hdwy	3.653	4.018	3.3	3.5	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	405	485	951	407	462	954	1457	-	-	1475	-	-
Stage 1	683	670	-	828	750	-	-	-	-	-	-	-
Stage 2	692	746	-	600	637	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	249	440	951	225	419	954	1457	-	-	1475	-	-
Mov Cap-2 Maneuver	249	440	-	225	419	-	-	-	-	-	-	-
Stage 1	665	624	-	806	731	-	-	-	-	-	-	-
Stage 2	492	727	-	352	593	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	28.9	18.1	1.8	3
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1457	-	-	431	386	954	1475	-	-
HCM Lane V/C Ratio	0.025	-	-	0.673	0.45	0.072	0.063	-	-
HCM Control Delay (s)	7.5	0	-	28.9	21.7	9.1	7.6	0	-
HCM Lane LOS	A	A	-	D	C	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	4.8	2.3	0.2	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	152	0	206	21	5	0	304	2128	10	5	1684	214
Future Volume (vph)	152	0	206	21	5	0	304	2128	10	5	1684	214
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	12	12	12	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	280		370	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	140			110			100			85		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850					0.999			0.983	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3145	4939	1479	2410	3919	1909	1687	3723	0	1805	3548	0
Flt Permitted	0.754			0.757			0.045			0.050		
Satd. Flow (perm)	2497	4939	1479	1921	3919	1909	80	3723	0	95	3548	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			239					1			16	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		1020			999			882			511	
Travel Time (s)		17.4			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	160	0	217	22	5	0	320	2240	11	5	1773	225
Shared Lane Traffic (%)												
Lane Group Flow (vph)	160	0	217	22	5	0	320	2251	0	5	1998	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

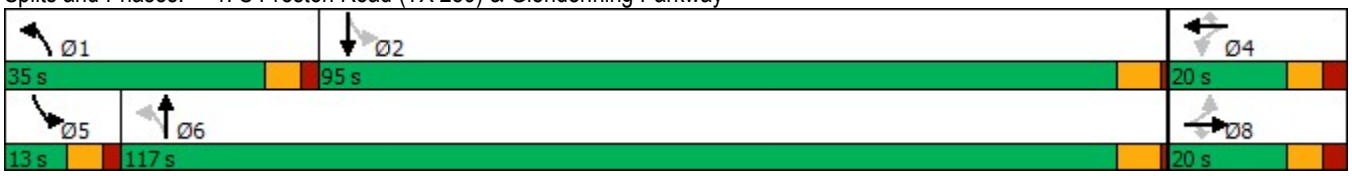


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm		Perm	Perm	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	35.0	117.0		13.0	95.0	
Total Split (%)	13.3%	13.3%	13.3%	13.3%	13.3%	13.3%	23.3%	78.0%		8.7%	63.3%	
Maximum Green (s)	13.0	13.0	13.0	13.0	13.0	13.0	29.0	111.0		7.0	89.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	11.6		11.6	11.6	11.6		109.7	107.4		85.9	78.7	
Actuated g/C Ratio	0.09		0.09	0.09	0.09		0.81	0.80		0.64	0.58	
v/c Ratio	0.75		0.63	0.13	0.01		0.89	0.76		0.03	0.96	
Control Delay	84.6		13.8	64.7	62.8		68.3	9.8		5.8	39.4	
Queue Delay	0.0		0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	84.6		13.8	64.7	62.8		68.3	9.8		5.8	39.4	
LOS	F		B	E	E		E	A		A	D	
Approach Delay		43.9			64.4			17.1			39.3	
Approach LOS		D			E			B			D	
Queue Length 50th (ft)	80		0	10	1		250	416		1	911	
Queue Length 95th (ft)	#133		60	26	6		#414	786		3	#1067	
Internal Link Dist (ft)		940			919			802			431	
Turn Bay Length (ft)	280		370	380			370			185		
Base Capacity (vph)	248		362	191	389		421	3176		152	2421	
Starvation Cap Reductn	0		0	0	0		0	0		0	0	
Spillback Cap Reductn	0		0	0	0		0	0		0	0	
Storage Cap Reductn	0		0	0	0		0	0		0	0	
Reduced v/c Ratio	0.65		0.60	0.12	0.01		0.76	0.71		0.03	0.83	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 134.7			
Natural Cycle: 90			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.96			
Intersection Signal Delay: 28.3		Intersection LOS: C	
Intersection Capacity Utilization 97.0%		ICU Level of Service F	
Analysis Period (min) 15			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



Intersection	
Int Delay, s/veh	6.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	9	193	266	2014	1677	11
Future Vol, veh/h	9	193	266	2014	1677	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	10	205	283	2143	1784	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3428	898	1796	0	-	0
Stage 1	1790	-	-	-	-	-
Stage 2	1638	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	~ 3	263	320	-	-	-
Stage 1	85	-	-	-	-	-
Stage 2	106	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	263	320	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	10	-	-	-	-	-
Stage 2	106	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	59.6	7.2	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	320	-	263	-	-
HCM Lane V/C Ratio	0.884	-	0.817	-	-
HCM Control Delay (s)	62	-	59.6	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	8.2	-	6.5	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.5

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	272	13	125	398	13	54
Future Vol, veh/h	272	13	125	398	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	283	14	130	415	14	56

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	297	0	716	149
Stage 1	-	-	-	-	290	-
Stage 2	-	-	-	-	426	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	831	-	399	742
Stage 1	-	-	-	-	617	-
Stage 2	-	-	-	-	545	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	831	-	318	742
Mov Cap-2 Maneuver	-	-	-	-	318	-
Stage 1	-	-	-	-	617	-
Stage 2	-	-	-	-	434	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.7	11.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	589	-	-	831	-
HCM Lane V/C Ratio	0.118	-	-	0.157	-
HCM Control Delay (s)	11.9	-	-	10.1	0.4
HCM Lane LOS	B	-	-	B	A
HCM 95th %tile Q(veh)	0.4	-	-	0.6	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	0	0	137	143	29
Future Vol, veh/h	17	0	0	137	143	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	0	0	149	155	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	320	171	187	0	-	0
Stage 1	171	-	-	-	-	-
Stage 2	149	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	673	873	1387	-	-	-
Stage 1	859	-	-	-	-	-
Stage 2	879	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	673	873	1387	-	-	-
Mov Cap-2 Maneuver	673	-	-	-	-	-
Stage 1	859	-	-	-	-	-
Stage 2	879	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.5	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1387	-	673	-	-
HCM Lane V/C Ratio	-	-	0.027	-	-
HCM Control Delay (s)	0	-	10.5	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	10

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	66	36	25	109	62	41	115	30	87	97	5
Future Vol, veh/h	10	66	36	25	109	62	41	115	30	87	97	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	10	0	0	22	0	2	0	5	13	2	0	0
Mvmt Flow	12	79	43	30	130	74	49	137	36	104	115	6

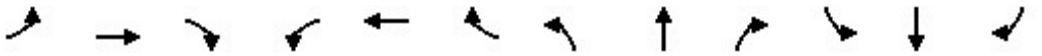
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	681	597	118	640	582	155	121	0	0	173	0	0
Stage 1	326	326	-	253	253	-	-	-	-	-	-	-
Stage 2	355	271	-	387	329	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.5	6.2	7.52	6.7	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4	3.3	3.698	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	354	419	939	349	414	887	1479	-	-	1404	-	-
Stage 1	670	652	-	699	692	-	-	-	-	-	-	-
Stage 2	646	689	-	585	638	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	216	372	939	255	367	887	1479	-	-	1404	-	-
Mov Cap-2 Maneuver	216	372	-	255	367	-	-	-	-	-	-	-
Stage 1	645	600	-	673	666	-	-	-	-	-	-	-
Stage 2	459	664	-	447	588	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	17.2	19.9	1.7	3.6
HCM LOS	C	C		

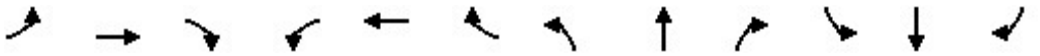
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1479	-	-	427	339	887	1404	-	-
HCM Lane V/C Ratio	0.033	-	-	0.312	0.471	0.083	0.074	-	-
HCM Control Delay (s)	7.5	0	-	17.2	24.7	9.4	7.8	0	-
HCM Lane LOS	A	A	-	C	C	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	1.3	2.4	0.3	0.2	-	-

APPENDIX I

Synchro Analysis for Phase II Build Condition Year 2029



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	187	0	493	18	0	0	345	1604	26	10	2313	105
Future Volume (vph)	187	0	493	18	0	0	345	1604	26	10	2313	105
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	14	14	12	13	13
Grade (%)		0%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850					0.998			0.993	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3303	5187	1553	2410	3919	1909	1687	3695	0	1805	3592	0
Flt Permitted	0.757			0.757			0.037			0.097		
Satd. Flow (perm)	2632	5187	1553	1921	3919	1909	66	3695	0	184	3592	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			78					2			6	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		253			999			882			511	
Travel Time (s)		4.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	197	0	519	19	0	0	363	1688	27	11	2435	111
Shared Lane Traffic (%)												
Lane Group Flow (vph)	197	0	519	19	0	0	363	1715	0	11	2546	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		6			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



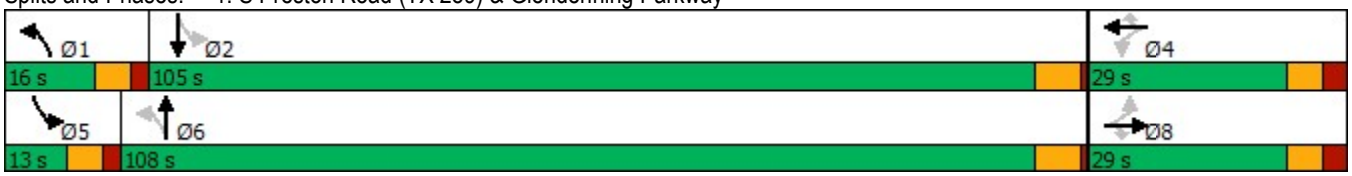
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm		Perm	Perm		Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	29.0	29.0	29.0	29.0	29.0	29.0	16.0	108.0		13.0	105.0	
Total Split (%)	19.3%	19.3%	19.3%	19.3%	19.3%	19.3%	10.7%	72.0%		8.7%	70.0%	
Maximum Green (s)	22.0	22.0	22.0	22.0	22.0	22.0	10.0	102.0		7.0	99.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	22.0		22.0	22.0			113.8	109.8		106.0	99.0	
Actuated g/C Ratio	0.15		0.15	0.15			0.76	0.73		0.71	0.66	
v/c Ratio	0.51		1.77	0.07			2.30	0.63		0.05	1.07	
Control Delay	64.3		387.8	56.0			628.9	12.2		4.9	67.6	
Queue Delay	0.0		0.0	0.0			0.0	0.0		0.0	0.0	
Total Delay	64.3		387.8	56.0			628.9	12.2		4.9	67.6	
LOS	E		F	E			F	B		A	E	
Approach Delay		298.8			56.0			119.9			67.3	
Approach LOS		F			E			F			E	
Queue Length 50th (ft)	92		~691	8			~533	338		2	~1453	
Queue Length 95th (ft)	136		#925	22			#745	564		7	#1574	
Internal Link Dist (ft)		173			919			802			431	
Turn Bay Length (ft)				380			370			185		
Base Capacity (vph)	386		294	281			158	2705		205	2372	
Starvation Cap Reductn	0		0	0			0	0		0	0	
Spillback Cap Reductn	0		0	0			0	0		0	0	
Storage Cap Reductn	0		0	0			0	0		0	0	
Reduced v/c Ratio	0.51		1.77	0.07			2.30	0.63		0.05	1.07	

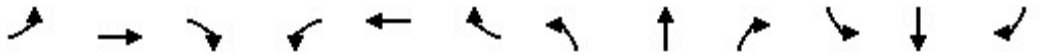
Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Natural Cycle: 150			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 2.30			
Intersection Signal Delay: 118.5		Intersection LOS: F	
Intersection Capacity Utilization 120.3%		ICU Level of Service H	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



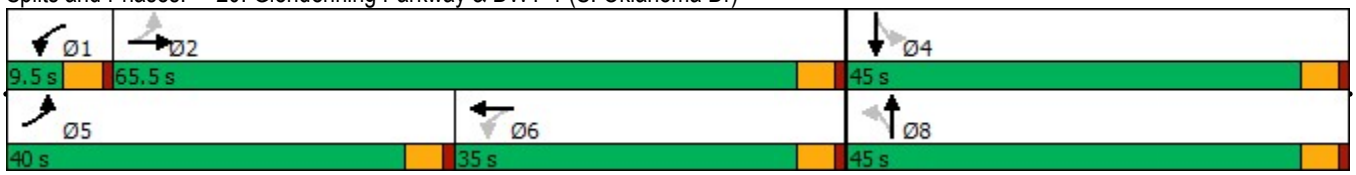


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	226	488	0	0	367	27	0	0	0	73	0	123
Future Volume (vph)	226	488	0	0	367	27	0	0	0	73	0	123
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.990						0.915	
Flt Protected	0.950										0.982	
Satd. Flow (prot)	1743	5009	0	1863	5034	0	0	1863	0	0	1674	0
Flt Permitted	0.339										0.877	
Satd. Flow (perm)	622	5009	0	1863	5034	0	0	1863	0	0	1495	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					9						95	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			434			199			279	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	246	530	0	0	399	29	0	0	0	79	0	134
Shared Lane Traffic (%)												
Lane Group Flow (vph)	246	530	0	0	428	0	0	0	0	0	213	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			18			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA					Perm	NA	
Protected Phases	5	2		1	6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	40.0	65.5		9.5	35.0		45.0	45.0		45.0	45.0	
Total Split (%)	33.3%	54.6%		7.9%	29.2%		37.5%	37.5%		37.5%	37.5%	
Maximum Green (s)	35.5	61.0		5.0	30.5		40.5	40.5		40.5	40.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5			4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	27.3	27.3			9.7						9.7	
Actuated g/C Ratio	0.59	0.59			0.21						0.21	
v/c Ratio	0.36	0.18			0.40						0.55	
Control Delay	6.5	4.7			17.9						16.5	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	6.5	4.7			17.9						16.5	
LOS	A	A			B						B	
Approach Delay		5.3			17.9						16.5	
Approach LOS		A			B						B	
Queue Length 50th (ft)	25	18			34						26	
Queue Length 95th (ft)	65	39			74						91	
Internal Link Dist (ft)		1613			354			119			199	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1386	5002			3574						1319	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.18	0.11			0.12						0.16	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 46.3			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.55			
Intersection Signal Delay: 10.8		Intersection LOS: B	
Intersection Capacity Utilization 43.1%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1 (S. Oklahoma Dr)



Intersection	
Int Delay, s/veh	2060

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	56	273	141	1650	2133	64
Future Vol, veh/h	56	273	141	1650	2133	64
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	60	290	150	1755	2269	68

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3481	1169	2337	0	-	0
Stage 1	2303	-	-	-	-	-
Stage 2	1178	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	~ 3	~ 170	193	-	-	-
Stage 1	~ 40	-	-	-	-	-
Stage 2	203	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 1	~ 170	193	-	-	-
Mov Cap-2 Maneuver	~ 1	-	-	-	-	-
Stage 1	~ 9	-	-	-	-	-
Stage 2	203	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 27001.7	5.4	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	193	-	6	-	-
HCM Lane V/C Ratio	0.777	-	58.333	-	-
HCM Control Delay (s)	68.6	-	$ 27001.7	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	5.3	-	45.9	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	557	5	64	426	12	98
Future Vol, veh/h	557	5	64	426	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	580	5	67	444	13	102

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	585	0	895	293
Stage 1	-	-	-	-	583	-
Stage 2	-	-	-	-	312	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	607	-	321	600
Stage 1	-	-	-	-	405	-
Stage 2	-	-	-	-	630	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	607	-	274	600
Mov Cap-2 Maneuver	-	-	-	-	274	-
Stage 1	-	-	-	-	405	-
Stage 2	-	-	-	-	538	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.9	13.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	531	-	-	607	-
HCM Lane V/C Ratio	0.216	-	-	0.11	-
HCM Control Delay (s)	13.6	-	-	11.7	0.4
HCM Lane LOS	B	-	-	B	A
HCM 95th %tile Q(veh)	0.8	-	-	0.4	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	0	0	317	295	9
Future Vol, veh/h	28	0	0	317	295	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	0	0	345	321	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	671	326	331	0	-	0
Stage 1	326	-	-	-	-	-
Stage 2	345	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	422	715	1228	-	-	-
Stage 1	731	-	-	-	-	-
Stage 2	717	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	422	715	1228	-	-	-
Mov Cap-2 Maneuver	422	-	-	-	-	-
Stage 1	731	-	-	-	-	-
Stage 2	717	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.2	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1228	-	422	-	-
HCM Lane V/C Ratio	-	-	0.072	-	-
HCM Control Delay (s)	0	-	14.2	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	160.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		⇕			⇂	↱		⇕			⇕	
Traffic Vol, veh/h	29	171	92	48	125	55	93	171	64	74	155	50
Future Vol, veh/h	29	171	92	48	125	55	93	171	64	74	155	50
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	10	0	0	22	0	2	0	5	13	2	0	0
Mvmt Flow	35	204	110	57	149	65	111	204	76	88	185	60

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	962	893	215	1012	885	242	245	0	0	280	0	0
Stage 1	391	391	-	464	464	-	-	-	-	-	-	-
Stage 2	571	502	-	548	421	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.5	6.2	7.52	6.7	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4	3.3	3.698	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	228	283	830	189	272	792	1333	-	-	1283	-	-
Stage 1	618	611	-	528	553	-	-	-	-	-	-	-
Stage 2	492	545	-	472	579	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	87	234	830	~ 38	225	792	1333	-	-	1283	-	-
Mov Cap-2 Maneuver	87	234	-	~ 38	225	-	-	-	-	-	-	-
Stage 1	556	562	-	475	498	-	-	-	-	-	-	-
Stage 2	285	491	-	240	533	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	239	$ 481.4	2.3	2.1
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1333	-	-	249	95	792	1283	-	-
HCM Lane V/C Ratio	0.083	-	-	1.396	2.168	0.083	0.069	-	-
HCM Control Delay (s)	7.9	0	-	239	$ 631.3	10	8	0	-
HCM Lane LOS	A	A	-	F	F	B	A	A	-
HCM 95th %tile Q(veh)	0.3	-	-	19.1	18.1	0.3	0.2	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.1

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	124	195	0	70	187
Future Vol, veh/h	0	124	195	0	70	187
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	135	212	0	76	203

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	567	212	0	0	212	0
Stage 1	212	-	-	-	-	-
Stage 2	355	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	485	828	-	-	1358	-
Stage 1	823	-	-	-	-	-
Stage 2	710	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	454	828	-	-	1358	-
Mov Cap-2 Maneuver	454	-	-	-	-	-
Stage 1	823	-	-	-	-	-
Stage 2	665	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	10.2	0	2.1
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	828	1358	-
HCM Lane V/C Ratio	-	-	0.163	0.056	-
HCM Control Delay (s)	-	-	10.2	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.6	0.2	-

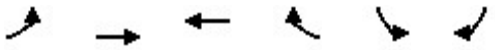
Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	60	0	0	319	257	28
Future Vol, veh/h	60	0	0	319	257	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	65	0	0	347	279	30

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	641	294	309	0	-	0
Stage 1	294	-	-	-	-	-
Stage 2	347	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	439	745	1252	-	-	-
Stage 1	756	-	-	-	-	-
Stage 2	716	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	439	745	1252	-	-	-
Mov Cap-2 Maneuver	439	-	-	-	-	-
Stage 1	756	-	-	-	-	-
Stage 2	716	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1252	-	439	-	-
HCM Lane V/C Ratio	-	-	0.149	-	-
HCM Control Delay (s)	0	-	14.6	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.5	-	-



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	561	346	76	0	48
Future Volume (Veh/h)	0	561	346	76	0	48
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	610	376	83	0	52
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		434	590			
pX, platoon unblocked					1.00	
vC, conflicting volume	459				621	136
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	459				617	136
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	94
cM capacity (veh/h)	1098				421	888

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	WB 3	WB 4	SB 1
Volume Total	203	203	203	107	107	107	137	52
Volume Left	0	0	0	0	0	0	0	0
Volume Right	0	0	0	0	0	0	83	52
cSH	1700	1700	1700	1700	1700	1700	1700	888
Volume to Capacity	0.12	0.12	0.12	0.06	0.06	0.06	0.08	0.06
Queue Length 95th (ft)	0	0	0	0	0	0	0	5
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.3
Lane LOS								A
Approach Delay (s)	0.0			0.0				9.3
Approach LOS								A

Intersection Summary			
Average Delay	0.4		
Intersection Capacity Utilization	16.3%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	5	8	245	190	6
Future Vol, veh/h	4	5	8	245	190	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	5	9	266	207	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	495	211	214	0	-	0
Stage 1	211	-	-	-	-	-
Stage 2	284	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	534	829	1356	-	-	-
Stage 1	824	-	-	-	-	-
Stage 2	764	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	530	829	1356	-	-	-
Mov Cap-2 Maneuver	530	-	-	-	-	-
Stage 1	817	-	-	-	-	-
Stage 2	764	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.5	0.2	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1356	-	663	-	-
HCM Lane V/C Ratio	0.006	-	0.015	-	-
HCM Control Delay (s)	7.7	0	10.5	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	4	245	194	2
Future Vol, veh/h	1	2	4	245	194	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	4	266	211	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	486	212	213	0	-	0
Stage 1	212	-	-	-	-	-
Stage 2	274	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	540	828	1357	-	-	-
Stage 1	823	-	-	-	-	-
Stage 2	772	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	538	828	1357	-	-	-
Mov Cap-2 Maneuver	538	-	-	-	-	-
Stage 1	821	-	-	-	-	-
Stage 2	772	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.2	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1357	-	702	-	-
HCM Lane V/C Ratio	0.003	-	0.005	-	-
HCM Control Delay (s)	7.7	0	10.2	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

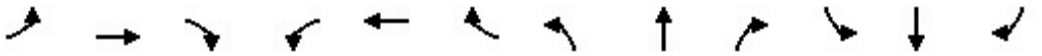
Intersection	
Int Delay, s/veh	7.8

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	91	72	0	143	41	52	153	143	34	0
Future Vol, veh/h	0	0	91	72	0	143	41	52	153	143	34	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	99	78	0	155	45	57	166	155	37	0

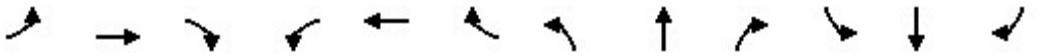
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	655	660	37	627	577	140	37	0	0	223	0	0
Stage 1	347	347	-	230	230	-	-	-	-	-	-	-
Stage 2	308	313	-	397	347	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	379	383	1035	396	427	908	1574	-	-	1346	-	-
Stage 1	669	635	-	773	714	-	-	-	-	-	-	-
Stage 2	702	657	-	629	635	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	279	327	1035	318	364	908	1574	-	-	1346	-	-
Mov Cap-2 Maneuver	279	327	-	318	364	-	-	-	-	-	-	-
Stage 1	647	560	-	747	690	-	-	-	-	-	-	-
Stage 2	563	635	-	502	560	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	8.8	16	1.2	6.5
HCM LOS	A	C		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1574	-	-	560	1035	1346	-	-
HCM Lane V/C Ratio	0.028	-	-	0.417	0.096	0.115	-	-
HCM Control Delay (s)	7.4	0	-	16	8.8	8	0	-
HCM Lane LOS	A	A	-	C	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	2	0.3	0.4	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	101	0	327	21	5	0	458	2128	10	5	1755	174
Future Volume (vph)	101	0	327	21	5	0	458	2128	10	5	1755	174
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	14	14	12	13	13
Grade (%)		0%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850					0.999			0.986	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3303	5187	1553	2410	3919	1909	1687	3723	0	1805	3562	0
Flt Permitted	0.754			0.757			0.042			0.053		
Satd. Flow (perm)	2622	5187	1553	1921	3919	1909	75	3723	0	101	3562	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			236					1			12	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		253			999			882			511	
Travel Time (s)		4.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	106	0	344	22	5	0	482	2240	11	5	1847	183
Shared Lane Traffic (%)												
Lane Group Flow (vph)	106	0	344	22	5	0	482	2251	0	5	2030	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		6			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



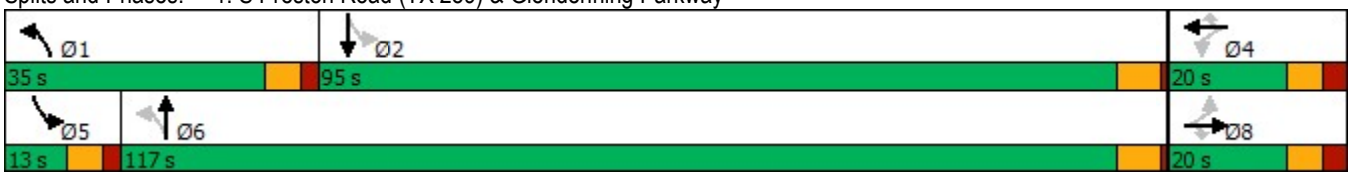
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm		Perm	Perm	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	35.0	117.0		13.0	95.0	
Total Split (%)	13.3%	13.3%	13.3%	13.3%	13.3%	13.3%	23.3%	78.0%		8.7%	63.3%	
Maximum Green (s)	13.0	13.0	13.0	13.0	13.0	13.0	29.0	111.0		7.0	89.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	13.0		13.0	13.0	13.0		120.3	117.8		92.2	85.2	
Actuated g/C Ratio	0.09		0.09	0.09	0.09		0.82	0.80		0.63	0.58	
v/c Ratio	0.45		0.97	0.13	0.01		1.27	0.75		0.03	0.98	
Control Delay	71.3		62.9	65.3	62.8		178.2	9.8		5.8	44.4	
Queue Delay	0.0		0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	71.3		62.9	65.3	62.8		178.2	9.8		5.8	44.4	
LOS	E		E	E	E		F	A		A	D	
Approach Delay		64.9			64.9			39.5			44.3	
Approach LOS		E			E			D			D	
Queue Length 50th (ft)	52		114	10	1		~552	416		1	943	
Queue Length 95th (ft)	85		#324	26	6		#780	786		3	#1166	
Internal Link Dist (ft)		173			919			802			431	
Turn Bay Length (ft)				380			370			185		
Base Capacity (vph)	233		353	171	348		381	3024		145	2176	
Starvation Cap Reductn	0		0	0	0		0	0		0	0	
Spillback Cap Reductn	0		0	0	0		0	0		0	0	
Storage Cap Reductn	0		0	0	0		0	0		0	0	
Reduced v/c Ratio	0.45		0.97	0.13	0.01		1.27	0.74		0.03	0.93	

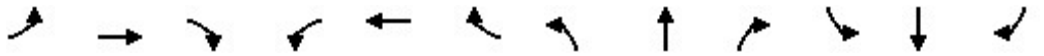
Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 146.4
Natural Cycle: 150
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.27
Intersection Signal Delay: 43.7 Intersection LOS: D
Intersection Capacity Utilization 104.8% ICU Level of Service G
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



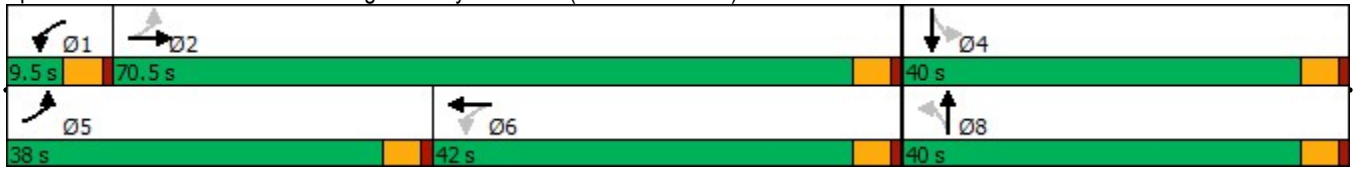


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	205	307	0	0	483	49	0	0	0	51	0	105
Future Volume (vph)	205	307	0	0	483	49	0	0	0	51	0	105
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.986						0.909	
Flt Protected	0.950										0.984	
Satd. Flow (prot)	1743	5009	0	1863	5014	0	0	1863	0	0	1666	0
Flt Permitted	0.304										0.891	
Satd. Flow (perm)	558	5009	0	1863	5014	0	0	1863	0	0	1509	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					15						95	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			434			199			279	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	223	334	0	0	525	53	0	0	0	55	0	114
Shared Lane Traffic (%)												
Lane Group Flow (vph)	223	334	0	0	578	0	0	0	0	0	169	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			18			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA					Perm	NA	
Protected Phases	5	2		1	6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	38.0	70.5		9.5	42.0		40.0	40.0		40.0	40.0	
Total Split (%)	31.7%	58.8%		7.9%	35.0%		33.3%	33.3%		33.3%	33.3%	
Maximum Green (s)	33.5	66.0		5.0	37.5		35.5	35.5		35.5	35.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5			4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	28.1	28.1			11.3						8.2	
Actuated g/C Ratio	0.62	0.62			0.25						0.18	
v/c Ratio	0.34	0.11			0.46						0.48	
Control Delay	5.5	3.8			16.3						14.8	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	5.5	3.8			16.3						14.8	
LOS	A	A			B						B	
Approach Delay		4.5			16.3						14.8	
Approach LOS		A			B						B	
Queue Length 50th (ft)	19	9			43						17	
Queue Length 95th (ft)	51	22			89						70	
Internal Link Dist (ft)		1613			354			119			199	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1335	5009			4199						1230	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.17	0.07			0.14						0.14	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 45.6			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.48			
Intersection Signal Delay: 11.0		Intersection LOS: B	
Intersection Capacity Utilization 42.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1 (S. Oklahoma Dr)



Intersection	
Int Delay, s/veh	1135.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	37	223	215	2014	1677	46
Future Vol, veh/h	37	223	215	2014	1677	46
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	39	237	229	2143	1784	49

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3339	917	1833	0	-	0
Stage 1	1809	-	-	-	-	-
Stage 2	1530	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	~ 3	255	309	-	-	-
Stage 1	83	-	-	-	-	-
Stage 2	124	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 1	255	309	-	-	-
Mov Cap-2 Maneuver	~ 1	-	-	-	-	-
Stage 1	~ 21	-	-	-	-	-
Stage 2	124	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 18362.9	4.2	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	309	-	7	-	-
HCM Lane V/C Ratio	0.74	-	39.514	-	-
HCM Control Delay (s)	43.6	-	$ 18362.9	-	-
HCM Lane LOS	E	-	F	-	-
HCM 95th %tile Q(veh)	5.5	-	36.5	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	426	13	125	519	13	54
Future Vol, veh/h	426	13	125	519	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	444	14	130	541	14	56

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	458	0	927	229
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	476	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	698	-	308	659
Stage 1	-	-	-	-	490	-
Stage 2	-	-	-	-	512	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	698	-	226	659
Mov Cap-2 Maneuver	-	-	-	-	226	-
Stage 1	-	-	-	-	490	-
Stage 2	-	-	-	-	376	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.7	13.8
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	480	-	-	698	-
HCM Lane V/C Ratio	0.145	-	-	0.187	-
HCM Control Delay (s)	13.8	-	-	11.3	0.6
HCM Lane LOS	B	-	-	B	A
HCM 95th %tile Q(veh)	0.5	-	-	0.7	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	0	0	270	313	29
Future Vol, veh/h	17	0	0	270	313	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	0	0	293	340	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	649	356	372	0	-	0
Stage 1	356	-	-	-	-	-
Stage 2	293	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	434	688	1186	-	-	-
Stage 1	709	-	-	-	-	-
Stage 2	757	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	434	688	1186	-	-	-
Mov Cap-2 Maneuver	434	-	-	-	-	-
Stage 1	709	-	-	-	-	-
Stage 2	757	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.7	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1186	-	434	-	-
HCM Lane V/C Ratio	-	-	0.043	-	-
HCM Control Delay (s)	0	-	13.7	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	37

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	66	87	59	109	62	81	181	56	87	182	5
Future Vol, veh/h	10	66	87	59	109	62	81	181	56	87	182	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	10	0	0	22	0	2	0	5	13	2	0	0
Mvmt Flow	12	79	104	70	130	74	96	215	67	104	217	6

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	971	902	220	961	872	249	223	0	0	282	0	0
Stage 1	428	428	-	441	441	-	-	-	-	-	-	-
Stage 2	543	474	-	520	431	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.5	6.2	7.52	6.7	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4	3.3	3.698	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	225	280	825	206	277	784	1358	-	-	1280	-	-
Stage 1	589	588	-	545	566	-	-	-	-	-	-	-
Stage 2	510	561	-	490	572	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	99	232	825	116	230	784	1358	-	-	1280	-	-
Mov Cap-2 Maneuver	99	232	-	116	230	-	-	-	-	-	-	-
Stage 1	539	533	-	499	518	-	-	-	-	-	-	-
Stage 2	317	513	-	331	519	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	30	131.4	2	2.6
HCM LOS	D	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1358	-	-	332	171	784	1280	-	-
HCM Lane V/C Ratio	0.071	-	-	0.584	1.17	0.094	0.081	-	-
HCM Control Delay (s)	7.9	0	-	30	176.2	10.1	8.1	0	-
HCM Lane LOS	A	A	-	D	F	B	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	3.5	10.7	0.3	0.3	-	-

Intersection	
Int Delay, s/veh	3.9

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	130	145	0	103	155
Future Vol, veh/h	0	130	145	0	103	155
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	141	158	0	112	168

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	550	158	0	0	158	0
Stage 1	158	-	-	-	-	-
Stage 2	392	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	496	887	-	-	1422	-
Stage 1	871	-	-	-	-	-
Stage 2	683	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	453	887	-	-	1422	-
Mov Cap-2 Maneuver	453	-	-	-	-	-
Stage 1	871	-	-	-	-	-
Stage 2	624	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9.8	0	3.1
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	887	1422	-
HCM Lane V/C Ratio	-	-	0.159	0.079	-
HCM Control Delay (s)	-	-	9.8	7.7	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.6	0.3	-

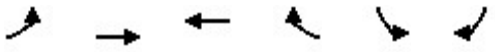
Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	0	0	275	258	55
Future Vol, veh/h	38	0	0	275	258	55
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	0	0	299	280	60

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	609	310	340	0	-	0
Stage 1	310	-	-	-	-	-
Stage 2	299	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	458	730	1219	-	-	-
Stage 1	744	-	-	-	-	-
Stage 2	752	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	458	730	1219	-	-	-
Mov Cap-2 Maneuver	458	-	-	-	-	-
Stage 1	744	-	-	-	-	-
Stage 2	752	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1219	-	458	-	-
HCM Lane V/C Ratio	-	-	0.09	-	-
HCM Control Delay (s)	0	-	13.6	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	358	560	53	0	28
Future Volume (Veh/h)	0	358	560	53	0	28
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	389	609	58	0	30
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		434	590			
pX, platoon unblocked						
vC, conflicting volume	667				768	181
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	667				768	181
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	96
cM capacity (veh/h)	919				338	830

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	WB 3	WB 4	SB 1
Volume Total	130	130	130	174	174	174	145	30
Volume Left	0	0	0	0	0	0	0	0
Volume Right	0	0	0	0	0	0	58	30
cSH	1700	1700	1700	1700	1700	1700	1700	830
Volume to Capacity	0.08	0.08	0.08	0.10	0.10	0.10	0.09	0.04
Queue Length 95th (ft)	0	0	0	0	0	0	0	3
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.5
Lane LOS								A
Approach Delay (s)	0.0			0.0				9.5
Approach LOS								A

Intersection Summary			
Average Delay	0.3		
Intersection Capacity Utilization	19.0%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	12	11	243	143	7
Future Vol, veh/h	8	12	11	243	143	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	13	12	264	155	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	447	159	163	0	-	0
Stage 1	159	-	-	-	-	-
Stage 2	288	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	569	886	1416	-	-	-
Stage 1	870	-	-	-	-	-
Stage 2	761	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	563	886	1416	-	-	-
Mov Cap-2 Maneuver	563	-	-	-	-	-
Stage 1	861	-	-	-	-	-
Stage 2	761	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.1	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1416	-	721	-	-
HCM Lane V/C Ratio	0.008	-	0.03	-	-
HCM Control Delay (s)	7.6	0	10.1	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	4	4	247	147	2
Future Vol, veh/h	2	4	4	247	147	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	4	4	268	160	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	437	161	162	0	-	0
Stage 1	161	-	-	-	-	-
Stage 2	276	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	577	884	1417	-	-	-
Stage 1	868	-	-	-	-	-
Stage 2	771	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	575	884	1417	-	-	-
Mov Cap-2 Maneuver	575	-	-	-	-	-
Stage 1	865	-	-	-	-	-
Stage 2	771	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.8	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1417	-	750	-	-
HCM Lane V/C Ratio	0.003	-	0.009	-	-
HCM Control Delay (s)	7.5	0	9.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	6.1

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	58	42	0	84	83	61	106	106	50	0
Future Vol, veh/h	0	0	58	42	0	84	83	61	106	106	50	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	63	46	0	91	90	66	115	115	54	0

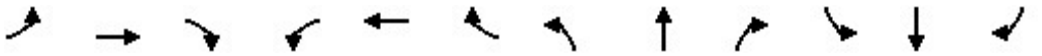
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	633	645	54	620	588	124	54	0	0	181	0	0
Stage 1	284	284	-	304	304	-	-	-	-	-	-	-
Stage 2	349	361	-	316	284	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	392	391	1013	400	421	927	1551	-	-	1394	-	-
Stage 1	723	676	-	705	663	-	-	-	-	-	-	-
Stage 2	667	626	-	695	676	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	314	335	1013	334	360	927	1551	-	-	1394	-	-
Mov Cap-2 Maneuver	314	335	-	334	360	-	-	-	-	-	-	-
Stage 1	676	619	-	659	620	-	-	-	-	-	-	-
Stage 2	562	585	-	596	619	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	8.8	13.1	2.5	5.3
HCM LOS	A	B		

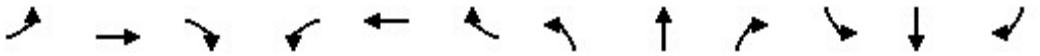
Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1551	-	-	582	1013	1394	-	-
HCM Lane V/C Ratio	0.058	-	-	0.235	0.062	0.083	-	-
HCM Control Delay (s)	7.5	0	-	13.1	8.8	7.8	0	-
HCM Lane LOS	A	A	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	0.9	0.2	0.3	-	-

APPENDIX J

Synchro Analysis for Horizon Year Phase I Background Condition Year 2032



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	277	0	357	21	0	0	198	1900	30	11	2588	156
Future Volume (vph)	277	0	357	21	0	0	198	1900	30	11	2588	156
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	12	12	12	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	280		370	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	140			110			100			85		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850					0.998			0.991	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3175	4939	1479	1760	5213	1909	1656	3425	0	1805	3392	0
Flt Permitted	0.757			0.757			0.038			0.040		
Satd. Flow (perm)	2530	4939	1479	1402	5213	1909	66	3425	0	76	3392	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			76					2			8	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		1020			999			882			511	
Travel Time (s)		17.4			17.0			10.9			6.3	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	0%	4%	100%	0%	0%	9%	11%	88%	0%	9%	9%
Adj. Flow (vph)	304	0	392	23	0	0	218	2088	33	12	2844	171
Shared Lane Traffic (%)												
Lane Group Flow (vph)	304	0	392	23	0	0	218	2121	0	12	3015	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



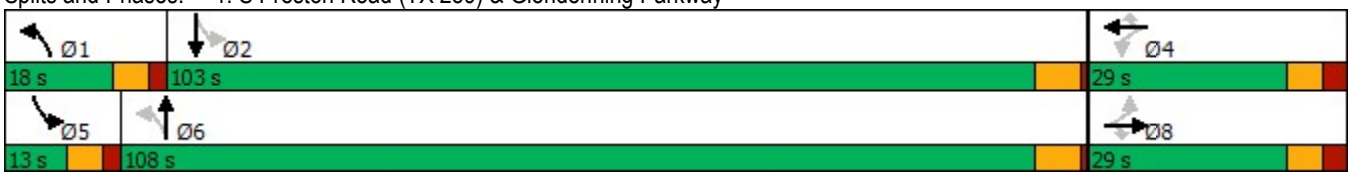
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm		Perm	Perm		Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	29.0	29.0	29.0	29.0	29.0	29.0	18.0	108.0		13.0	103.0	
Total Split (%)	19.3%	19.3%	19.3%	19.3%	19.3%	19.3%	12.0%	72.0%		8.7%	68.7%	
Maximum Green (s)	22.0	22.0	22.0	22.0	22.0	22.0	12.0	102.0		7.0	97.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	22.0		22.0	22.0			114.6	109.8		104.0	97.0	
Actuated g/C Ratio	0.15		0.15	0.15			0.76	0.73		0.69	0.65	
v/c Ratio	0.82		1.40	0.11			1.23	0.85		0.09	1.37	
Control Delay	80.2		234.1	57.2			182.1	19.6		6.1	196.7	
Queue Delay	0.0		0.0	0.0			0.0	0.0		0.0	0.0	
Total Delay	80.2		234.1	57.2			182.1	19.6		6.1	196.7	
LOS	F		F	E			F	B		A	F	
Approach Delay		166.9			57.2			34.8			195.9	
Approach LOS		F			E			C			F	
Queue Length 50th (ft)	151		~445	10			~216	591		2	~2056	
Queue Length 95th (ft)	#225		#661	25			#391	997		7	#2161	
Internal Link Dist (ft)		940			919			802			431	
Turn Bay Length (ft)	280		370	380			370			185		
Base Capacity (vph)	371		281	205			177	2507		133	2196	
Starvation Cap Reductn	0		0	0			0	0		0	0	
Spillback Cap Reductn	0		0	0			0	0		0	0	
Storage Cap Reductn	0		0	0			0	0		0	0	
Reduced v/c Ratio	0.82		1.40	0.11			1.23	0.85		0.09	1.37	

Intersection Summary

Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Natural Cycle: 150
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.40
Intersection Signal Delay: 130.1 Intersection LOS: F
Intersection Capacity Utilization 121.1% ICU Level of Service H
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



Intersection	
Int Delay, s/veh	47.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	189	218	1959	2533	15
Future Vol, veh/h	8	189	218	1959	2533	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	10	9	9	8	13
Mvmt Flow	9	210	242	2177	2814	17

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	4396	1416	2831	0	-	0
Stage 1	2823	-	-	-	-	-
Stage 2	1573	-	-	-	-	-
Critical Hdwy	7.2	7.3	4.28	-	-	-
Critical Hdwy Stg 1	6.2	-	-	-	-	-
Critical Hdwy Stg 2	6.2	-	-	-	-	-
Follow-up Hdwy	3.5	3.4	2.29	-	-	-
Pot Cap-1 Maneuver	~ 1	~ 109	~ 117	-	-	-
Stage 1	23	-	-	-	-	-
Stage 2	134	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	~ 109	~ 117	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	134	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 550	57.2	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 117	-	109	-	-
HCM Lane V/C Ratio	2.07	-	2.008	-	-
HCM Control Delay (s)	$ 571	-	$ 550	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	20.2	-	18.2	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.8

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	448	6	76	277	12	98
Future Vol, veh/h	448	6	76	277	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	9	0	5	17	8	0
Mvmt Flow	560	8	95	346	15	123

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	568	0	892	284
Stage 1	-	-	-	-	564	-
Stage 2	-	-	-	-	328	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	619	-	322	608
Stage 1	-	-	-	-	416	-
Stage 2	-	-	-	-	617	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	619	-	261	608
Mov Cap-2 Maneuver	-	-	-	-	261	-
Stage 1	-	-	-	-	416	-
Stage 2	-	-	-	-	500	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.9	14.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	531	-	-	619	-
HCM Lane V/C Ratio	0.259	-	-	0.153	-
HCM Control Delay (s)	14.1	-	-	11.9	0.4
HCM Lane LOS	B	-	-	B	A
HCM 95th %tile Q(veh)	1	-	-	0.5	-

Intersection	
Int Delay, s/veh	1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	0	0	117	117	9
Future Vol, veh/h	28	0	0	117	117	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	0	0	127	127	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	259	132	137	0	-	0
Stage 1	132	-	-	-	-	-
Stage 2	127	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	730	917	1447	-	-	-
Stage 1	894	-	-	-	-	-
Stage 2	899	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	730	917	1447	-	-	-
Mov Cap-2 Maneuver	730	-	-	-	-	-
Stage 1	894	-	-	-	-	-
Stage 2	899	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.1	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1447	-	730	-	-
HCM Lane V/C Ratio	-	-	0.042	-	-
HCM Control Delay (s)	0	-	10.1	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	16.6

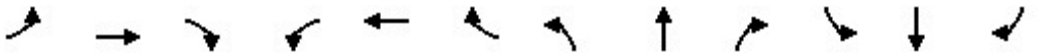
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	29	171	32	14	125	55	30	70	25	82	67	55
Future Vol, veh/h	29	171	32	14	125	55	30	70	25	82	67	55
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	17	2	0	0	2	2	0	7	0	2	8	28
Mvmt Flow	36	214	40	18	156	69	38	88	31	103	84	69

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	617	520	119	632	539	104	153	0	0	119	0	0
Stage 1	325	325	-	180	180	-	-	-	-	-	-	-
Stage 2	292	195	-	452	359	-	-	-	-	-	-	-
Critical Hdwy	7.27	6.52	6.2	7.3	6.72	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Follow-up Hdwy	3.653	4.018	3.3	3.5	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	381	461	938	382	436	948	1440	-	-	1469	-	-
Stage 1	657	649	-	818	743	-	-	-	-	-	-	-
Stage 2	685	739	-	576	615	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	226	414	938	201	391	948	1440	-	-	1469	-	-
Mov Cap-2 Maneuver	226	414	-	201	391	-	-	-	-	-	-	-
Stage 1	639	599	-	795	722	-	-	-	-	-	-	-
Stage 2	484	718	-	327	568	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	33.7	20	1.8	3.1
HCM LOS	D	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1440	-	-	403	357	948	1469	-	-
HCM Lane V/C Ratio	0.026	-	-	0.72	0.487	0.073	0.07	-	-
HCM Control Delay (s)	7.6	0	-	33.7	24.3	9.1	7.6	0	-
HCM Lane LOS	A	A	-	D	C	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	5.5	2.6	0.2	0.2	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	181	0	245	25	6	0	361	2509	11	6	1989	255
Future Volume (vph)	181	0	245	25	6	0	361	2509	11	6	1989	255
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	12	12	12	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	280		370	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	140			110			100			85		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850					0.999			0.983	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3145	4939	1479	2410	3919	1909	1687	3724	0	1805	3548	0
Flt Permitted	0.753			0.757			0.039			0.041		
Satd. Flow (perm)	2493	4939	1479	1921	3919	1909	69	3724	0	78	3548	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			211					1			17	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		1020			999			882			511	
Travel Time (s)		17.4			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	191	0	258	26	6	0	380	2641	12	6	2094	268
Shared Lane Traffic (%)												
Lane Group Flow (vph)	191	0	258	26	6	0	380	2653	0	6	2362	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



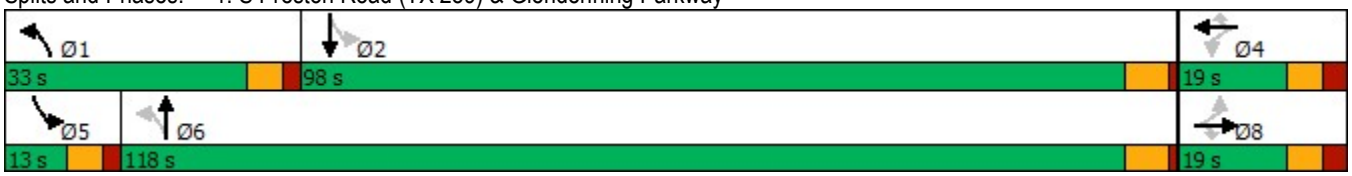
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm		Perm	Perm	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	19.0	19.0	19.0	19.0	19.0	19.0	33.0	118.0		13.0	98.0	
Total Split (%)	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	22.0%	78.7%		8.7%	65.3%	
Maximum Green (s)	12.0	12.0	12.0	12.0	12.0	12.0	27.0	112.0		7.0	92.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	12.0		12.0	12.0	12.0		125.0	122.4		99.0	92.0	
Actuated g/C Ratio	0.08		0.08	0.08	0.08		0.83	0.82		0.66	0.61	
v/c Ratio	0.96		0.83	0.17	0.02		1.09	0.87		0.05	1.08	
Control Delay	121.5		36.5	67.3	63.8		121.3	14.1		5.7	74.6	
Queue Delay	0.0		0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	121.5		36.5	67.3	63.8		121.3	14.1		5.7	74.6	
LOS	F		D	E	E		F	B		A	E	
Approach Delay		72.7			66.6			27.5			74.4	
Approach LOS		E			E			C			E	
Queue Length 50th (ft)	97		45	12	2		~371	642		1	~1355	
Queue Length 95th (ft)	#179		#188	29	7		#583	1250		3	#1482	
Internal Link Dist (ft)		940			919			802			431	
Turn Bay Length (ft)	280		370	380			370			185		
Base Capacity (vph)	199		312	153	313		348	3038		132	2182	
Starvation Cap Reductn	0		0	0	0		0	0		0	0	
Spillback Cap Reductn	0		0	0	0		0	0		0	0	
Storage Cap Reductn	0		0	0	0		0	0		0	0	
Reduced v/c Ratio	0.96		0.83	0.17	0.02		1.09	0.87		0.05	1.08	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Natural Cycle: 150			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.09			
Intersection Signal Delay: 50.0		Intersection LOS: D	
Intersection Capacity Utilization 110.8%		ICU Level of Service H	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



Intersection	
Int Delay, s/veh	20.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	207	297	2392	1991	13
Future Vol, veh/h	10	207	297	2392	1991	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	11	220	316	2545	2118	14

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	4030	1066	2132	0	-	0
Stage 1	2125	-	-	-	-	-
Stage 2	1905	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	~ 1	~ 201	~ 234	-	-	-
Stage 1	52	-	-	-	-	-
Stage 2	72	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	~ 201	~ 234	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	72	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	158.2	24.7	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 234	-	201	-	-
HCM Lane V/C Ratio	1.35	-	1.149	-	-
HCM Control Delay (s)	223.9	-	158.2	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	17.2	-	11.4	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	323	15	148	473	13	54
Future Vol, veh/h	323	15	148	473	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	336	16	154	493	14	56

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	352	0	849	176
Stage 1	-	-	-	-	344	-
Stage 2	-	-	-	-	505	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	783	-	339	713
Stage 1	-	-	-	-	571	-
Stage 2	-	-	-	-	493	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	783	-	247	713
Mov Cap-2 Maneuver	-	-	-	-	247	-
Stage 1	-	-	-	-	571	-
Stage 2	-	-	-	-	359	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.9	13
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	522	-	-	783	-
HCM Lane V/C Ratio	0.134	-	-	0.197	-
HCM Control Delay (s)	13	-	-	10.7	0.5
HCM Lane LOS	B	-	-	B	A
HCM 95th %tile Q(veh)	0.5	-	-	0.7	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	0	0	149	155	29
Future Vol, veh/h	17	0	0	149	155	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	0	0	162	168	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	346	184	200	0	-	0
Stage 1	184	-	-	-	-	-
Stage 2	162	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	651	858	1372	-	-	-
Stage 1	848	-	-	-	-	-
Stage 2	867	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	651	858	1372	-	-	-
Mov Cap-2 Maneuver	651	-	-	-	-	-
Stage 1	848	-	-	-	-	-
Stage 2	867	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.7	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1372	-	651	-	-
HCM Lane V/C Ratio	-	-	0.028	-	-
HCM Control Delay (s)	0	-	10.7	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	10.5

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	66	36	25	109	62	44	125	33	96	104	6
Future Vol, veh/h	10	66	36	25	109	62	44	125	33	96	104	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	10	0	0	22	0	2	0	5	13	2	0	0
Mvmt Flow	12	79	43	30	130	74	52	149	39	114	124	7

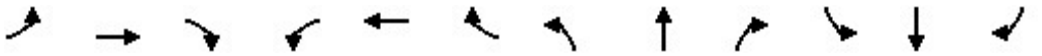
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	731	648	128	690	632	169	131	0	0	188	0	0
Stage 1	356	356	-	273	273	-	-	-	-	-	-	-
Stage 2	375	292	-	417	359	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.5	6.2	7.52	6.7	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4	3.3	3.698	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	327	392	927	322	386	871	1467	-	-	1386	-	-
Stage 1	645	633	-	681	677	-	-	-	-	-	-	-
Stage 2	630	675	-	562	618	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	191	343	927	230	338	871	1467	-	-	1386	-	-
Mov Cap-2 Maneuver	191	343	-	230	338	-	-	-	-	-	-	-
Stage 1	619	577	-	654	650	-	-	-	-	-	-	-
Stage 2	443	648	-	422	563	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	18.7	22.3	1.6	3.6
HCM LOS	C	C		

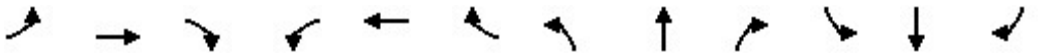
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1467	-	-	395	311	871	1386	-	-
HCM Lane V/C Ratio	0.036	-	-	0.338	0.513	0.085	0.082	-	-
HCM Control Delay (s)	7.5	0	-	18.7	28.2	9.5	7.8	0	-
HCM Lane LOS	A	A	-	C	D	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	1.5	2.8	0.3	0.3	-	-

APPENDIX K

Synchro Analysis for Horizon Year Phase I Build Condition Year 2032



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	221	0	418	21	0	0	226	1900	30	11	2588	127
Future Volume (vph)	221	0	418	21	0	0	226	1900	30	11	2588	127
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	14	14	12	13	13
Grade (%)		0%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850					0.998			0.993	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3303	5187	1553	2410	3919	1909	1687	3695	0	1805	3591	0
Flt Permitted	0.757			0.757			0.038			0.052		
Satd. Flow (perm)	2632	5187	1553	1921	3919	1909	67	3695	0	99	3591	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			76					2			7	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		253			999			882			511	
Travel Time (s)		4.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	233	0	440	22	0	0	238	2000	32	12	2724	134
Shared Lane Traffic (%)												
Lane Group Flow (vph)	233	0	440	22	0	0	238	2032	0	12	2858	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		6			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



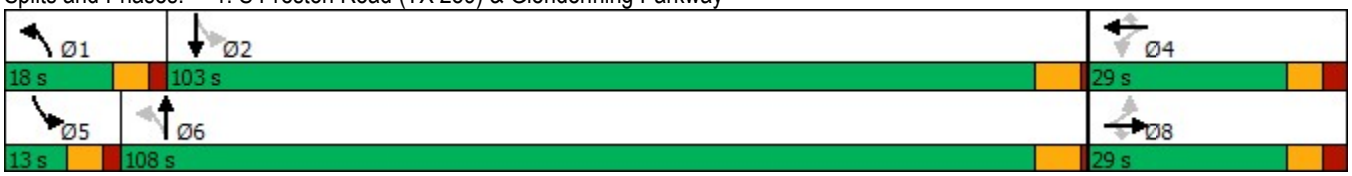
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm		Perm	Perm		Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	29.0	29.0	29.0	29.0	29.0	29.0	18.0	108.0		13.0	103.0	
Total Split (%)	19.3%	19.3%	19.3%	19.3%	19.3%	19.3%	12.0%	72.0%		8.7%	68.7%	
Maximum Green (s)	22.0	22.0	22.0	22.0	22.0	22.0	12.0	102.0		7.0	97.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	22.0		22.0	22.0			114.6	109.8		104.0	97.0	
Actuated g/C Ratio	0.15		0.15	0.15			0.76	0.73		0.69	0.65	
v/c Ratio	0.60		1.51	0.08			1.32	0.75		0.08	1.23	
Control Delay	67.2		279.4	56.2			215.1	15.3		5.7	134.0	
Queue Delay	0.0		0.0	0.0			0.0	0.0		0.0	0.0	
Total Delay	67.2		279.4	56.2			215.1	15.3		5.7	134.0	
LOS	E		F	E			F	B		A	F	
Approach Delay		205.9			56.2			36.2			133.4	
Approach LOS		F			E			D			F	
Queue Length 50th (ft)	111		~532	9			~253	478		2	~1816	
Queue Length 95th (ft)	159		#754	24			#435	794		7	#1926	
Internal Link Dist (ft)		173			919			802			431	
Turn Bay Length (ft)				380			370			185		
Base Capacity (vph)	386		292	281			180	2705		148	2324	
Starvation Cap Reductn	0		0	0			0	0		0	0	
Spillback Cap Reductn	0		0	0			0	0		0	0	
Storage Cap Reductn	0		0	0			0	0		0	0	
Reduced v/c Ratio	0.60		1.51	0.08			1.32	0.75		0.08	1.23	

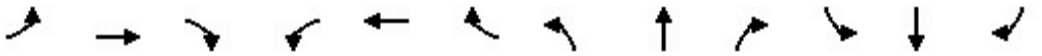
Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Natural Cycle: 150			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.51			
Intersection Signal Delay: 103.7		Intersection LOS: F	
Intersection Capacity Utilization 124.0%		ICU Level of Service H	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	84	578	0	0	325	28	0	0	0	61	0	90
Future Volume (vph)	84	578	0	0	325	28	0	0	0	61	0	90
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.988						0.919	
Flt Protected	0.950										0.980	
Satd. Flow (prot)	1743	5009	0	1863	5024	0	0	1863	0	0	1678	0
Flt Permitted	0.382										0.868	
Satd. Flow (perm)	701	5009	0	1863	5024	0	0	1863	0	0	1486	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					12						95	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			434			199			279	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	91	628	0	0	353	30	0	0	0	66	0	98
Shared Lane Traffic (%)												
Lane Group Flow (vph)	91	628	0	0	383	0	0	0	0	0	164	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			18			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA					Perm	NA	
Protected Phases	5	2		1	6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	27.0	59.5		9.5	42.0		51.0	51.0		51.0	51.0	
Total Split (%)	22.5%	49.6%		7.9%	35.0%		42.5%	42.5%		42.5%	42.5%	
Maximum Green (s)	22.5	55.0		5.0	37.5		46.5	46.5		46.5	46.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5			4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	19.9	19.9			12.8						7.6	
Actuated g/C Ratio	0.54	0.54			0.35						0.21	
v/c Ratio	0.15	0.23			0.22						0.43	
Control Delay	5.0	4.8			11.2						10.7	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	5.0	4.8			11.2						10.7	
LOS	A	A			B						B	
Approach Delay		4.8			11.2						10.7	
Approach LOS		A			B						B	
Queue Length 50th (ft)	7	19			22						12	
Queue Length 95th (ft)	23	38			47						50	
Internal Link Dist (ft)		1613			354			119			199	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1097	5009			4832						1486	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.08	0.13			0.08						0.11	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 36.8			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.43			
Intersection Signal Delay: 7.5		Intersection LOS: A	
Intersection Capacity Utilization 35.5%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1 (S. Oklahoma Dr)



Intersection	
Int Delay, s/veh	17.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	160	162	1959	2533	15
Future Vol, veh/h	8	160	162	1959	2533	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	9	170	172	2084	2695	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	4089	1356	2711	0	-	0
Stage 1	2703	-	-	-	-	-
Stage 2	1386	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	~ 1	~ 126	~ 136	-	-	-
Stage 1	22	-	-	-	-	-
Stage 2	152	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	~ 126	~ 136	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	152	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	292.3	17.4	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 136	-	126	-	-
HCM Lane V/C Ratio	1.267	-	1.418	-	-
HCM Control Delay (s)	228.4	-	292.3	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	10.6	-	12.1	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	476	6	76	338	12	98
Future Vol, veh/h	476	6	76	338	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	496	6	79	352	13	102

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	502	0	798	251
Stage 1	-	-	-	-	499	-
Stage 2	-	-	-	-	299	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	665	-	361	638
Stage 1	-	-	-	-	457	-
Stage 2	-	-	-	-	640	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	665	-	308	638
Mov Cap-2 Maneuver	-	-	-	-	308	-
Stage 1	-	-	-	-	457	-
Stage 2	-	-	-	-	545	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.3	12.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	571	-	-	665	-
HCM Lane V/C Ratio	0.201	-	-	0.119	-
HCM Control Delay (s)	12.9	-	-	11.1	0.3
HCM Lane LOS	B	-	-	B	A
HCM 95th %tile Q(veh)	0.7	-	-	0.4	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	0	0	198	155	9
Future Vol, veh/h	28	0	0	198	155	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	0	0	215	168	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	388	173	178	0	-	0
Stage 1	173	-	-	-	-	-
Stage 2	215	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	616	871	1398	-	-	-
Stage 1	857	-	-	-	-	-
Stage 2	821	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	616	871	1398	-	-	-
Mov Cap-2 Maneuver	616	-	-	-	-	-
Stage 1	857	-	-	-	-	-
Stage 2	821	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.1	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1398	-	616	-	-
HCM Lane V/C Ratio	-	-	0.049	-	-
HCM Control Delay (s)	0	-	11.1	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	22.3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	29	171	41	23	125	55	51	112	45	82	86	55
Future Vol, veh/h	29	171	41	23	125	55	51	112	45	82	86	55
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	10	0	0	22	0	2	0	5	13	2	0	0
Mvmt Flow	35	204	49	27	149	65	61	133	54	98	102	65

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	720	640	135	739	645	160	167	0	0	187	0	0
Stage 1	331	331	-	282	282	-	-	-	-	-	-	-
Stage 2	389	309	-	457	363	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.5	6.2	7.52	6.7	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4	3.3	3.698	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	333	396	919	297	380	881	1423	-	-	1387	-	-
Stage 1	666	649	-	673	671	-	-	-	-	-	-	-
Stage 2	619	663	-	533	616	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	183	347	919	138	333	881	1423	-	-	1387	-	-
Mov Cap-2 Maneuver	183	347	-	138	333	-	-	-	-	-	-	-
Stage 1	634	598	-	641	639	-	-	-	-	-	-	-
Stage 2	418	631	-	307	567	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	50.2	31.3	1.9	2.9
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1423	-	-	346	273	881	1387	-	-
HCM Lane V/C Ratio	0.043	-	-	0.829	0.645	0.074	0.07	-	-
HCM Control Delay (s)	7.6	0	-	50.2	39.4	9.4	7.8	0	-
HCM Lane LOS	A	A	-	F	E	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	7.3	4.1	0.2	0.2	-	-

Intersection	
Int Delay, s/veh	6.1

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	147	61	0	77	37
Future Vol, veh/h	0	147	61	0	77	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	160	66	0	84	40

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	274	66	0	0	66	0
Stage 1	66	-	-	-	-	-
Stage 2	208	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	716	998	-	-	1536	-
Stage 1	957	-	-	-	-	-
Stage 2	827	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	676	998	-	-	1536	-
Mov Cap-2 Maneuver	676	-	-	-	-	-
Stage 1	957	-	-	-	-	-
Stage 2	781	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9.3	0	5.1
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	998	1536	-
HCM Lane V/C Ratio	-	-	0.16	0.054	-
HCM Control Delay (s)	-	-	9.3	7.5	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.6	0.2	-

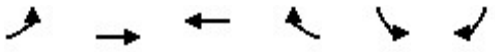
Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	77	0	0	208	114	30
Future Vol, veh/h	77	0	0	208	114	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	84	0	0	226	124	33

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	367	141	157	0	-	0
Stage 1	141	-	-	-	-	-
Stage 2	226	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	633	907	1423	-	-	-
Stage 1	886	-	-	-	-	-
Stage 2	812	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	633	907	1423	-	-	-
Mov Cap-2 Maneuver	633	-	-	-	-	-
Stage 1	886	-	-	-	-	-
Stage 2	812	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1423	-	633	-	-
HCM Lane V/C Ratio	-	-	0.132	-	-
HCM Control Delay (s)	0	-	11.6	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.5	-	-



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	639	342	0	0	0
Future Volume (Veh/h)	0	639	342	0	0	0
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	695	372	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		434	590			
pX, platoon unblocked					0.99	
vC, conflicting volume	372				604	93
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	372				567	93
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1183				450	946

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	WB 3	WB 4	SB 1
Volume Total	232	232	232	106	106	106	53	0
Volume Left	0	0	0	0	0	0	0	0
Volume Right	0	0	0	0	0	0	0	0
cSH	1700	1700	1700	1700	1700	1700	1700	1700
Volume to Capacity	0.14	0.14	0.14	0.06	0.06	0.06	0.03	0.04
Queue Length 95th (ft)	0	0	0	0	0	0	0	0
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane LOS								A
Approach Delay (s)	0.0			0.0				0.0
Approach LOS								A

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	15.7%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	5	8	104	146	6
Future Vol, veh/h	4	5	8	104	146	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	5	9	113	159	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	294	163	166	0	-	0
Stage 1	163	-	-	-	-	-
Stage 2	131	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	697	882	1412	-	-	-
Stage 1	866	-	-	-	-	-
Stage 2	895	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	692	882	1412	-	-	-
Mov Cap-2 Maneuver	692	-	-	-	-	-
Stage 1	860	-	-	-	-	-
Stage 2	895	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.6	0.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1412	-	786	-	-
HCM Lane V/C Ratio	0.006	-	0.012	-	-
HCM Control Delay (s)	7.6	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	4	104	150	2
Future Vol, veh/h	1	2	4	104	150	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	4	113	163	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	285	164	165	0	-	0
Stage 1	164	-	-	-	-	-
Stage 2	121	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	705	881	1413	-	-	-
Stage 1	865	-	-	-	-	-
Stage 2	904	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	703	881	1413	-	-	-
Mov Cap-2 Maneuver	703	-	-	-	-	-
Stage 1	862	-	-	-	-	-
Stage 2	904	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1413	-	812	-	-
HCM Lane V/C Ratio	0.003	-	0.004	-	-
HCM Control Delay (s)	7.6	0	9.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

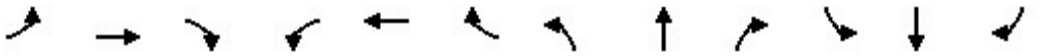
Intersection	
Int Delay, s/veh	5.3

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	0	115	0	0	0	44	61	0	0	37	0
Future Vol, veh/h	0	0	115	0	0	0	44	61	0	0	37	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	125	0	0	0	48	66	0	0	40	0

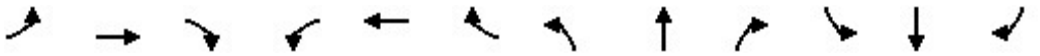
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	202	202	40	265	202	66	40	0	0	66	0	0
Stage 1	40	40	-	162	162	-	-	-	-	-	-	-
Stage 2	162	162	-	103	40	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	756	694	1031	688	694	998	1570	-	-	1536	-	-
Stage 1	975	862	-	840	764	-	-	-	-	-	-	-
Stage 2	840	764	-	903	862	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	738	672	1031	590	672	998	1570	-	-	1536	-	-
Mov Cap-2 Maneuver	738	672	-	590	672	-	-	-	-	-	-	-
Stage 1	944	862	-	813	740	-	-	-	-	-	-	-
Stage 2	813	740	-	794	862	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	9	0	3.1	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1570	-	- -	1031	1536	-	-
HCM Lane V/C Ratio	0.03	-	- -	0.121	-	-	-
HCM Control Delay (s)	7.4	0	- 0	9	0	-	-
HCM Lane LOS	A	A	- A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	- -	0.4	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	121	0	299	25	6	0	441	2509	11	6	1989	211
Future Volume (vph)	121	0	299	25	6	0	441	2509	11	6	1989	211
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	14	14	12	13	13
Grade (%)		0%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850					0.999			0.986	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3303	5187	1553	2410	3919	1909	1687	3724	0	1805	3561	0
Flt Permitted	0.753			0.757			0.039			0.041		
Satd. Flow (perm)	2618	5187	1553	1921	3919	1909	69	3724	0	78	3561	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			211					1			14	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		253			999			882			511	
Travel Time (s)		4.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	127	0	315	26	6	0	464	2641	12	6	2094	222
Shared Lane Traffic (%)												
Lane Group Flow (vph)	127	0	315	26	6	0	464	2653	0	6	2316	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		6			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



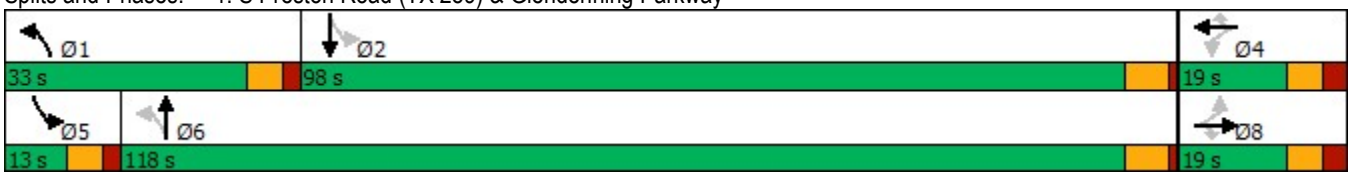
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm		Perm	Perm	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	19.0	19.0	19.0	19.0	19.0	19.0	33.0	118.0		13.0	98.0	
Total Split (%)	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	22.0%	78.7%		8.7%	65.3%	
Maximum Green (s)	12.0	12.0	12.0	12.0	12.0	12.0	27.0	112.0		7.0	92.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	12.0		12.0	12.0	12.0		125.0	122.4		99.0	92.0	
Actuated g/C Ratio	0.08		0.08	0.08	0.08		0.83	0.82		0.66	0.61	
v/c Ratio	0.61		0.99	0.17	0.02		1.33	0.87		0.05	1.06	
Control Delay	79.7		70.3	67.3	63.8		207.8	14.1		5.7	65.5	
Queue Delay	0.0		0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	79.7		70.3	67.3	63.8		207.8	14.1		5.7	65.5	
LOS	E		E	E	E		F	B		A	E	
Approach Delay		73.0			66.6			42.9			65.3	
Approach LOS		E			E			D			E	
Queue Length 50th (ft)	62		109	12	2		~544	642		1	~1302	
Queue Length 95th (ft)	100		#313	29	7		#770	1250		3	#1430	
Internal Link Dist (ft)		173			919			802			431	
Turn Bay Length (ft)				380			370			185		
Base Capacity (vph)	209		318	153	313		348	3038		132	2189	
Starvation Cap Reductn	0		0	0	0		0	0		0	0	
Spillback Cap Reductn	0		0	0	0		0	0		0	0	
Storage Cap Reductn	0		0	0	0		0	0		0	0	
Reduced v/c Ratio	0.61		0.99	0.17	0.02		1.33	0.87		0.05	1.06	

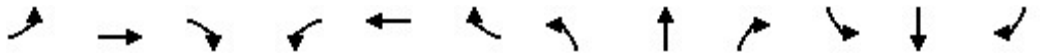
Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Natural Cycle: 140			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.33			
Intersection Signal Delay: 54.1		Intersection LOS: D	
Intersection Capacity Utilization 112.1%		ICU Level of Service H	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



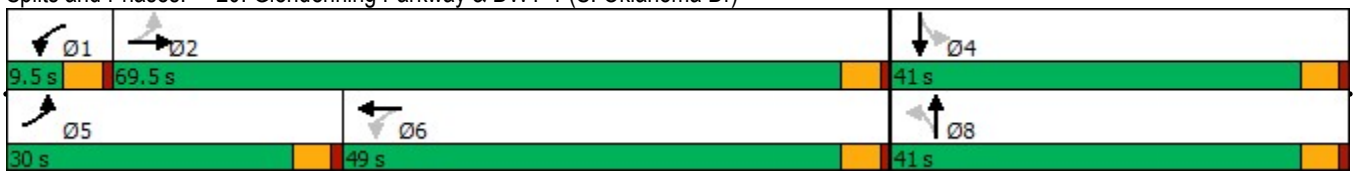


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	140	366	0	0	578	80	0	0	0	54	0	98
Future Volume (vph)	140	366	0	0	578	80	0	0	0	54	0	98
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.982						0.913	
Flt Protected	0.950										0.983	
Satd. Flow (prot)	1743	5009	0	1863	4994	0	0	1863	0	0	1672	0
Flt Permitted	0.274										0.882	
Satd. Flow (perm)	503	5009	0	1863	4994	0	0	1863	0	0	1500	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					24						95	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			434			199			279	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	152	398	0	0	628	87	0	0	0	59	0	107
Shared Lane Traffic (%)												
Lane Group Flow (vph)	152	398	0	0	715	0	0	0	0	0	166	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			18			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA					Perm	NA	
Protected Phases	5	2		1	6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	30.0	69.5		9.5	49.0		41.0	41.0		41.0	41.0	
Total Split (%)	25.0%	57.9%		7.9%	40.8%		34.2%	34.2%		34.2%	34.2%	
Maximum Green (s)	25.5	65.0		5.0	44.5		36.5	36.5		36.5	36.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5			4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	27.0	27.0			15.3						8.2	
Actuated g/C Ratio	0.61	0.61			0.34						0.18	
v/c Ratio	0.26	0.13			0.41						0.47	
Control Delay	5.1	3.9			13.5						14.2	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	5.1	3.9			13.5						14.2	
LOS	A	A			B						B	
Approach Delay		4.2			13.5						14.2	
Approach LOS		A			B						B	
Queue Length 50th (ft)	13	12			50						15	
Queue Length 95th (ft)	36	26			100						66	
Internal Link Dist (ft)		1613			354			119			199	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1073	5009			4663						1258	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.14	0.08			0.15						0.13	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 44.5			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.47			
Intersection Signal Delay: 10.0		Intersection LOS: B	
Intersection Capacity Utilization 41.0%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1 (S. Oklahoma Dr)



Intersection	
Int Delay, s/veh	9.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	163	237	2392	1991	13
Future Vol, veh/h	10	163	237	2392	1991	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	11	173	252	2545	2118	14

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3902	1066	2132	0	-	0
Stage 1	2125	-	-	-	-	-
Stage 2	1777	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	~ 1	201	~ 234	-	-	-
Stage 1	52	-	-	-	-	-
Stage 2	87	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	201	~ 234	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	87	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	91.9	11.4	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 234	-	201	-	-
HCM Lane V/C Ratio	1.077	-	0.916	-	-
HCM Control Delay (s)	125.9	-	91.9	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	10.9	-	7.3	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	403	15	148	527	13	54
Future Vol, veh/h	403	15	148	527	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	420	16	154	549	14	56

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	436	0	956	218
Stage 1	-	-	-	-	428	-
Stage 2	-	-	-	-	528	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	715	-	297	670
Stage 1	-	-	-	-	506	-
Stage 2	-	-	-	-	479	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	715	-	205	670
Mov Cap-2 Maneuver	-	-	-	-	205	-
Stage 1	-	-	-	-	506	-
Stage 2	-	-	-	-	331	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3	14.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	465	-	-	715	-
HCM Lane V/C Ratio	0.15	-	-	0.216	-
HCM Control Delay (s)	14.1	-	-	11.4	0.6
HCM Lane LOS	B	-	-	B	A
HCM 95th %tile Q(veh)	0.5	-	-	0.8	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	0	0	221	262	29
Future Vol, veh/h	17	0	0	221	262	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	0	0	240	285	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	541	301	317	0	-	0
Stage 1	301	-	-	-	-	-
Stage 2	240	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	502	739	1243	-	-	-
Stage 1	751	-	-	-	-	-
Stage 2	800	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	502	739	1243	-	-	-
Mov Cap-2 Maneuver	502	-	-	-	-	-
Stage 1	751	-	-	-	-	-
Stage 2	800	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.4	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1243	-	502	-	-
HCM Lane V/C Ratio	-	-	0.037	-	-
HCM Control Delay (s)	0	-	12.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	21.6

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	66	63	52	109	62	62	161	51	96	157	6
Future Vol, veh/h	10	66	63	52	109	62	62	161	51	96	157	6
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	10	0	0	22	0	2	0	5	13	2	0	0
Mvmt Flow	12	79	75	62	130	74	74	192	61	114	187	7

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	892	820	191	867	793	223	194	0	0	253	0	0
Stage 1	419	419	-	371	371	-	-	-	-	-	-	-
Stage 2	473	401	-	496	422	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.5	6.2	7.52	6.7	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4	3.3	3.698	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	254	312	856	240	309	811	1391	-	-	1312	-	-
Stage 1	596	593	-	598	610	-	-	-	-	-	-	-
Stage 2	557	604	-	506	578	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	126	264	856	150	262	811	1391	-	-	1312	-	-
Mov Cap-2 Maneuver	126	264	-	150	262	-	-	-	-	-	-	-
Stage 1	559	535	-	561	572	-	-	-	-	-	-	-
Stage 2	367	567	-	356	522	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	24.7	65.9	1.7	3
HCM LOS	C	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1391	-	-	345	211	811	1312	-	-
HCM Lane V/C Ratio	0.053	-	-	0.48	0.908	0.091	0.087	-	-
HCM Control Delay (s)	7.7	0	-	24.7	87.5	9.9	8	0	-
HCM Lane LOS	A	A	-	C	F	A	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	2.5	7.4	0.3	0.3	-	-

Intersection	
Int Delay, s/veh	5.9

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	154	70	0	114	54
Future Vol, veh/h	0	154	70	0	114	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	167	76	0	124	59

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	383	76	0	0	76	0
Stage 1	76	-	-	-	-	-
Stage 2	307	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	620	985	-	-	1523	-
Stage 1	947	-	-	-	-	-
Stage 2	746	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	568	985	-	-	1523	-
Mov Cap-2 Maneuver	568	-	-	-	-	-
Stage 1	947	-	-	-	-	-
Stage 2	683	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9.4	0	5.1
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	985	1523	-
HCM Lane V/C Ratio	-	-	0.17	0.081	-
HCM Control Delay (s)	-	-	9.4	7.6	0
HCM Lane LOS	-	-	A	A	A
HCM 95th %tile Q(veh)	-	-	0.6	0.3	-

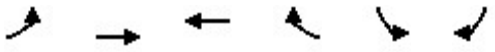
Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	62	0	0	224	168	97
Future Vol, veh/h	62	0	0	224	168	97
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	67	0	0	243	183	105

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	479	236	288	0	-	0
Stage 1	236	-	-	-	-	-
Stage 2	243	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	545	803	1274	-	-	-
Stage 1	803	-	-	-	-	-
Stage 2	797	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	545	803	1274	-	-	-
Mov Cap-2 Maneuver	545	-	-	-	-	-
Stage 1	803	-	-	-	-	-
Stage 2	797	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.5	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1274	-	545	-	-
HCM Lane V/C Ratio	-	-	0.124	-	-
HCM Control Delay (s)	0	-	12.5	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	420	658	0	0	0
Future Volume (Veh/h)	0	420	658	0	0	0
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	457	715	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		434	590			
pX, platoon unblocked						
vC, conflicting volume	715				867	179
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	715				867	179
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	881				292	833

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	WB 3	WB 4	SB 1
Volume Total	152	152	152	204	204	204	102	0
Volume Left	0	0	0	0	0	0	0	0
Volume Right	0	0	0	0	0	0	0	0
cSH	1700	1700	1700	1700	1700	1700	1700	1700
Volume to Capacity	0.09	0.09	0.09	0.12	0.12	0.12	0.06	0.04
Queue Length 95th (ft)	0	0	0	0	0	0	0	0
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Lane LOS								A
Approach Delay (s)	0.0			0.0				0.0
Approach LOS								A

Intersection Summary				
Average Delay	0.0			
Intersection Capacity Utilization	12.9%	ICU Level of Service		A
Analysis Period (min)	15			

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	12	11	209	141	7
Future Vol, veh/h	8	12	11	209	141	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	13	12	227	153	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	408	157	161	0	-	0
Stage 1	157	-	-	-	-	-
Stage 2	251	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	599	889	1418	-	-	-
Stage 1	871	-	-	-	-	-
Stage 2	791	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	593	889	1418	-	-	-
Mov Cap-2 Maneuver	593	-	-	-	-	-
Stage 1	862	-	-	-	-	-
Stage 2	791	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1418	-	741	-	-
HCM Lane V/C Ratio	0.008	-	0.029	-	-
HCM Control Delay (s)	7.6	0	10	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	4	4	214	144	2
Future Vol, veh/h	2	4	4	214	144	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	4	4	233	157	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	399	158	159	0	-	0
Stage 1	158	-	-	-	-	-
Stage 2	241	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	607	887	1420	-	-	-
Stage 1	871	-	-	-	-	-
Stage 2	799	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	605	887	1420	-	-	-
Mov Cap-2 Maneuver	605	-	-	-	-	-
Stage 1	868	-	-	-	-	-
Stage 2	799	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.7	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1420	-	768	-	-
HCM Lane V/C Ratio	0.003	-	0.008	-	-
HCM Control Delay (s)	7.5	0	9.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	5.3

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	93	0	0	0	146	70	0	0	54	0
Future Vol, veh/h	0	0	93	0	0	0	146	70	0	0	54	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	101	0	0	0	159	76	0	0	59	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	453	453	59	504	453	76	59	0	0	76	0	0
Stage 1	59	59	-	394	394	-	-	-	-	-	-	-
Stage 2	394	394	-	110	59	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	517	503	1007	478	503	985	1545	-	-	1523	-	-
Stage 1	953	846	-	631	605	-	-	-	-	-	-	-
Stage 2	631	605	-	895	846	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	475	449	1007	395	449	985	1545	-	-	1523	-	-
Mov Cap-2 Maneuver	475	449	-	395	449	-	-	-	-	-	-	-
Stage 1	851	846	-	563	540	-	-	-	-	-	-	-
Stage 2	563	540	-	805	846	-	-	-	-	-	-	-

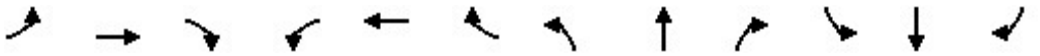
Approach	SE	NW	NE	SW
HCM Control Delay, s	9	0	5.1	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1545	-	- -	1007	1523	-	-
HCM Lane V/C Ratio	0.103	-	- -	0.1	-	-	-
HCM Control Delay (s)	7.6	0	- 0	9	0	-	-
HCM Lane LOS	A	A	- A	A	A	-	-
HCM 95th %tile Q(veh)	0.3	-	- -	0.3	0	-	-

APPENDIX L

Synchro Analysis for Horizon Year Phase II Background Condition Year 2039

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	380	0	489	29	0	0	270	2588	42	16	3508	213
Future Volume (vph)	380	0	489	29	0	0	270	2588	42	16	3508	213
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	12	12	12	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	280		370	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	140			110			100			85		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850					0.998			0.991	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3175	4939	1479	1760	5213	1909	1656	3424	0	1805	3392	0
Flt Permitted	0.757			0.757			0.040			0.042		
Satd. Flow (perm)	2530	4939	1479	1402	5213	1909	70	3424	0	80	3392	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			77					2			8	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		1020			999			882			511	
Travel Time (s)		17.4			17.0			10.9			6.3	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	0%	4%	100%	0%	0%	9%	11%	88%	0%	9%	9%
Adj. Flow (vph)	418	0	537	32	0	0	297	2844	46	18	3855	234
Shared Lane Traffic (%)												
Lane Group Flow (vph)	418	0	537	32	0	0	297	2890	0	18	4089	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

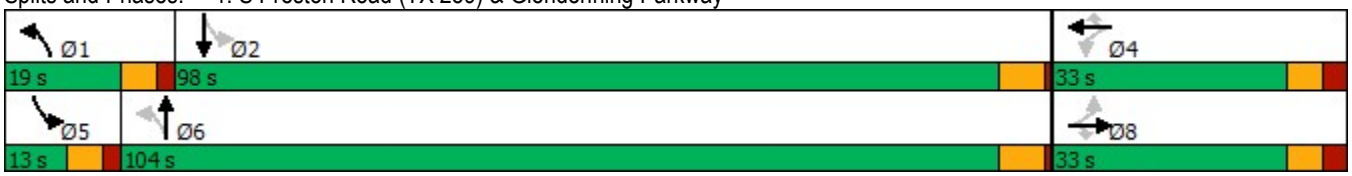


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm		Perm	Perm		Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	33.0	33.0	33.0	33.0	33.0	33.0	19.0	104.0		13.0	98.0	
Total Split (%)	22.0%	22.0%	22.0%	22.0%	22.0%	22.0%	12.7%	69.3%		8.7%	65.3%	
Maximum Green (s)	26.0	26.0	26.0	26.0	26.0	26.0	13.0	98.0		7.0	92.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	26.0		26.0	26.0			111.0	103.2		99.0	92.0	
Actuated g/C Ratio	0.17		0.17	0.17			0.74	0.69		0.66	0.61	
v/c Ratio	0.95		1.68	0.13			1.57	1.23		0.14	1.96	
Control Delay	93.8		349.6	54.2			313.5	130.5		8.1	457.6	
Queue Delay	0.0		0.0	0.0			0.0	0.0		0.0	0.0	
Total Delay	93.8		349.6	54.2			313.5	130.5		8.1	457.6	
LOS	F		F	D			F	F		A	F	
Approach Delay		237.6			54.2			147.5			455.6	
Approach LOS		F			D			F			F	
Queue Length 50th (ft)	211		~704	13			~366	~1900		4	~3280	
Queue Length 95th (ft)	#319		#941	30			#561	#2009		11	#3340	
Internal Link Dist (ft)		940			919			802			431	
Turn Bay Length (ft)	280		370	380			370			185		
Base Capacity (vph)	438		320	243			189	2356		133	2083	
Starvation Cap Reductn	0		0	0			0	0		0	0	
Spillback Cap Reductn	0		0	0			0	0		0	0	
Storage Cap Reductn	0		0	0			0	0		0	0	
Reduced v/c Ratio	0.95		1.68	0.13			1.57	1.23		0.14	1.96	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Natural Cycle: 150			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.96			
Intersection Signal Delay: 310.4		Intersection LOS: F	
Intersection Capacity Utilization 156.5%		ICU Level of Service H	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



Intersection	
Int Delay, s/veh	207.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	211	287	2681	3466	21
Future Vol, veh/h	10	211	287	2681	3466	21
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	10	9	9	8	13
Mvmt Flow	11	234	319	2979	3851	23

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	5991	1937	3874	0	-	0
Stage 1	3863	-	-	-	-	-
Stage 2	2128	-	-	-	-	-
Critical Hdwy	7.2	7.3	4.28	-	-	-
Critical Hdwy Stg 1	6.2	-	-	-	-	-
Critical Hdwy Stg 2	6.2	-	-	-	-	-
Follow-up Hdwy	3.5	3.4	2.29	-	-	-
Pot Cap-1 Maneuver	0	~ 45	~ 42	-	-	-
Stage 1	~ 5	-	-	-	-	-
Stage 2	62	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	~ 45	~ 42	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	62	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, $	$ 2184.1	$ 304.9	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 42	-	45	-	-
HCM Lane V/C Ratio	7.593	-	5.457	-	-
HCM Control Delay (s)	$ 3153	-	$ 2184.1	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	37.8	-	28.3	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	614	8	104	380	12	98
Future Vol, veh/h	614	8	104	380	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	9	0	5	17	8	0
Mvmt Flow	768	10	130	475	15	123

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	778	0	1223	389
Stage 1	-	-	-	-	773	-
Stage 2	-	-	-	-	450	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	491	-	213	520
Stage 1	-	-	-	-	307	-
Stage 2	-	-	-	-	529	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	491	-	136	520
Mov Cap-2 Maneuver	-	-	-	-	136	-
Stage 1	-	-	-	-	307	-
Stage 2	-	-	-	-	339	-

Approach	EB	WB	NB
HCM Control Delay, s	0	4	18.7
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	398	-	-	491	-
HCM Lane V/C Ratio	0.345	-	-	0.265	-
HCM Control Delay (s)	18.7	-	-	15	1
HCM Lane LOS	C	-	-	B	A
HCM 95th %tile Q(veh)	1.5	-	-	1.1	-

Intersection	
Int Delay, s/veh	0.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	0	0	136	141	9
Future Vol, veh/h	28	0	0	136	141	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	0	0	148	153	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	306	158	163	0	-	0
Stage 1	158	-	-	-	-	-
Stage 2	148	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	686	887	1416	-	-	-
Stage 1	871	-	-	-	-	-
Stage 2	880	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	686	887	1416	-	-	-
Mov Cap-2 Maneuver	686	-	-	-	-	-
Stage 1	871	-	-	-	-	-
Stage 2	880	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.5	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1416	-	686	-	-
HCM Lane V/C Ratio	-	-	0.044	-	-
HCM Control Delay (s)	0	-	10.5	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	22.9

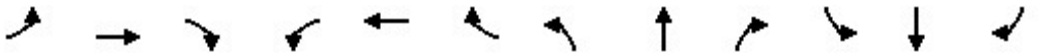
Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	29	171	32	14	125	55	34	79	27	101	79	68
Future Vol, veh/h	29	171	32	14	125	55	34	79	27	101	79	68
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	80	80	80	80	80	80	80	80	80	80	80	80
Heavy Vehicles, %	17	2	0	0	2	2	0	7	0	2	8	28
Mvmt Flow	36	214	40	18	156	69	43	99	34	126	99	85

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	709	613	142	723	638	116	184	0	0	133	0	0
Stage 1	394	394	-	202	202	-	-	-	-	-	-	-
Stage 2	315	219	-	521	436	-	-	-	-	-	-	-
Critical Hdwy	7.27	6.52	6.2	7.3	6.72	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.27	5.52	-	6.3	5.72	-	-	-	-	-	-	-
Follow-up Hdwy	3.653	4.018	3.3	3.5	4.018	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	330	408	911	331	381	933	1403	-	-	1452	-	-
Stage 1	602	605	-	796	726	-	-	-	-	-	-	-
Stage 2	665	722	-	527	566	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	176	356	911	151	332	933	1403	-	-	1452	-	-
Mov Cap-2 Maneuver	176	356	-	151	332	-	-	-	-	-	-	-
Stage 1	582	546	-	770	702	-	-	-	-	-	-	-
Stage 2	463	698	-	277	511	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	53.8	26.3	1.9	3.1
HCM LOS	F	D		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1403	-	-	341	296	933	1452	-	-
HCM Lane V/C Ratio	0.03	-	-	0.85	0.587	0.074	0.087	-	-
HCM Control Delay (s)	7.6	0	-	53.8	33.1	9.2	7.7	0	-
HCM Lane LOS	A	A	-	F	D	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	7.7	3.5	0.2	0.3	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	247	0	335	34	8	0	494	3398	16	8	2700	348
Future Volume (vph)	247	0	335	34	8	0	494	3398	16	8	2700	348
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	12	12	12	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	280		370	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	140			110			100			85		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850					0.999			0.983	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3145	4939	1479	2410	3919	1909	1687	3724	0	1805	3548	0
Flt Permitted	0.752			0.757			0.039			0.041		
Satd. Flow (perm)	2490	4939	1479	1921	3919	1909	69	3724	0	78	3548	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			204					1			17	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		1020			999			882			511	
Travel Time (s)		17.4			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	260	0	353	36	8	0	520	3577	17	8	2842	366
Shared Lane Traffic (%)												
Lane Group Flow (vph)	260	0	353	36	8	0	520	3594	0	8	3208	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



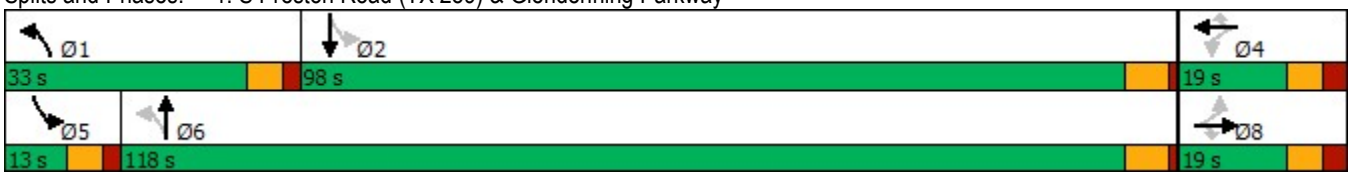
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm		Perm	Perm	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	19.0	19.0	19.0	19.0	19.0	19.0	33.0	118.0		13.0	98.0	
Total Split (%)	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	22.0%	78.7%		8.7%	65.3%	
Maximum Green (s)	12.0	12.0	12.0	12.0	12.0	12.0	27.0	112.0		7.0	92.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	12.0		12.0	12.0	12.0		125.0	122.4		99.0	92.0	
Actuated g/C Ratio	0.08		0.08	0.08	0.08		0.83	0.82		0.66	0.61	
v/c Ratio	1.31		1.15	0.24	0.03		1.49	1.18		0.06	1.47	
Control Delay	220.2		123.6	68.9	63.9		272.8	103.6		6.0	240.5	
Queue Delay	0.0		0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	220.2		123.6	68.9	63.9		272.8	103.6		6.0	240.5	
LOS	F		F	E	E		F	F		A	F	
Approach Delay		164.5			68.0			125.0			239.9	
Approach LOS		F			E			F			F	
Queue Length 50th (ft)	~167		~212	17	2		~659	~2187		1	~2271	
Queue Length 95th (ft)	#262		#419	37	9		#893	#2445		4	#2368	
Internal Link Dist (ft)		940			919			802			431	
Turn Bay Length (ft)	280		370	380			370			185		
Base Capacity (vph)	199		306	153	313		348	3038		132	2182	
Starvation Cap Reductn	0		0	0	0		0	0		0	0	
Spillback Cap Reductn	0		0	0	0		0	0		0	0	
Storage Cap Reductn	0		0	0	0		0	0		0	0	
Reduced v/c Ratio	1.31		1.15	0.24	0.03		1.49	1.18		0.06	1.47	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Natural Cycle: 150			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.49			
Intersection Signal Delay: 174.0		Intersection LOS: F	
Intersection Capacity Utilization 142.6%		ICU Level of Service H	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



Intersection	
Int Delay, s/veh	98.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	12	241	372	3273	2725	18
Future Vol, veh/h	12	241	372	3273	2725	18
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	13	256	396	3482	2899	19

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	5442	1459	2918	0	-	0
Stage 1	2909	-	-	-	-	-
Stage 2	2533	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	0	~ 106	~ 112	-	-	-
Stage 1	16	-	-	-	-	-
Stage 2	29	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	~ 106	~ 112	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	29	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 783.7	124.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 112	-	106	-	-
HCM Lane V/C Ratio	3.533	-	2.539	-	-
HCM Control Delay (s)	$ 1220.4	-	$ 783.7	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	39.2	-	24.5	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	442	21	203	647	13	54
Future Vol, veh/h	442	21	203	647	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	460	22	211	674	14	56

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	482	0	1163	241
Stage 1	-	-	-	-	471	-
Stage 2	-	-	-	-	692	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	680	-	230	648
Stage 1	-	-	-	-	476	-
Stage 2	-	-	-	-	388	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	680	-	116	648
Mov Cap-2 Maneuver	-	-	-	-	116	-
Stage 1	-	-	-	-	476	-
Stage 2	-	-	-	-	196	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.9	18.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	343	-	-	680	-
HCM Lane V/C Ratio	0.203	-	-	0.311	-
HCM Control Delay (s)	18.2	-	-	12.7	1.1
HCM Lane LOS	C	-	-	B	A
HCM 95th %tile Q(veh)	0.8	-	-	1.3	-

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	0	0	178	182	29
Future Vol, veh/h	17	0	0	178	182	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	0	0	193	198	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	407	214	230	0	-	0
Stage 1	214	-	-	-	-	-
Stage 2	193	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	600	826	1338	-	-	-
Stage 1	822	-	-	-	-	-
Stage 2	840	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	600	826	1338	-	-	-
Mov Cap-2 Maneuver	600	-	-	-	-	-
Stage 1	822	-	-	-	-	-
Stage 2	840	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.2	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1338	-	600	-	-
HCM Lane V/C Ratio	-	-	0.031	-	-
HCM Control Delay (s)	0	-	11.2	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	13

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	66	36	25	109	62	52	149	38	118	120	7
Future Vol, veh/h	10	66	36	25	109	62	52	149	38	118	120	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	10	0	0	22	0	2	0	5	13	2	0	0
Mvmt Flow	12	79	43	30	130	74	62	177	45	140	143	8

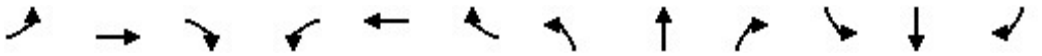
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	853	773	147	812	755	200	151	0	0	222	0	0
Stage 1	427	427	-	324	324	-	-	-	-	-	-	-
Stage 2	426	346	-	488	431	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.5	6.2	7.52	6.7	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4	3.3	3.698	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	270	332	905	263	326	836	1442	-	-	1347	-	-
Stage 1	590	589	-	636	642	-	-	-	-	-	-	-
Stage 2	591	639	-	511	572	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	138	280	905	174	275	836	1442	-	-	1347	-	-
Mov Cap-2 Maneuver	138	280	-	174	275	-	-	-	-	-	-	-
Stage 1	561	522	-	605	611	-	-	-	-	-	-	-
Stage 2	404	608	-	366	507	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	23.9	32.1	1.7	3.8
HCM LOS	C	D		

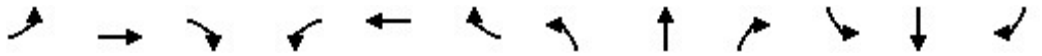
Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1442	-	-	322	248	836	1347	-	-
HCM Lane V/C Ratio	0.043	-	-	0.414	0.643	0.088	0.104	-	-
HCM Control Delay (s)	7.6	0	-	23.9	42.4	9.7	8	0	-
HCM Lane LOS	A	A	-	C	E	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	2	4	0.3	0.3	-	-

APPENDIX M

Synchro Analysis for Horizon Year Phase II Build Condition Year 2039



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	303	0	681	29	0	0	449	2588	42	16	3627	177
Future Volume (vph)	303	0	681	29	0	0	449	2588	42	16	3627	177
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	14	14	12	13	13
Grade (%)		0%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850					0.998			0.993	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3303	5187	1553	2410	3919	1909	1687	3695	0	1805	3591	0
Flt Permitted	0.757			0.757			0.039			0.042		
Satd. Flow (perm)	2632	5187	1553	1921	3919	1909	69	3695	0	80	3591	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			77					2			6	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		253			999			882			511	
Travel Time (s)		4.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	319	0	717	31	0	0	473	2724	44	17	3818	186
Shared Lane Traffic (%)												
Lane Group Flow (vph)	319	0	717	31	0	0	473	2768	0	17	4004	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		6			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

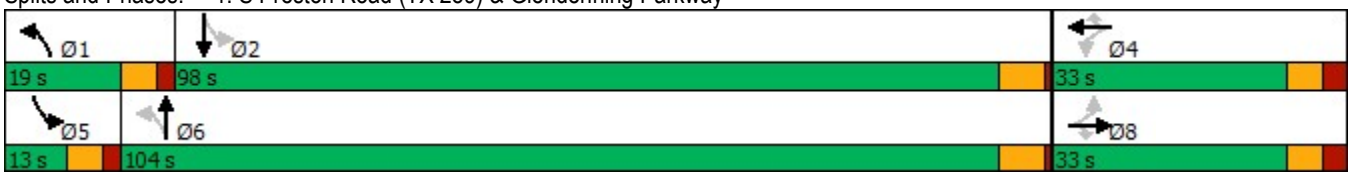


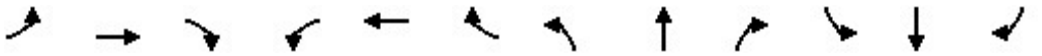
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm		Perm	Perm		Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	33.0	33.0	33.0	33.0	33.0	33.0	19.0	104.0		13.0	98.0	
Total Split (%)	22.0%	22.0%	22.0%	22.0%	22.0%	22.0%	12.7%	69.3%		8.7%	65.3%	
Maximum Green (s)	26.0	26.0	26.0	26.0	26.0	26.0	13.0	98.0		7.0	92.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	26.0		26.0	26.0			111.0	105.8		99.0	92.0	
Actuated g/C Ratio	0.17		0.17	0.17			0.74	0.71		0.66	0.61	
v/c Ratio	0.70		2.16	0.09			2.48	1.06		0.13	1.82	
Control Delay	67.5		556.9	53.1			701.8	59.6		8.0	392.9	
Queue Delay	0.0		0.0	0.0			0.0	0.0		0.0	0.0	
Total Delay	67.5		556.9	53.1			701.8	59.6		8.0	392.9	
LOS	E		F	D			F	E		A	F	
Approach Delay		406.2			53.1			153.3			391.3	
Approach LOS		F			D			F			F	
Queue Length 50th (ft)	153		~1061	13			~726	~1405		4	~3122	
Queue Length 95th (ft)	209		#1314	29			#952	#1784		11	#3186	
Internal Link Dist (ft)		173			919			802			431	
Turn Bay Length (ft)				380			370			185		
Base Capacity (vph)	456		332	332			191	2606		133	2204	
Starvation Cap Reductn	0		0	0			0	0		0	0	
Spillback Cap Reductn	0		0	0			0	0		0	0	
Storage Cap Reductn	0		0	0			0	0		0	0	
Reduced v/c Ratio	0.70		2.16	0.09			2.48	1.06		0.13	1.82	

Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Natural Cycle: 150			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 2.48			
Intersection Signal Delay: 299.3		Intersection LOS: F	
Intersection Capacity Utilization 170.6%		ICU Level of Service H	
Analysis Period (min) 15			
~ Volume exceeds capacity, queue is theoretically infinite.			
Queue shown is maximum after two cycles.			

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



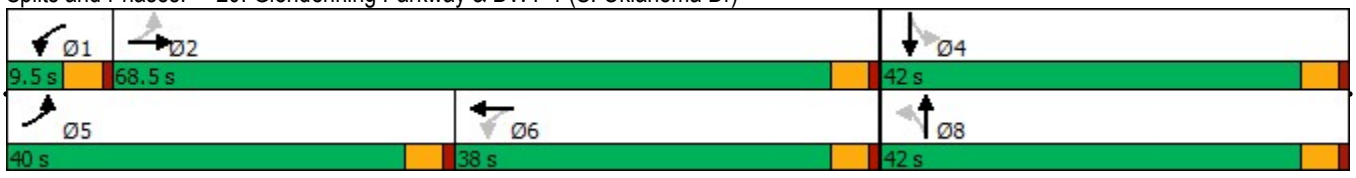


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	256	792	0	0	543	27	0	0	0	73	0	133
Future Volume (vph)	256	792	0	0	543	27	0	0	0	73	0	133
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.993						0.913	
Flt Protected	0.950										0.983	
Satd. Flow (prot)	1743	5009	0	1863	5050	0	0	1863	0	0	1672	0
Flt Permitted	0.277										0.883	
Satd. Flow (perm)	508	5009	0	1863	5050	0	0	1863	0	0	1502	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					6						95	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			434			199			279	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	278	861	0	0	590	29	0	0	0	79	0	145
Shared Lane Traffic (%)												
Lane Group Flow (vph)	278	861	0	0	619	0	0	0	0	0	224	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			18			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA					Perm	NA	
Protected Phases	5	2		1	6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	40.0	68.5		9.5	38.0		42.0	42.0		42.0	42.0	
Total Split (%)	33.3%	57.1%		7.9%	31.7%		35.0%	35.0%		35.0%	35.0%	
Maximum Green (s)	35.5	64.0		5.0	33.5		37.5	37.5		37.5	37.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5			4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	32.4	32.4			12.9						10.6	
Actuated g/C Ratio	0.62	0.62			0.25						0.20	
v/c Ratio	0.42	0.28			0.50						0.59	
Control Delay	7.0	5.0			19.6						19.7	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	7.0	5.0			19.6						19.7	
LOS	A	A			B						B	
Approach Delay		5.5			19.6						19.7	
Approach LOS		A			B						B	
Queue Length 50th (ft)	31	35			57						34	
Queue Length 95th (ft)	79	70			117						111	
Internal Link Dist (ft)		1613			354			119			199	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1252	4900			3384						1147	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.22	0.18			0.18						0.20	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 52.5			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 11.5		Intersection LOS: B	
Intersection Capacity Utilization 48.7%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1 (S. Oklahoma Dr)



Intersection	
Int Delay, s/veh	205.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	58	295	210	2681	3466	72
Future Vol, veh/h	58	295	210	2681	3466	72
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	62	314	223	2852	3687	77

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	5598	1882	3764	0	-	0
Stage 1	3726	-	-	-	-	-
Stage 2	1872	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	0	~ 53	~ 49	-	-	-
Stage 1	~ 5	-	-	-	-	-
Stage 2	76	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	~ 53	~ 49	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	76	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, $	2888.3	128.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 49	-	53	-	-
HCM Lane V/C Ratio	4.559	-	7.086	-	-
HCM Control Delay (s)	$ 1769.3	-	$ 2888.3	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	25.1	-	43.5	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	793	8	104	572	12	98
Future Vol, veh/h	793	8	104	572	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	826	8	108	596	13	102

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	834	0	1284	417
Stage 1	-	-	-	-	830	-
Stage 2	-	-	-	-	454	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	461	-	197	498
Stage 1	-	-	-	-	282	-
Stage 2	-	-	-	-	526	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	461	-	128	498
Mov Cap-2 Maneuver	-	-	-	-	128	-
Stage 1	-	-	-	-	282	-
Stage 2	-	-	-	-	342	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.3	18.6
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	379	-	-	461	-
HCM Lane V/C Ratio	0.302	-	-	0.235	-
HCM Control Delay (s)	18.6	-	-	15.2	1.1
HCM Lane LOS	C	-	-	C	A
HCM 95th %tile Q(veh)	1.3	-	-	0.9	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	0	0	344	329	9
Future Vol, veh/h	28	0	0	344	329	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	0	0	374	358	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	737	363	368	0	-	0
Stage 1	363	-	-	-	-	-
Stage 2	374	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	386	682	1191	-	-	-
Stage 1	704	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	386	682	1191	-	-	-
Mov Cap-2 Maneuver	386	-	-	-	-	-
Stage 1	704	-	-	-	-	-
Stage 2	696	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.1	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1191	-	386	-	-
HCM Lane V/C Ratio	-	-	0.079	-	-
HCM Control Delay (s)	0	-	15.1	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Intersection	
Int Delay, s/veh	125

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	29	171	92	48	125	55	98	184	67	101	173	68
Future Vol, veh/h	29	171	92	48	125	55	98	184	67	101	173	68
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	10	0	0	22	0	2	0	5	13	2	0	0
Mvmt Flow	35	204	110	57	149	65	117	219	80	120	206	81

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1087	1020	247	1137	1020	259	287	0	0	299	0	0
Stage 1	487	487	-	493	493	-	-	-	-	-	-	-
Stage 2	600	533	-	644	527	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.5	6.2	7.52	6.7	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4	3.3	3.698	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	187	239	797	153	225	774	1287	-	-	1262	-	-
Stage 1	547	554	-	508	536	-	-	-	-	-	-	-
Stage 2	474	528	-	415	516	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	44	~ 189	797	-	178	774	1287	-	-	1262	-	-
Mov Cap-2 Maneuver	44	~ 189	-	-	178	-	-	-	-	-	-	-
Stage 1	487	491	-	452	477	-	-	-	-	-	-	-
Stage 2	266	470	-	186	457	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	$ 512.9		2.3	2.4
HCM LOS	F	-		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1287	-	-	174	-	774	1262	-	-
HCM Lane V/C Ratio	0.091	-	-	1.998	-	0.085	0.095	-	-
HCM Control Delay (s)	8.1	0	-	$ 512.9	-	10.1	8.2	0	-
HCM Lane LOS	A	A	-	F	-	B	A	A	-
HCM 95th %tile Q(veh)	0.3	-	-	26.6	-	0.3	0.3	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	4.2

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	201	225	0	94	197
Future Vol, veh/h	0	201	225	0	94	197
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	218	245	0	102	214

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	663	245	0	0	245	0
Stage 1	245	-	-	-	-	-
Stage 2	418	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	426	794	-	-	1321	-
Stage 1	796	-	-	-	-	-
Stage 2	664	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	389	794	-	-	1321	-
Mov Cap-2 Maneuver	389	-	-	-	-	-
Stage 1	796	-	-	-	-	-
Stage 2	606	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	11.2	0	2.6
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	794	1321	-
HCM Lane V/C Ratio	-	-	0.275	0.077	-
HCM Control Delay (s)	-	-	11.2	8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	1.1	0.3	-

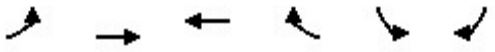
Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	60	0	0	426	291	28
Future Vol, veh/h	60	0	0	426	291	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	65	0	0	463	316	30

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	794	331	346	0	-	0
Stage 1	331	-	-	-	-	-
Stage 2	463	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	357	711	1213	-	-	-
Stage 1	728	-	-	-	-	-
Stage 2	634	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	357	711	1213	-	-	-
Mov Cap-2 Maneuver	357	-	-	-	-	-
Stage 1	728	-	-	-	-	-
Stage 2	634	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.3	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1213	-	357	-	-
HCM Lane V/C Ratio	-	-	0.183	-	-
HCM Control Delay (s)	0	-	17.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.7	-	-



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	865	522	76	0	48
Future Volume (Veh/h)	0	865	522	76	0	48
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	940	567	83	0	52
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		434	590			
pX, platoon unblocked					0.94	
vC, conflicting volume	650				922	183
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	650				712	183
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	94
cM capacity (veh/h)	932				346	828

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	WB 3	WB 4	SB 1
Volume Total	313	313	313	162	162	162	164	52
Volume Left	0	0	0	0	0	0	0	0
Volume Right	0	0	0	0	0	0	83	52
cSH	1700	1700	1700	1700	1700	1700	1700	828
Volume to Capacity	0.18	0.18	0.18	0.10	0.10	0.10	0.10	0.06
Queue Length 95th (ft)	0	0	0	0	0	0	0	5
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	9.6
Lane LOS								A
Approach Delay (s)	0.0			0.0				9.6
Approach LOS								A

Intersection Summary			
Average Delay	0.3		
Intersection Capacity Utilization	20.0%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	5	8	275	200	6
Future Vol, veh/h	4	5	8	275	200	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	5	9	299	217	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	538	221	224	0	-	0
Stage 1	221	-	-	-	-	-
Stage 2	317	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	504	819	1345	-	-	-
Stage 1	816	-	-	-	-	-
Stage 2	738	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	500	819	1345	-	-	-
Mov Cap-2 Maneuver	500	-	-	-	-	-
Stage 1	809	-	-	-	-	-
Stage 2	738	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.7	0.2	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1345	-	638	-	-
HCM Lane V/C Ratio	0.006	-	0.015	-	-
HCM Control Delay (s)	7.7	0	10.7	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	4	275	204	2
Future Vol, veh/h	1	2	4	275	204	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	4	299	222	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	530	223	224	0	-	0
Stage 1	223	-	-	-	-	-
Stage 2	307	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	510	817	1345	-	-	-
Stage 1	814	-	-	-	-	-
Stage 2	746	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	508	817	1345	-	-	-
Mov Cap-2 Maneuver	508	-	-	-	-	-
Stage 1	811	-	-	-	-	-
Stage 2	746	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.3	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1345	-	679	-	-
HCM Lane V/C Ratio	0.003	-	0.005	-	-
HCM Control Delay (s)	7.7	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	7.9

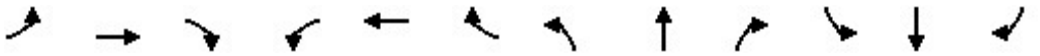
Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		↕			↕			↕			↕	
Traffic Vol, veh/h	0	0	91	72	0	143	41	82	153	153	44	0
Future Vol, veh/h	0	0	91	72	0	143	41	82	153	153	44	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	99	78	0	155	45	89	166	166	48	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	720	725	48	692	642	172	48	0	0	255	0	0
Stage 1	380	380	-	262	262	-	-	-	-	-	-	-
Stage 2	340	345	-	430	380	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	343	352	1021	358	392	872	1559	-	-	1310	-	-
Stage 1	642	614	-	743	691	-	-	-	-	-	-	-
Stage 2	675	636	-	603	614	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	247	296	1021	284	329	872	1559	-	-	1310	-	-
Mov Cap-2 Maneuver	247	296	-	284	329	-	-	-	-	-	-	-
Stage 1	620	534	-	718	668	-	-	-	-	-	-	-
Stage 2	536	614	-	474	534	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	8.9	17.7	1.1	6.3
HCM LOS	A	C		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1559	-	-	515	1021	1310	-	-
HCM Lane V/C Ratio	0.029	-	-	0.454	0.097	0.127	-	-
HCM Control Delay (s)	7.4	0	-	17.7	8.9	8.1	0	-
HCM Lane LOS	A	A	-	C	A	A	A	-
HCM 95th %tile Q(veh)	0.1	-	-	2.3	0.3	0.4	-	-

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	164	0	456	34	8	0	648	3398	16	8	2771	293
Future Volume (vph)	164	0	456	34	8	0	648	3398	16	8	2771	293
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	14	14	12	13	13
Grade (%)		0%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	0.97	0.91	1.00	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt			0.850					0.999			0.986	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3303	5187	1553	2410	3919	1909	1687	3724	0	1805	3561	0
Flt Permitted	0.752			0.757			0.039			0.041		
Satd. Flow (perm)	2615	5187	1553	1921	3919	1909	69	3724	0	78	3561	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)			204					1			14	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		253			999			882			511	
Travel Time (s)		4.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	173	0	480	36	8	0	682	3577	17	8	2917	308
Shared Lane Traffic (%)												
Lane Group Flow (vph)	173	0	480	36	8	0	682	3594	0	8	3225	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		6			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



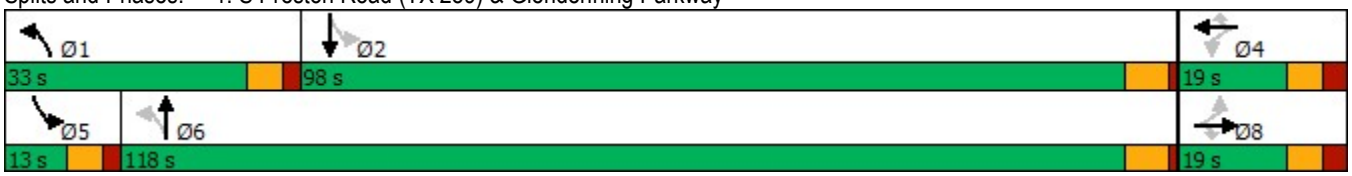
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm		Perm	Perm	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	19.0	19.0	19.0	19.0	19.0	19.0	33.0	118.0		13.0	98.0	
Total Split (%)	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	22.0%	78.7%		8.7%	65.3%	
Maximum Green (s)	12.0	12.0	12.0	12.0	12.0	12.0	27.0	112.0		7.0	92.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	12.0		12.0	12.0	12.0		125.0	122.4		99.0	92.0	
Actuated g/C Ratio	0.08		0.08	0.08	0.08		0.83	0.82		0.66	0.61	
v/c Ratio	0.83		1.54	0.24	0.03		1.96	1.18		0.06	1.47	
Control Delay	97.5		283.6	68.9	63.9		470.3	103.6		6.0	241.9	
Queue Delay	0.0		0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	97.5		283.6	68.9	63.9		470.3	103.6		6.0	241.9	
LOS	F		F	E	E		F	F		A	F	
Approach Delay		234.3			68.0			162.1			241.3	
Approach LOS		F			E			F			F	
Queue Length 50th (ft)	87		~466	17	2		~992	~2187		1	~2286	
Queue Length 95th (ft)	#153		#695	37	9		#1241	#2445		4	#2383	
Internal Link Dist (ft)		173			919			802			431	
Turn Bay Length (ft)				380			370			185		
Base Capacity (vph)	209		311	153	313		348	3038		132	2189	
Starvation Cap Reductn	0		0	0	0		0	0		0	0	
Spillback Cap Reductn	0		0	0	0		0	0		0	0	
Storage Cap Reductn	0		0	0	0		0	0		0	0	
Reduced v/c Ratio	0.83		1.54	0.24	0.03		1.96	1.18		0.06	1.47	

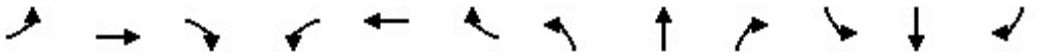
Intersection Summary			
Area Type:	Other		
Cycle Length: 150			
Actuated Cycle Length: 150			
Natural Cycle: 150			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.96			
Intersection Signal Delay: 198.5		Intersection LOS: F	
Intersection Capacity Utilization 149.0%		ICU Level of Service H	
Analysis Period (min) 15			

~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



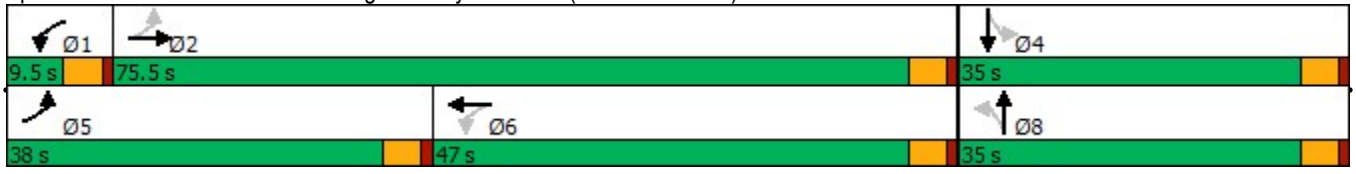


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	237	499	0	0	795	49	0	0	0	51	0	120
Future Volume (vph)	237	499	0	0	795	49	0	0	0	51	0	120
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.991						0.905	
Flt Protected	0.950										0.985	
Satd. Flow (prot)	1743	5009	0	1863	5040	0	0	1863	0	0	1660	0
Flt Permitted	0.183										0.899	
Satd. Flow (perm)	336	5009	0	1863	5040	0	0	1863	0	0	1516	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					9						95	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			434			199			279	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	258	542	0	0	864	53	0	0	0	55	0	130
Shared Lane Traffic (%)												
Lane Group Flow (vph)	258	542	0	0	917	0	0	0	0	0	185	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			18			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA					Perm	NA	
Protected Phases	5	2		1	6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	38.0	75.5		9.5	47.0		35.0	35.0		35.0	35.0	
Total Split (%)	31.7%	62.9%		7.9%	39.2%		29.2%	29.2%		29.2%	29.2%	
Maximum Green (s)	33.5	71.0		5.0	42.5		30.5	30.5		30.5	30.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5			4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	37.1	37.1			17.2						9.4	
Actuated g/C Ratio	0.66	0.66			0.31						0.17	
v/c Ratio	0.43	0.16			0.59						0.56	
Control Delay	7.1	3.8			18.8						20.0	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	7.1	3.8			18.8						20.0	
LOS	A	A			B						C	
Approach Delay		4.8			18.8						20.0	
Approach LOS		A			B						C	
Queue Length 50th (ft)	26	18			88						26	
Queue Length 95th (ft)	80	38			170						96	
Internal Link Dist (ft)		1613			354			119			199	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1127	4934			3951						910	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.23	0.11			0.23						0.20	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 56			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 13.1		Intersection LOS: B	
Intersection Capacity Utilization 51.0%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1 (S. Oklahoma Dr)



Intersection	
Int Delay, s/veh	85.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	40	256	289	3273	2725	53
Future Vol, veh/h	40	256	289	3273	2725	53
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	43	272	307	3482	2899	56

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	5282	1478	2955	0	-	0
Stage 1	2927	-	-	-	-	-
Stage 2	2355	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	0	~ 103	~ 108	-	-	-
Stage 1	~ 16	-	-	-	-	-
Stage 2	~ 37	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	~ 103	~ 108	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	~ 37	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 1015	74.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 108	-	103	-	-
HCM Lane V/C Ratio	2.847	-	3.057	-	-
HCM Control Delay (s)	$ 917.9	-	$ 1015	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	28.9	-	30.4	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	596	21	203	768	13	54
Future Vol, veh/h	596	21	203	768	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	621	22	211	800	14	56

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	643	0	1374	322
Stage 1	-	-	-	-	632	-
Stage 2	-	-	-	-	742	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	570	-	176	574
Stage 1	-	-	-	-	377	-
Stage 2	-	-	-	-	363	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	570	-	59	574
Mov Cap-2 Maneuver	-	-	-	-	59	-
Stage 1	-	-	-	-	377	-
Stage 2	-	-	-	-	121	-

Approach	EB	WB	NB
HCM Control Delay, s	0	4.6	29.9
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	213	-	-	570	-
HCM Lane V/C Ratio	0.328	-	-	0.371	-
HCM Control Delay (s)	29.9	-	-	15	1.9
HCM Lane LOS	D	-	-	B	A
HCM 95th %tile Q(veh)	1.4	-	-	1.7	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	0	0	311	352	29
Future Vol, veh/h	17	0	0	311	352	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	0	0	338	383	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	737	399	415	0	-	0
Stage 1	399	-	-	-	-	-
Stage 2	338	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	386	651	1144	-	-	-
Stage 1	678	-	-	-	-	-
Stage 2	722	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	386	651	1144	-	-	-
Mov Cap-2 Maneuver	386	-	-	-	-	-
Stage 1	678	-	-	-	-	-
Stage 2	722	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.8	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1144	-	386	-	-
HCM Lane V/C Ratio	-	-	0.048	-	-
HCM Control Delay (s)	0	-	14.8	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	78.4

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	10	66	87	59	109	62	92	215	64	118	205	7
Future Vol, veh/h	10	66	87	59	109	62	92	215	64	118	205	7
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	125	-	0	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	1	-	-	2	-	-	0	-
Peak Hour Factor	84	84	84	84	84	84	84	84	84	84	84	84
Heavy Vehicles, %	10	0	0	22	0	2	0	5	13	2	0	0
Mvmt Flow	12	79	104	70	130	74	110	256	76	140	244	8

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	1144	1080	248	1134	1046	294	252	0	0	332	0	0
Stage 1	528	528	-	514	514	-	-	-	-	-	-	-
Stage 2	616	552	-	620	532	-	-	-	-	-	-	-
Critical Hdwy	7.2	6.5	6.2	7.52	6.7	6.32	4.1	-	-	4.12	-	-
Critical Hdwy Stg 1	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.2	5.5	-	6.52	5.7	-	-	-	-	-	-	-
Follow-up Hdwy	3.59	4	3.3	3.698	4	3.318	2.2	-	-	2.218	-	-
Pot Cap-1 Maneuver	171	220	796	154	217	739	1325	-	-	1227	-	-
Stage 1	520	531	-	494	524	-	-	-	-	-	-	-
Stage 2	465	518	-	428	513	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	49	171	796	72	169	739	1325	-	-	1227	-	-
Mov Cap-2 Maneuver	49	171	-	72	169	-	-	-	-	-	-	-
Stage 1	466	460	-	443	470	-	-	-	-	-	-	-
Stage 2	272	465	-	268	445	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	67.7	$ 317.6	2	3
HCM LOS	F	F		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	WBLn2	SBL	SBT	SBR
Capacity (veh/h)	1325	-	-	233	115	739	1227	-	-
HCM Lane V/C Ratio	0.083	-	-	0.833	1.739	0.1	0.114	-	-
HCM Control Delay (s)	8	0	-	67.7	$ 431	10.4	8.3	0	-
HCM Lane LOS	A	A	-	F	F	B	A	A	-
HCM 95th %tile Q(veh)	0.3	-	-	6.4	15.5	0.3	0.4	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	4.9

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	211	177	0	139	170
Future Vol, veh/h	0	211	177	0	139	170
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	229	192	0	151	185

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	679	192	0	0	192	0
Stage 1	192	-	-	-	-	-
Stage 2	487	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	417	850	-	-	1381	-
Stage 1	841	-	-	-	-	-
Stage 2	618	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	366	850	-	-	1381	-
Mov Cap-2 Maneuver	366	-	-	-	-	-
Stage 1	841	-	-	-	-	-
Stage 2	543	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	10.8	0	3.6
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	850	1381	-
HCM Lane V/C Ratio	-	-	0.27	0.109	-
HCM Control Delay (s)	-	-	10.8	7.9	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	1.1	0.4	-

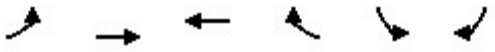
Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	0	0	388	309	55
Future Vol, veh/h	38	0	0	388	309	55
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	0	0	422	336	60

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	788	366	396	0	-	0
Stage 1	366	-	-	-	-	-
Stage 2	422	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	360	679	1163	-	-	-
Stage 1	702	-	-	-	-	-
Stage 2	662	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	360	679	1163	-	-	-
Mov Cap-2 Maneuver	360	-	-	-	-	-
Stage 1	702	-	-	-	-	-
Stage 2	662	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.3	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1163	-	360	-	-
HCM Lane V/C Ratio	-	-	0.115	-	-
HCM Control Delay (s)	0	-	16.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	550	872	53	0	28
Future Volume (Veh/h)	0	550	872	53	0	28
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	598	948	58	0	30
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		434	590			
pX, platoon unblocked					1.00	
vC, conflicting volume	1006				1176	266
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	1006				1170	266
tC, single (s)	4.1				6.8	6.9
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	96
cM capacity (veh/h)	684				185	732

Direction, Lane #	EB 1	EB 2	EB 3	WB 1	WB 2	WB 3	WB 4	SB 1
Volume Total	199	199	199	271	271	271	193	30
Volume Left	0	0	0	0	0	0	0	0
Volume Right	0	0	0	0	0	0	58	30
cSH	1700	1700	1700	1700	1700	1700	1700	732
Volume to Capacity	0.12	0.12	0.12	0.16	0.16	0.16	0.11	0.04
Queue Length 95th (ft)	0	0	0	0	0	0	0	3
Control Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	10.1
Lane LOS								B
Approach Delay (s)	0.0			0.0				10.1
Approach LOS								B

Intersection Summary				
Average Delay	0.2			
Intersection Capacity Utilization	23.5%	ICU Level of Service		A
Analysis Period (min)	15			

Intersection has too many lanes per leg.
HCM All-Way analysis is limited to two lanes per leg.
Channelized right turn lanes are not counted.

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	12	11	275	158	7
Future Vol, veh/h	8	12	11	275	158	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	13	12	299	172	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	499	176	180	0	-	0
Stage 1	176	-	-	-	-	-
Stage 2	323	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	531	867	1396	-	-	-
Stage 1	855	-	-	-	-	-
Stage 2	734	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	526	867	1396	-	-	-
Mov Cap-2 Maneuver	526	-	-	-	-	-
Stage 1	846	-	-	-	-	-
Stage 2	734	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.4	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1396	-	688	-	-
HCM Lane V/C Ratio	0.009	-	0.032	-	-
HCM Control Delay (s)	7.6	0	10.4	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	4	4	279	162	2
Future Vol, veh/h	2	4	4	279	162	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	4	4	303	176	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	488	177	178	0	-	0
Stage 1	177	-	-	-	-	-
Stage 2	311	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	539	866	1398	-	-	-
Stage 1	854	-	-	-	-	-
Stage 2	743	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	537	866	1398	-	-	-
Mov Cap-2 Maneuver	537	-	-	-	-	-
Stage 1	851	-	-	-	-	-
Stage 2	743	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.1	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1398	-	719	-	-
HCM Lane V/C Ratio	0.003	-	0.009	-	-
HCM Control Delay (s)	7.6	0	10.1	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	5.8

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	0	58	42	0	84	83	93	106	106	65	0
Future Vol, veh/h	0	0	58	42	0	84	83	93	106	106	65	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	63	46	0	91	90	101	115	115	71	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	685	697	71	672	640	159	71	0	0	216	0	0
Stage 1	301	301	-	339	339	-	-	-	-	-	-	-
Stage 2	384	396	-	333	301	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	362	365	991	370	393	886	1529	-	-	1354	-	-
Stage 1	708	665	-	676	640	-	-	-	-	-	-	-
Stage 2	639	604	-	681	665	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	287	310	991	307	334	886	1529	-	-	1354	-	-
Mov Cap-2 Maneuver	287	310	-	307	334	-	-	-	-	-	-	-
Stage 1	660	606	-	630	596	-	-	-	-	-	-	-
Stage 2	534	563	-	582	606	-	-	-	-	-	-	-

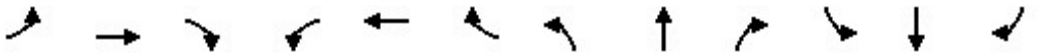
Approach	SE	NW	NE	SW
HCM Control Delay, s	8.9	13.8	2.2	4.9
HCM LOS	A	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1529	-	-	544	991	1354	-	-
HCM Lane V/C Ratio	0.059	-	-	0.252	0.064	0.085	-	-
HCM Control Delay (s)	7.5	0	-	13.8	8.9	7.9	0	-
HCM Lane LOS	A	A	-	B	A	A	A	-
HCM 95th %tile Q(veh)	0.2	-	-	1	0.2	0.3	-	-

APPENDIX N

Synchro Analysis for Phase I Mitigated Condition Year 2027

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	162	0	324	15	0	0	174	1408	22	8	1931	90
Future Volume (vph)	162	0	324	15	0	0	174	1408	22	8	1931	90
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	10	10	10	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.910						0.998			0.993	
Flt Protected		0.984			0.950		0.950			0.950		
Satd. Flow (prot)	0	1553	0	0	847	0	1656	3426	0	1805	3398	0
Flt Permitted		0.883			0.339		0.072			0.099		
Satd. Flow (perm)	0	1393	0	0	302	0	126	3426	0	188	3398	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		99						2			6	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		249			999			882			511	
Travel Time (s)		4.2			17.0			10.9			6.3	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	0%	4%	100%	0%	0%	9%	11%	88%	0%	9%	9%
Adj. Flow (vph)	178	0	356	16	0	0	191	1547	24	9	2122	99
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	534	0	0	16	0	191	1571	0	9	2221	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	1.09	1.09	1.09	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



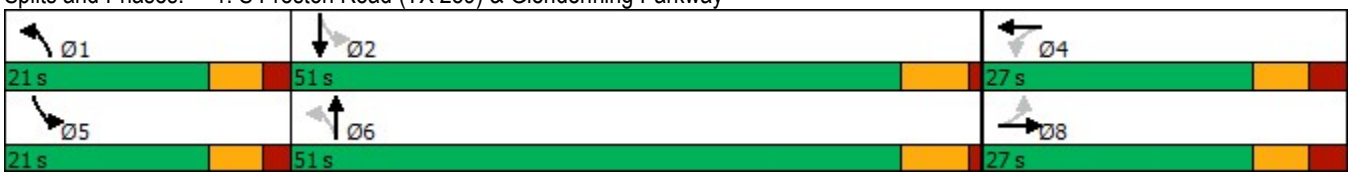
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		13.0	16.0		13.0	16.0	
Total Split (s)	27.0	27.0		27.0	27.0		21.0	51.0		21.0	51.0	
Total Split (%)	27.3%	27.3%		27.3%	27.3%		21.2%	51.5%		21.2%	51.5%	
Maximum Green (s)	20.0	20.0		20.0	20.0		15.0	45.0		15.0	45.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		2.0	1.0		2.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.0			7.0		6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5		1.5	1.5		1.5	0.5		1.5	0.5	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)		20.0			20.0		61.2	58.7		52.0	45.0	
Actuated g/C Ratio		0.21			0.21		0.65	0.62		0.55	0.48	
v/c Ratio		1.43			0.25		0.78	0.74		0.04	1.37	
Control Delay		234.4			43.9		41.1	16.0		6.9	193.2	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		234.4			43.9		41.1	16.0		6.9	193.2	
LOS		F			D		D	B		A	F	
Approach Delay		234.4			43.9			18.7			192.5	
Approach LOS		F			D			B			F	
Queue Length 50th (ft)		~385			8		67	286		2	~926	
Queue Length 95th (ft)		#624			30		140	533		7	#1154	
Internal Link Dist (ft)		169			919			802			431	
Turn Bay Length (ft)							370			185		
Base Capacity (vph)		373			64		325	2135		375	1627	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		1.43			0.25		0.59	0.74		0.02	1.37	

Intersection Summary			
Area Type:	Other		
Cycle Length: 99			
Actuated Cycle Length: 94.2			
Natural Cycle: 130			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.43			
Intersection Signal Delay: 129.5		Intersection LOS: F	
Intersection Capacity Utilization 107.7%		ICU Level of Service G	
Analysis Period (min) 15			

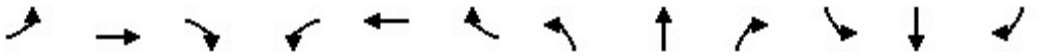
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



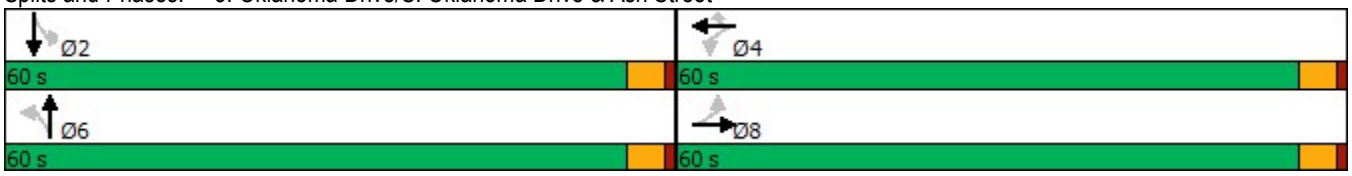
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	29	171	41	23	125	55	48	105	43	69	76	46
Future Volume (vph)	29	171	41	23	125	55	48	105	43	69	76	46
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	10	12	12	12	11	11	11	11	11	11
Grade (%)		0%			1%			2%			0%	
Storage Length (ft)	0		0	125		0	0		0	0		0
Storage Lanes	0		0	1		1	0		0	0		0
Taper Length (ft)	25			170			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.977				0.850		0.970			0.967	
Flt Protected		0.994			0.992			0.988			0.982	
Satd. Flow (prot)	0	1665	0	0	1844	1575	0	1680	0	0	1576	0
Flt Permitted		0.948			0.919			0.871			0.805	
Satd. Flow (perm)	0	1588	0	0	1709	1575	0	1481	0	0	1292	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		11				69		16			18	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		389			473			377			320	
Travel Time (s)		8.8			10.8			8.6			7.3	
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Heavy Vehicles (%)	17%	2%	0%	0%	2%	2%	0%	7%	0%	2%	8%	28%
Adj. Flow (vph)	36	214	51	29	156	69	60	131	54	86	95	58
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	301	0	0	185	69	0	245	0	0	239	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		30			30			40			40	
Two way Left Turn Lane												
Headway Factor	1.09	1.09	1.09	1.01	1.01	1.01	1.06	1.06	1.06	1.04	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

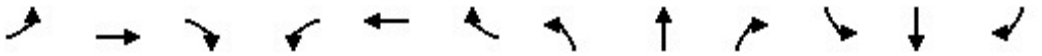


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4		4	6			2		
Detector Phase	8	8		4	4	4	6	6		2	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5	22.5	22.5	22.5		22.5	22.5	
Total Split (s)	60.0	60.0		60.0	60.0	60.0	60.0	60.0		60.0	60.0	
Total Split (%)	50.0%	50.0%		50.0%	50.0%	50.0%	50.0%	50.0%		50.0%	50.0%	
Maximum Green (s)	55.5	55.5		55.5	55.5	55.5	55.5	55.5		55.5	55.5	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0	0.0		0.0			0.0	
Total Lost Time (s)		4.5			4.5	4.5		4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		Min	Min	Min	None	None		None	None	
Act Effct Green (s)		12.9			12.9	12.9		12.6			12.6	
Actuated g/C Ratio		0.37			0.37	0.37		0.36			0.36	
v/c Ratio		0.51			0.29	0.11		0.45			0.50	
Control Delay		12.3			9.9	3.4		11.6			12.9	
Queue Delay		0.0			0.0	0.0		0.0			0.0	
Total Delay		12.3			9.9	3.4		11.6			12.9	
LOS		B			A	A		B			B	
Approach Delay		12.3			8.1			11.6			12.9	
Approach LOS		B			A			B			B	
Queue Length 50th (ft)		37			22	0		29			28	
Queue Length 95th (ft)		91			58	13		74			76	
Internal Link Dist (ft)		309			393			297			240	
Turn Bay Length (ft)												
Base Capacity (vph)		1588			1709	1575		1481			1292	
Starvation Cap Reductn		0			0	0		0			0	
Spillback Cap Reductn		0			0	0		0			0	
Storage Cap Reductn		0			0	0		0			0	
Reduced v/c Ratio		0.19			0.11	0.04		0.17			0.18	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 34.9			
Natural Cycle: 45			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.51			
Intersection Signal Delay: 11.2		Intersection LOS: B	
Intersection Capacity Utilization 48.9%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 5: Oklahoma Drive/S. Oklahoma Drive & Ash Street



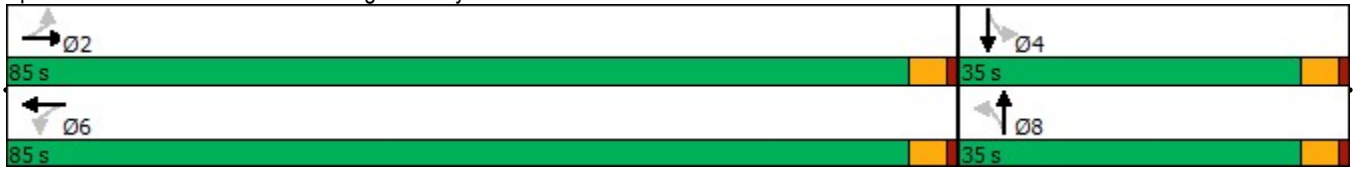


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	70	425	0	0	236	28	0	0	0	61	0	86
Future Volume (vph)	70	425	0	0	236	28	0	0	0	61	0	86
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.986						0.921	
Flt Protected	0.950										0.980	
Satd. Flow (prot)	1743	1835	0	0	1837	0	0	1863	0	0	1681	0
Flt Permitted	0.584										0.865	
Satd. Flow (perm)	1072	1835	0	0	1837	0	0	1863	0	0	1484	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					11						57	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			435			199			280	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	76	462	0	0	257	30	0	0	0	66	0	93
Shared Lane Traffic (%)												
Lane Group Flow (vph)	76	462	0	0	287	0	0	0	0	0	159	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA			NA					Perm	NA	
Protected Phases		2			6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	2	2		6	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	85.0	85.0		85.0	85.0		35.0	35.0		35.0	35.0	
Total Split (%)	70.8%	70.8%		70.8%	70.8%		29.2%	29.2%		29.2%	29.2%	
Maximum Green (s)	80.5	80.5		80.5	80.5		30.5	30.5		30.5	30.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		Min	Min		None	None		None	None	
Act Effct Green (s)	21.0	21.0			21.0						8.4	
Actuated g/C Ratio	0.55	0.55			0.55						0.22	
v/c Ratio	0.13	0.46			0.28						0.43	
Control Delay	5.6	7.7			5.9						12.7	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	5.6	7.7			5.9						12.7	
LOS	A	A			A						B	
Approach Delay		7.4			5.9						12.7	
Approach LOS		A			A						B	
Queue Length 50th (ft)	6	48			25						17	
Queue Length 95th (ft)	23	116			65						56	
Internal Link Dist (ft)		1613			355			119			200	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1072	1835			1837						1196	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.07	0.25			0.16						0.13	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 38.4			
Natural Cycle: 45			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.46			
Intersection Signal Delay: 7.8		Intersection LOS: A	
Intersection Capacity Utilization 56.4%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1



Intersection	
Int Delay, s/veh	81.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	7	148	127	1443	1866	11
Future Vol, veh/h	7	148	127	1443	1866	11
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	10	9	9	8	13
Mvmt Flow	8	164	141	1603	2073	12

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3163	1043	2085	0	-	0
Stage 1	2079	-	-	-	-	-
Stage 2	1084	-	-	-	-	-
Critical Hdwy	7.2	7.3	4.28	-	-	-
Critical Hdwy Stg 1	6.2	-	-	-	-	-
Critical Hdwy Stg 2	6.2	-	-	-	-	-
Follow-up Hdwy	3.5	3.4	2.29	-	-	-
Pot Cap-1 Maneuver	~ 6	201	238	-	-	-
Stage 1	67	-	-	-	-	-
Stage 2	257	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 2	201	238	-	-	-
Mov Cap-2 Maneuver	~ 2	-	-	-	-	-
Stage 1	27	-	-	-	-	-
Stage 2	257	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, $	1862.7	3.2	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	238	-	37	-	-
HCM Lane V/C Ratio	0.593	-	4.655	-	-
HCM Control Delay (s)	40	-	$ 1862.7	-	-
HCM Lane LOS	E	-	F	-	-
HCM 95th %tile Q(veh)	3.4	-	20.1	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	358	4	56	265	12	98
Future Vol, veh/h	358	4	56	265	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	9	0	5	17	8	0
Mvmt Flow	448	5	70	331	15	123

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	453	0	922	451
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	471	-
Critical Hdwy	-	-	4.15	-	6.68	6.3
Critical Hdwy Stg 1	-	-	-	-	5.68	-
Critical Hdwy Stg 2	-	-	-	-	5.68	-
Follow-up Hdwy	-	-	2.245	-	3.572	3.3
Pot Cap-1 Maneuver	-	-	1092	-	278	605
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	600	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1092	-	256	605
Mov Cap-2 Maneuver	-	-	-	-	256	-
Stage 1	-	-	-	-	614	-
Stage 2	-	-	-	-	553	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.5	14.2
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	527	-	-	1092	-
HCM Lane V/C Ratio	0.261	-	-	0.064	-
HCM Control Delay (s)	14.2	-	-	8.5	0
HCM Lane LOS	B	-	-	A	A
HCM 95th %tile Q(veh)	1	-	-	0.2	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	0	0	185	138	9
Future Vol, veh/h	28	0	0	185	138	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	0	0	201	150	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	356	155	160	0	-	0
Stage 1	155	-	-	-	-	-
Stage 2	201	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	642	891	1419	-	-	-
Stage 1	873	-	-	-	-	-
Stage 2	833	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	642	891	1419	-	-	-
Mov Cap-2 Maneuver	642	-	-	-	-	-
Stage 1	873	-	-	-	-	-
Stage 2	833	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.9	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1419	-	642	-	-
HCM Lane V/C Ratio	-	-	0.047	-	-
HCM Control Delay (s)	0	-	10.9	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	5.7

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	108	47	0	64	33
Future Vol, veh/h	0	108	47	0	64	33
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	315	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	117	51	0	70	36

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	227	51	0	0	51	0
Stage 1	51	-	-	-	-	-
Stage 2	176	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	761	1017	-	-	1555	-
Stage 1	971	-	-	-	-	-
Stage 2	855	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	727	1017	-	-	1555	-
Mov Cap-2 Maneuver	727	-	-	-	-	-
Stage 1	971	-	-	-	-	-
Stage 2	817	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9	0	4.9
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	1017	1555	-
HCM Lane V/C Ratio	-	-	0.115	0.045	-
HCM Control Delay (s)	-	-	9	7.4	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.4	0.1	-

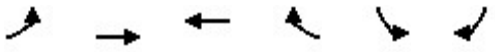
Intersection	
Int Delay, s/veh	2.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	77	0	0	155	97	30
Future Vol, veh/h	77	0	0	155	97	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	84	0	0	168	105	33

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	290	122	138	0	-	0
Stage 1	122	-	-	-	-	-
Stage 2	168	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	701	929	1446	-	-	-
Stage 1	903	-	-	-	-	-
Stage 2	862	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	701	929	1446	-	-	-
Mov Cap-2 Maneuver	701	-	-	-	-	-
Stage 1	903	-	-	-	-	-
Stage 2	862	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.8	0	0
HCM LOS	B		

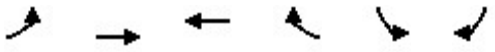
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1446	-	701	-	-
HCM Lane V/C Ratio	-	-	0.119	-	-
HCM Control Delay (s)	0	-	10.8	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	486	264	0	0	0
Future Volume (Veh/h)	0	486	264	0	0	0
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	528	287	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		435	586			
pX, platoon unblocked	0.97				0.86	0.97
vC, conflicting volume	287				815	287
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	247				623	247
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1277				389	767

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	528	287	0
Volume Left	0	0	0
Volume Right	0	0	0
cSH	1700	1700	1700
Volume to Capacity	0.31	0.17	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	0.0	0.0	0.0
Lane LOS			A
Approach Delay (s)	0.0	0.0	0.0
Approach LOS			A

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	28.9%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	486	264	0	0	0
Future Volume (Veh/h)	0	486	264	0	0	0
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	528	287	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		772	249			
pX, platoon unblocked	0.95				0.90	0.95
vC, conflicting volume	287				815	287
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	228				622	228
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1278				405	774

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	528	287	0
Volume Left	0	0	0
Volume Right	0	0	0
cSH	1700	1700	1700
Volume to Capacity	0.31	0.17	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	0.0	0.0	0.0
Lane LOS			A
Approach Delay (s)	0.0	0.0	0.0
Approach LOS			A

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	28.9%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	5	8	90	142	6
Future Vol, veh/h	4	5	8	90	142	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	5	9	98	154	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	274	158	161	0	-	0
Stage 1	158	-	-	-	-	-
Stage 2	116	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	716	887	1418	-	-	-
Stage 1	871	-	-	-	-	-
Stage 2	909	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	712	887	1418	-	-	-
Mov Cap-2 Maneuver	712	-	-	-	-	-
Stage 1	866	-	-	-	-	-
Stage 2	909	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.6	0.6	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1418	-	800	-	-
HCM Lane V/C Ratio	0.006	-	0.012	-	-
HCM Control Delay (s)	7.6	-	9.6	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	0	0	4	90	146	2
Future Vol, veh/h	0	0	4	90	146	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	0	4	98	159	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	266	160	161	0	-	0
Stage 1	160	-	-	-	-	-
Stage 2	106	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	723	885	1418	-	-	-
Stage 1	869	-	-	-	-	-
Stage 2	918	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	721	885	1418	-	-	-
Mov Cap-2 Maneuver	721	-	-	-	-	-
Stage 1	866	-	-	-	-	-
Stage 2	918	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	0	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1418	-	-	-	-
HCM Lane V/C Ratio	0.003	-	-	-	-
HCM Control Delay (s)	7.5	0	0	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	-	-	-

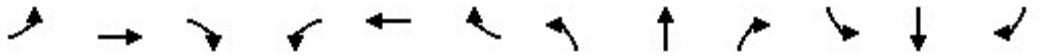
Intersection	
Int Delay, s/veh	5.7

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	0	115	0	0	0	44	47	0	0	33	0
Future Vol, veh/h	0	0	115	0	0	0	44	47	0	0	33	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	125	0	0	0	48	51	0	0	36	0

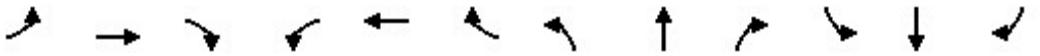
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	183	183	36	246	183	51	36	0	0	51	0	0
Stage 1	36	36	-	147	147	-	-	-	-	-	-	-
Stage 2	147	147	-	99	36	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	778	711	1037	708	711	1017	1575	-	-	1555	-	-
Stage 1	980	865	-	856	775	-	-	-	-	-	-	-
Stage 2	856	775	-	907	865	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	759	689	1037	608	689	1017	1575	-	-	1555	-	-
Mov Cap-2 Maneuver	759	689	-	608	689	-	-	-	-	-	-	-
Stage 1	950	865	-	829	751	-	-	-	-	-	-	-
Stage 2	829	751	-	798	865	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	8.9	0	3.6	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1575	-	- -	1037	1555	-	-
HCM Lane V/C Ratio	0.03	-	- -	0.121	-	-	-
HCM Control Delay (s)	7.4	0	- 0	8.9	0	-	-
HCM Lane LOS	A	A	- A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	- -	0.4	0	-	-



Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	89	0	235	18	4	0	346	1874	8	4	1481	151
Future Volume (vph)	89	0	235	18	4	0	346	1874	8	4	1481	151
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	11	11	11	10	10	10	12	14	14	12	13	13
Grade (%)		3%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	0		0	0		0	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.902						0.999			0.986	
Flt Protected		0.986			0.960		0.950			0.950		
Satd. Flow (prot)	0	1543	0	0	933	0	1656	3455	0	1805	3374	0
Flt Permitted		0.898			0.500		0.072			0.080		
Satd. Flow (perm)	0	1405	0	0	486	0	126	3455	0	152	3374	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		120						1			14	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		249			999			882			511	
Travel Time (s)		4.2			17.0			10.9			6.3	
Peak Hour Factor	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91	0.91
Heavy Vehicles (%)	5%	0%	4%	100%	0%	0%	9%	11%	88%	0%	9%	9%
Adj. Flow (vph)	98	0	258	20	4	0	380	2059	9	4	1627	166
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	356	0	0	24	0	380	2068	0	4	1793	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			40			40	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.07	1.07	1.07	1.09	1.09	1.09	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	



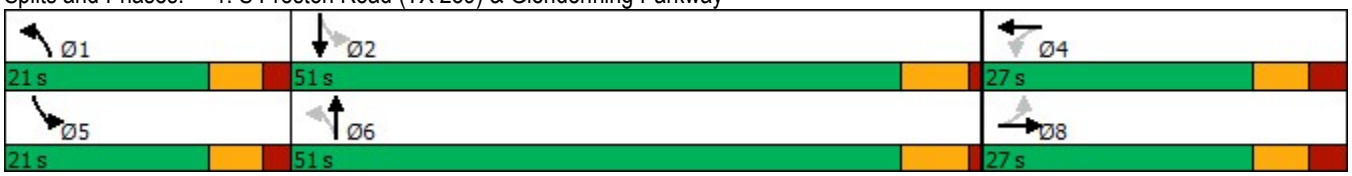
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA		pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8			4			6			2		
Detector Phase	8	8		4	4		1	6		5	2	
Switch Phase												
Minimum Initial (s)	7.0	7.0		7.0	7.0		7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0		14.0	14.0		13.0	16.0		13.0	16.0	
Total Split (s)	27.0	27.0		27.0	27.0		21.0	51.0		21.0	51.0	
Total Split (%)	27.3%	27.3%		27.3%	27.3%		21.2%	51.5%		21.2%	51.5%	
Maximum Green (s)	20.0	20.0		20.0	20.0		15.0	45.0		15.0	45.0	
Yellow Time (s)	4.0	4.0		4.0	4.0		4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0		3.0	3.0		2.0	1.0		2.0	1.0	
Lost Time Adjust (s)		0.0			0.0		0.0	0.0		0.0	0.0	
Total Lost Time (s)		7.0			7.0		6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5		1.5	1.5		1.5	0.5		1.5	0.5	
Recall Mode	None	None		None	None		None	Min		None	Min	
Act Effct Green (s)		19.1			19.1		66.0	63.5		52.0	45.0	
Actuated g/C Ratio		0.19			0.19		0.67	0.65		0.53	0.46	
v/c Ratio		0.96			0.25		1.19	0.93		0.02	1.15	
Control Delay		65.5			41.1		143.2	25.3		6.8	103.8	
Queue Delay		0.0			0.0		0.0	0.0		0.0	0.0	
Total Delay		65.5			41.1		143.2	25.3		6.8	103.8	
LOS		E			D		F	C		A	F	
Approach Delay		65.5			41.1			43.6			103.6	
Approach LOS		E			D			D			F	
Queue Length 50th (ft)		154			13		~250	508		1	~711	
Queue Length 95th (ft)		#332			39		#434	#938		4	#852	
Internal Link Dist (ft)		169			919			802			431	
Turn Bay Length (ft)							370			185		
Base Capacity (vph)		381			99		318	2233		345	1554	
Starvation Cap Reductn		0			0		0	0		0	0	
Spillback Cap Reductn		0			0		0	0		0	0	
Storage Cap Reductn		0			0		0	0		0	0	
Reduced v/c Ratio		0.93			0.24		1.19	0.93		0.01	1.15	

Intersection Summary			
Area Type:	Other		
Cycle Length: 99			
Actuated Cycle Length: 98.2			
Natural Cycle: 140			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 1.19			
Intersection Signal Delay: 68.6		Intersection LOS: E	
Intersection Capacity Utilization 99.1%		ICU Level of Service F	
Analysis Period (min) 15			

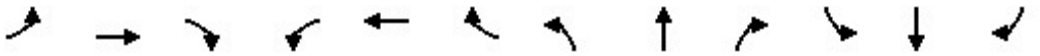
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.

95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway



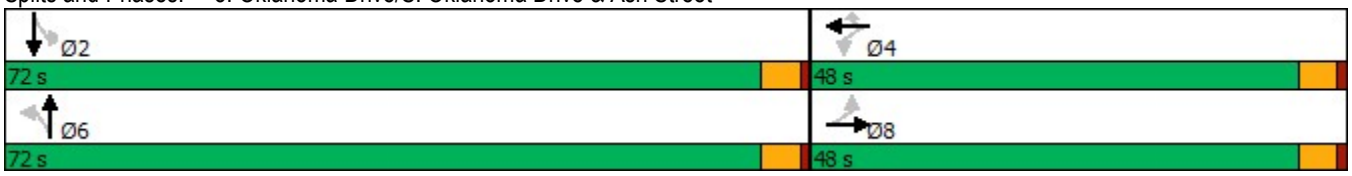
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	66	63	52	109	62	56	144	47	80	145	5
Future Volume (vph)	10	66	63	52	109	62	56	144	47	80	145	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	10	12	12	12	11	11	11	11	11	11
Grade (%)		0%			1%			2%			0%	
Storage Length (ft)	0		0	125		0	0		0	0		0
Storage Lanes	0		0	1		1	0		0	0		0
Taper Length (ft)	25			170			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.939				0.850		0.974			0.997	
Flt Protected		0.996			0.984			0.989			0.983	
Satd. Flow (prot)	0	1623	0	0	1835	1575	0	1683	0	0	1693	0
Flt Permitted		0.968			0.843			0.868			0.800	
Satd. Flow (perm)	0	1577	0	0	1572	1575	0	1477	0	0	1378	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		39				78		16			1	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		389			473			377			320	
Travel Time (s)		8.8			10.8			8.6			7.3	
Peak Hour Factor	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80
Heavy Vehicles (%)	17%	2%	0%	0%	2%	2%	0%	7%	0%	2%	8%	28%
Adj. Flow (vph)	13	83	79	65	136	78	70	180	59	100	181	6
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	175	0	0	201	78	0	309	0	0	287	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		30			30			40			40	
Two way Left Turn Lane												
Headway Factor	1.09	1.09	1.09	1.01	1.01	1.01	1.06	1.06	1.06	1.04	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

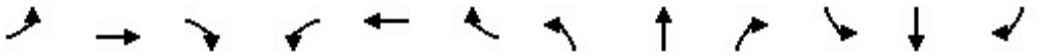


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4		4	6			2		
Detector Phase	8	8		4	4	4	6	6		2	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5	22.5	22.5	22.5		22.5	22.5	
Total Split (s)	48.0	48.0		48.0	48.0	48.0	72.0	72.0		72.0	72.0	
Total Split (%)	40.0%	40.0%		40.0%	40.0%	40.0%	60.0%	60.0%		60.0%	60.0%	
Maximum Green (s)	43.5	43.5		43.5	43.5	43.5	67.5	67.5		67.5	67.5	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0	0.0		0.0			0.0	
Total Lost Time (s)		4.5			4.5	4.5		4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		Min	Min	Min	None	None		None	None	
Act Effct Green (s)		10.3			10.3	10.3		13.4			13.4	
Actuated g/C Ratio		0.31			0.31	0.31		0.40			0.40	
v/c Ratio		0.34			0.41	0.14		0.51			0.51	
Control Delay		9.9			12.8	4.0		10.6			11.4	
Queue Delay		0.0			0.0	0.0		0.0			0.0	
Total Delay		9.9			12.8	4.0		10.6			11.4	
LOS		A			B	A		B			B	
Approach Delay		9.9			10.4			10.6			11.4	
Approach LOS		A			B			B			B	
Queue Length 50th (ft)		17			26	0		33			33	
Queue Length 95th (ft)		50			68	15		78			78	
Internal Link Dist (ft)		309			393			297			240	
Turn Bay Length (ft)												
Base Capacity (vph)		1572			1567	1570		1477			1378	
Starvation Cap Reductn		0			0	0		0			0	
Spillback Cap Reductn		0			0	0		0			0	
Storage Cap Reductn		0			0	0		0			0	
Reduced v/c Ratio		0.11			0.13	0.05		0.21			0.21	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 33.1			
Natural Cycle: 45			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.51			
Intersection Signal Delay: 10.6		Intersection LOS: B	
Intersection Capacity Utilization 47.5%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 5: Oklahoma Drive/S. Oklahoma Drive & Ash Street



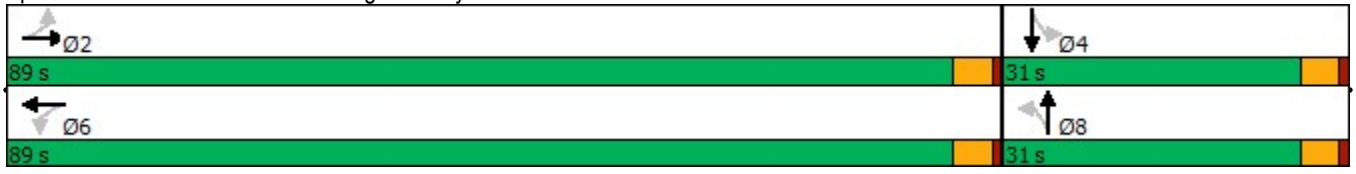


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	124	270	0	0	421	80	0	0	0	54	0	91
Future Volume (vph)	124	270	0	0	421	80	0	0	0	54	0	91
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	0		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.978						0.915	
Flt Protected	0.950										0.982	
Satd. Flow (prot)	1743	1835	0	0	1822	0	0	1863	0	0	1674	0
Flt Permitted	0.400										0.877	
Satd. Flow (perm)	734	1835	0	0	1822	0	0	1863	0	0	1495	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					19						65	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			435			199			280	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	135	293	0	0	458	87	0	0	0	59	0	99
Shared Lane Traffic (%)												
Lane Group Flow (vph)	135	293	0	0	545	0	0	0	0	0	158	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		12			12			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA			NA					Perm	NA	
Protected Phases		2			6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	2	2		6	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	89.0	89.0		89.0	89.0		31.0	31.0		31.0	31.0	
Total Split (%)	74.2%	74.2%		74.2%	74.2%		25.8%	25.8%		25.8%	25.8%	
Maximum Green (s)	84.5	84.5		84.5	84.5		26.5	26.5		26.5	26.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0			0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5			4.5			4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		Min	Min		None	None		None	None	
Act Effct Green (s)	22.7	22.7			22.7						8.2	
Actuated g/C Ratio	0.57	0.57			0.57						0.21	
v/c Ratio	0.32	0.28			0.52						0.44	
Control Delay	7.9	5.8			7.8						13.1	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	7.9	5.8			7.8						13.1	
LOS	A	A			A						B	
Approach Delay		6.5			7.8						13.1	
Approach LOS		A			A						B	
Queue Length 50th (ft)	13	27			57						16	
Queue Length 95th (ft)	44	67			137						57	
Internal Link Dist (ft)		1613			355			119			200	
Turn Bay Length (ft)	245											
Base Capacity (vph)	734	1835			1822						1018	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.18	0.16			0.30						0.16	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 39.9			
Natural Cycle: 50			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.52			
Intersection Signal Delay: 8.0		Intersection LOS: A	
Intersection Capacity Utilization 61.1%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1



Intersection	
Int Delay, s/veh	57.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	146	200	1763	1467	10
Future Vol, veh/h	8	146	200	1763	1467	10
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	90	90	90	90	90	90
Heavy Vehicles, %	0	10	9	9	8	13
Mvmt Flow	9	162	222	1959	1630	11

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3060	821	1641	0	-	0
Stage 1	1636	-	-	-	-	-
Stage 2	1424	-	-	-	-	-
Critical Hdwy	7.2	7.3	4.28	-	-	-
Critical Hdwy Stg 1	6.2	-	-	-	-	-
Critical Hdwy Stg 2	6.2	-	-	-	-	-
Follow-up Hdwy	3.5	3.4	2.29	-	-	-
Pot Cap-1 Maneuver	~ 7	288	360	-	-	-
Stage 1	123	-	-	-	-	-
Stage 2	164	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 3	288	360	-	-	-
Mov Cap-2 Maneuver	~ 3	-	-	-	-	-
Stage 1	47	-	-	-	-	-
Stage 2	164	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, $	1294.8	3	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	360	-	49	-	-
HCM Lane V/C Ratio	0.617	-	3.492	-	-
HCM Control Delay (s)	29.8	-	$ 1294.8	-	-
HCM Lane LOS	D	-	F	-	-
HCM 95th %tile Q(veh)	3.9	-	18.7	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.2

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	318	11	109	403	13	54
Future Vol, veh/h	318	11	109	403	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	80	80	80	80	80	80
Heavy Vehicles, %	9	0	5	17	8	0
Mvmt Flow	398	14	136	504	16	68

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	412	0	1181	405
Stage 1	-	-	-	-	405	-
Stage 2	-	-	-	-	776	-
Critical Hdwy	-	-	4.15	-	6.68	6.3
Critical Hdwy Stg 1	-	-	-	-	5.68	-
Critical Hdwy Stg 2	-	-	-	-	5.68	-
Follow-up Hdwy	-	-	2.245	-	3.572	3.3
Pot Cap-1 Maneuver	-	-	1131	-	191	643
Stage 1	-	-	-	-	646	-
Stage 2	-	-	-	-	425	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	1131	-	159	643
Mov Cap-2 Maneuver	-	-	-	-	159	-
Stage 1	-	-	-	-	646	-
Stage 2	-	-	-	-	354	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.8	16.2
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	404	-	-	1131	-
HCM Lane V/C Ratio	0.207	-	-	0.12	-
HCM Control Delay (s)	16.2	-	-	8.6	0
HCM Lane LOS	C	-	-	A	A
HCM 95th %tile Q(veh)	0.8	-	-	0.4	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	0	0	201	243	29
Future Vol, veh/h	17	0	0	201	243	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	0	0	218	264	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	498	280	296	0	-	0
Stage 1	280	-	-	-	-	-
Stage 2	218	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	532	759	1265	-	-	-
Stage 1	767	-	-	-	-	-
Stage 2	818	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	532	759	1265	-	-	-
Mov Cap-2 Maneuver	532	-	-	-	-	-
Stage 1	767	-	-	-	-	-
Stage 2	818	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1265	-	532	-	-
HCM Lane V/C Ratio	-	-	0.035	-	-
HCM Control Delay (s)	0	-	12	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	5.6

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	114	54	0	95	47
Future Vol, veh/h	0	114	54	0	95	47
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	315	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	124	59	0	103	51

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	316	59	0	0	59	0
Stage 1	59	-	-	-	-	-
Stage 2	257	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	677	1007	-	-	1545	-
Stage 1	964	-	-	-	-	-
Stage 2	786	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	632	1007	-	-	1545	-
Mov Cap-2 Maneuver	632	-	-	-	-	-
Stage 1	964	-	-	-	-	-
Stage 2	733	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9.1	0	5
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	1007	1545	-
HCM Lane V/C Ratio	-	-	0.123	0.067	-
HCM Control Delay (s)	-	-	9.1	7.5	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.4	0.2	-

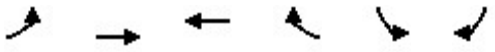
Intersection	
Int Delay, s/veh	1.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	62	0	0	168	142	97
Future Vol, veh/h	62	0	0	168	142	97
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	67	0	0	183	154	105

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	390	207	259	0	-	0
Stage 1	207	-	-	-	-	-
Stage 2	183	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	614	833	1306	-	-	-
Stage 1	828	-	-	-	-	-
Stage 2	848	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	614	833	1306	-	-	-
Mov Cap-2 Maneuver	614	-	-	-	-	-
Stage 1	828	-	-	-	-	-
Stage 2	848	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.6	0	0
HCM LOS	B		

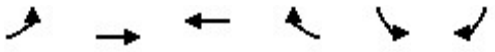
Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1306	-	614	-	-
HCM Lane V/C Ratio	-	-	0.11	-	-
HCM Control Delay (s)	0	-	11.6	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	324	501	0	0	0
Future Volume (Veh/h)	0	324	501	0	0	0
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	352	545	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		435	586			
pX, platoon unblocked	0.89				0.92	0.89
vC, conflicting volume	545				897	545
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	432				712	432
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1008				368	558

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	352	545	0
Volume Left	0	0	0
Volume Right	0	0	0
cSH	1700	1700	1700
Volume to Capacity	0.21	0.32	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	0.0	0.0	0.0
Lane LOS			A
Approach Delay (s)	0.0	0.0	0.0
Approach LOS			A

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	29.7%	ICU Level of Service	A
Analysis Period (min)	15		



Movement	EBL	EBT	WBT	WBR	SBL	SBR
Lane Configurations						
Traffic Volume (veh/h)	0	324	501	0	0	0
Future Volume (Veh/h)	0	324	501	0	0	0
Sign Control		Free	Free		Stop	
Grade		3%	0%		0%	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92
Hourly flow rate (vph)	0	352	545	0	0	0
Pedestrians						
Lane Width (ft)						
Walking Speed (ft/s)						
Percent Blockage						
Right turn flare (veh)						
Median type		None	None			
Median storage veh)						
Upstream signal (ft)		772	249			
pX, platoon unblocked	0.89				0.89	0.89
vC, conflicting volume	545				897	545
vC1, stage 1 conf vol						
vC2, stage 2 conf vol						
vCu, unblocked vol	426				822	426
tC, single (s)	4.1				6.4	6.2
tC, 2 stage (s)						
tF (s)	2.2				3.5	3.3
p0 queue free %	100				100	100
cM capacity (veh/h)	1008				306	559

Direction, Lane #	EB 1	WB 1	SB 1
Volume Total	352	545	0
Volume Left	0	0	0
Volume Right	0	0	0
cSH	1700	1700	1700
Volume to Capacity	0.21	0.32	0.00
Queue Length 95th (ft)	0	0	0
Control Delay (s)	0.0	0.0	0.0
Lane LOS			A
Approach Delay (s)	0.0	0.0	0.0
Approach LOS			A

Intersection Summary			
Average Delay	0.0		
Intersection Capacity Utilization	29.7%	ICU Level of Service	A
Analysis Period (min)	15		

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	12	11	193	134	7
Future Vol, veh/h	8	12	11	193	134	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	13	12	210	146	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	384	150	154	0	-	0
Stage 1	150	-	-	-	-	-
Stage 2	234	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	619	896	1426	-	-	-
Stage 1	878	-	-	-	-	-
Stage 2	805	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	614	896	1426	-	-	-
Mov Cap-2 Maneuver	614	-	-	-	-	-
Stage 1	871	-	-	-	-	-
Stage 2	805	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.9	0.4	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1426	-	757	-	-
HCM Lane V/C Ratio	0.008	-	0.029	-	-
HCM Control Delay (s)	7.5	-	9.9	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	4	4	198	137	2
Future Vol, veh/h	2	4	4	198	137	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	4	4	215	149	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	373	150	151	0	-	0
Stage 1	150	-	-	-	-	-
Stage 2	223	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	628	896	1430	-	-	-
Stage 1	878	-	-	-	-	-
Stage 2	814	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	626	896	1430	-	-	-
Mov Cap-2 Maneuver	626	-	-	-	-	-
Stage 1	875	-	-	-	-	-
Stage 2	814	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.6	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1430	-	783	-	-
HCM Lane V/C Ratio	0.003	-	0.008	-	-
HCM Control Delay (s)	7.5	0	9.6	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	5.7

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations		⇕			⇕			⇕			⇕	
Traffic Vol, veh/h	0	0	93	0	0	0	146	54	0	0	47	0
Future Vol, veh/h	0	0	93	0	0	0	146	54	0	0	47	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	-	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	101	0	0	0	159	59	0	0	51	0

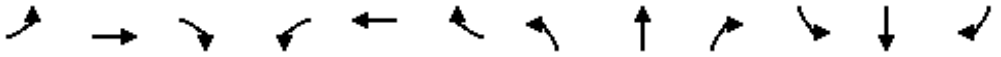
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	428	428	51	479	428	59	51	0	0	59	0	0
Stage 1	51	51	-	377	377	-	-	-	-	-	-	-
Stage 2	377	377	-	102	51	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	537	519	1017	497	519	1007	1555	-	-	1545	-	-
Stage 1	962	852	-	644	616	-	-	-	-	-	-	-
Stage 2	644	616	-	904	852	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	494	464	1017	411	464	1007	1555	-	-	1545	-	-
Mov Cap-2 Maneuver	494	464	-	411	464	-	-	-	-	-	-	-
Stage 1	860	852	-	576	551	-	-	-	-	-	-	-
Stage 2	576	551	-	814	852	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	8.9	0	5.5	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1555	-	-	-	1017	1545	-	-
HCM Lane V/C Ratio	0.102	-	-	-	0.099	-	-	-
HCM Control Delay (s)	7.6	0	-	0	8.9	0	-	-
HCM Lane LOS	A	A	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0.3	-	-	-	0.3	0	-	-

APPENDIX O

Synchro Analysis for Phase II Mitigated Condition Year 2029



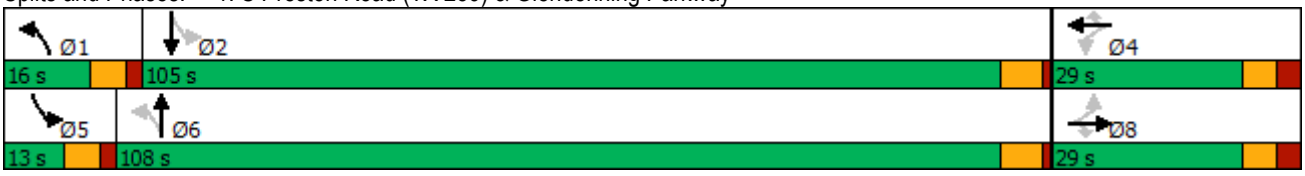
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	187	0	493	18	0	0	345	1604	26	10	2313	105
Future Volume (vph)	187	0	493	18	0	0	345	1604	26	10	2313	105
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	14	14	12	13	13
Grade (%)		0%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	0.97	0.86	0.86	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.850	0.850					0.998			0.993	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3303	4006	1335	2410	3919	1909	1687	3695	0	1805	3592	0
Flt Permitted	0.757			0.555			0.037			0.097		
Satd. Flow (perm)	2632	4006	1335	1408	3919	1909	66	3695	0	184	3592	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		78	78					2			6	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		253			999			882			511	
Travel Time (s)		4.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	197	0	519	19	0	0	363	1688	27	11	2435	111
Shared Lane Traffic (%)			50%									
Lane Group Flow (vph)	197	260	259	19	0	0	363	1715	0	11	2546	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		6			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA	Perm	Perm		Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	

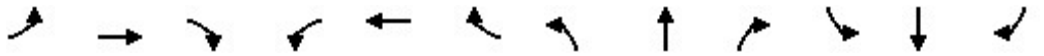
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	29.0	29.0	29.0	29.0	29.0	29.0	16.0	108.0		13.0	105.0	
Total Split (%)	19.3%	19.3%	19.3%	19.3%	19.3%	19.3%	10.7%	72.0%		8.7%	70.0%	
Maximum Green (s)	22.0	22.0	22.0	22.0	22.0	22.0	10.0	102.0		7.0	99.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	22.0	22.0	22.0	22.0			113.8	109.8		106.0	99.0	
Actuated g/C Ratio	0.15	0.15	0.15	0.15			0.76	0.73		0.71	0.66	
v/c Ratio	0.51	0.92dr	0.99	0.09			2.30	0.63		0.05	1.07	
Control Delay	64.3	42.2	96.4	56.8			628.9	12.2		4.9	67.6	
Queue Delay	0.0	0.0	0.0	0.0			0.0	0.0		0.0	0.0	
Total Delay	64.3	42.2	96.4	56.8			628.9	12.2		4.9	67.6	
LOS	E	D	F	E			F	B		A	E	
Approach Delay		67.9			56.8			119.9			67.3	
Approach LOS		E			E			F			E	
Queue Length 50th (ft)	92	62	216	8			~533	338		2	~1453	
Queue Length 95th (ft)	136	96	#438	22			#745	564		7	#1574	
Internal Link Dist (ft)		173			919			802			431	
Turn Bay Length (ft)				380			370			185		
Base Capacity (vph)	386	654	262	206			158	2705		205	2372	
Starvation Cap Reductn	0	0	0	0			0	0		0	0	
Spillback Cap Reductn	0	0	0	0			0	0		0	0	
Storage Cap Reductn	0	0	0	0			0	0		0	0	
Reduced v/c Ratio	0.51	0.40	0.99	0.09			2.30	0.63		0.05	1.07	

Intersection Summary

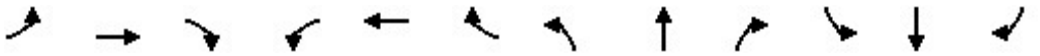
Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Natural Cycle: 150
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 2.30
Intersection Signal Delay: 87.7 Intersection LOS: F
Intersection Capacity Utilization 114.2% ICU Level of Service H
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
dr Defacto Right Lane. Recode with 1 though lane as a right lane.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	29	171	92	48	125	55	93	171	64	74	155	50
Future Volume (vph)	29	171	92	48	125	55	93	171	64	74	155	50
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	10	12	12	12	11	11	11	11	11	11
Grade (%)		0%			1%			2%			0%	
Storage Length (ft)	0		0	125		0	0		0	0		0
Storage Lanes	0		0	1		1	0		0	0		0
Taper Length (ft)	25			170			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.957				0.850		0.974			0.976	
Flt Protected		0.995			0.986			0.986			0.987	
Satd. Flow (prot)	0	1672	0	0	1757	1575	0	1661	0	0	1760	0
Flt Permitted		0.955			0.860			0.831			0.835	
Satd. Flow (perm)	0	1605	0	0	1533	1575	0	1400	0	0	1489	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		23				65		15			14	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		389			473			377			320	
Travel Time (s)		8.8			10.8			8.6			7.3	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	10%	0%	0%	22%	0%	2%	0%	5%	13%	2%	0%	0%
Adj. Flow (vph)	35	204	110	57	149	65	111	204	76	88	185	60
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	349	0	0	206	65	0	391	0	0	333	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		30			30			40			40	
Two way Left Turn Lane												
Headway Factor	1.09	1.09	1.09	1.01	1.01	1.01	1.06	1.06	1.06	1.04	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

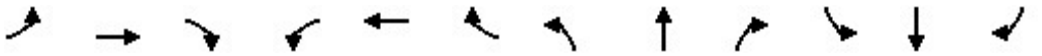


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4		4	6			2		
Detector Phase	8	8		4	4	4	6	6		2	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5	22.5	22.5	22.5		22.5	22.5	
Total Split (s)	52.0	52.0		52.0	52.0	52.0	68.0	68.0		68.0	68.0	
Total Split (%)	43.3%	43.3%		43.3%	43.3%	43.3%	56.7%	56.7%		56.7%	56.7%	
Maximum Green (s)	47.5	47.5		47.5	47.5	47.5	63.5	63.5		63.5	63.5	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0	0.0		0.0			0.0	
Total Lost Time (s)		4.5			4.5	4.5		4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		Min	Min	Min	None	None		None	None	
Act Effct Green (s)		17.0			17.0	17.0		21.1			21.1	
Actuated g/C Ratio		0.35			0.35	0.35		0.44			0.44	
v/c Ratio		0.60			0.38	0.11		0.63			0.50	
Control Delay		18.0			15.5	4.8		15.8			12.9	
Queue Delay		0.0			0.0	0.0		0.0			0.0	
Total Delay		18.0			15.5	4.8		15.8			12.9	
LOS		B			B	A		B			B	
Approach Delay		18.0			12.9			15.8			12.9	
Approach LOS		B			B			B			B	
Queue Length 50th (ft)		65			38	0		68			53	
Queue Length 95th (ft)		175			108	19		176			140	
Internal Link Dist (ft)		309			393			297			240	
Turn Bay Length (ft)												
Base Capacity (vph)		1452			1385	1429		1358			1444	
Starvation Cap Reductn		0			0	0		0			0	
Spillback Cap Reductn		0			0	0		0			0	
Storage Cap Reductn		0			0	0		0			0	
Reduced v/c Ratio		0.24			0.15	0.05		0.29			0.23	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 48.1			
Natural Cycle: 50			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.63			
Intersection Signal Delay: 15.1		Intersection LOS: B	
Intersection Capacity Utilization 61.3%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 5: Oklahoma Drive/S. Oklahoma Drive & Ash Street





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	226	488	0	0	367	27	0	0	0	73	0	123
Future Volume (vph)	226	488	0	0	367	27	0	0	0	73	0	123
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.990						0.915	
Flt Protected	0.950										0.982	
Satd. Flow (prot)	1743	5009	0	1863	5034	0	0	1863	0	0	1674	0
Flt Permitted	0.339										0.877	
Satd. Flow (perm)	622	5009	0	1863	5034	0	0	1863	0	0	1495	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					9						95	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			434			199			279	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	246	530	0	0	399	29	0	0	0	79	0	134
Shared Lane Traffic (%)												
Lane Group Flow (vph)	246	530	0	0	428	0	0	0	0	0	213	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			18			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA					Perm	NA	
Protected Phases	5	2		1	6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	40.0	65.5		9.5	35.0		45.0	45.0		45.0	45.0	
Total Split (%)	33.3%	54.6%		7.9%	29.2%		37.5%	37.5%		37.5%	37.5%	
Maximum Green (s)	35.5	61.0		5.0	30.5		40.5	40.5		40.5	40.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5			4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	27.3	27.3			9.7						9.7	
Actuated g/C Ratio	0.59	0.59			0.21						0.21	
v/c Ratio	0.36	0.18			0.40						0.55	
Control Delay	6.5	4.7			17.9						16.5	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	6.5	4.7			17.9						16.5	
LOS	A	A			B						B	
Approach Delay		5.3			17.9						16.5	
Approach LOS		A			B						B	
Queue Length 50th (ft)	25	18			34						26	
Queue Length 95th (ft)	65	39			74						91	
Internal Link Dist (ft)		1613			354			119			199	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1386	5002			3574						1319	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.18	0.11			0.12						0.16	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 46.3			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.55			
Intersection Signal Delay: 10.8		Intersection LOS: B	
Intersection Capacity Utilization 43.1%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1



Intersection	
Int Delay, s/veh	2060

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	56	273	141	1650	2133	64
Future Vol, veh/h	56	273	141	1650	2133	64
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	170
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	60	290	150	1755	2269	68

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3447	1135	2337	0	-	0
Stage 1	2269	-	-	-	-	-
Stage 2	1178	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	~ 3	~ 180	193	-	-	-
Stage 1	~ 42	-	-	-	-	-
Stage 2	203	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 1	~ 180	193	-	-	-
Mov Cap-2 Maneuver	~ 1	-	-	-	-	-
Stage 1	~ 9	-	-	-	-	-
Stage 2	203	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 27001.7	5.4	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	193	-	6	-	-
HCM Lane V/C Ratio	0.777	-	58.333	-	-
HCM Control Delay (s)	68.6	$	27001.7	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	5.3	-	45.9	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.1

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	557	5	64	426	12	98
Future Vol, veh/h	557	5	64	426	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	580	5	67	444	13	102

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	585	0	895	293
Stage 1	-	-	-	-	583	-
Stage 2	-	-	-	-	312	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	607	-	321	600
Stage 1	-	-	-	-	405	-
Stage 2	-	-	-	-	630	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	607	-	274	600
Mov Cap-2 Maneuver	-	-	-	-	274	-
Stage 1	-	-	-	-	405	-
Stage 2	-	-	-	-	538	-

Approach	EB	WB	NB
HCM Control Delay, s	0	1.9	13.6
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	531	-	-	607	-
HCM Lane V/C Ratio	0.216	-	-	0.11	-
HCM Control Delay (s)	13.6	-	-	11.7	0.4
HCM Lane LOS	B	-	-	B	A
HCM 95th %tile Q(veh)	0.8	-	-	0.4	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	0	0	317	295	9
Future Vol, veh/h	28	0	0	317	295	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	0	0	345	321	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	671	326	331	0	-	0
Stage 1	326	-	-	-	-	-
Stage 2	345	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	422	715	1228	-	-	-
Stage 1	731	-	-	-	-	-
Stage 2	717	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	422	715	1228	-	-	-
Mov Cap-2 Maneuver	422	-	-	-	-	-
Stage 1	731	-	-	-	-	-
Stage 2	717	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.2	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1228	-	422	-	-
HCM Lane V/C Ratio	-	-	0.072	-	-
HCM Control Delay (s)	0	-	14.2	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	3.1

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	124	195	0	70	187
Future Vol, veh/h	0	124	195	0	70	187
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	315	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	135	212	0	76	203

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	567	212	0	0	212	0
Stage 1	212	-	-	-	-	-
Stage 2	355	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	485	828	-	-	1358	-
Stage 1	823	-	-	-	-	-
Stage 2	710	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	458	828	-	-	1358	-
Mov Cap-2 Maneuver	458	-	-	-	-	-
Stage 1	823	-	-	-	-	-
Stage 2	670	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	10.2	0	2.1
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	828	1358	-
HCM Lane V/C Ratio	-	-	0.163	0.056	-
HCM Control Delay (s)	-	-	10.2	7.8	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	0.6	0.2	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	60	0	0	319	257	28
Future Vol, veh/h	60	0	0	319	257	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	65	0	0	347	279	30

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	641	294	309	0	-	0
Stage 1	294	-	-	-	-	-
Stage 2	347	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	439	745	1252	-	-	-
Stage 1	756	-	-	-	-	-
Stage 2	716	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	439	745	1252	-	-	-
Mov Cap-2 Maneuver	439	-	-	-	-	-
Stage 1	756	-	-	-	-	-
Stage 2	716	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1252	-	439	-	-
HCM Lane V/C Ratio	-	-	0.149	-	-
HCM Control Delay (s)	0	-	14.6	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.5	-	-

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	5	8	245	190	6
Future Vol, veh/h	4	5	8	245	190	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	5	9	266	207	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	495	211	214	0	-	0
Stage 1	211	-	-	-	-	-
Stage 2	284	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	534	829	1356	-	-	-
Stage 1	824	-	-	-	-	-
Stage 2	764	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	530	829	1356	-	-	-
Mov Cap-2 Maneuver	530	-	-	-	-	-
Stage 1	818	-	-	-	-	-
Stage 2	764	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.5	0.2	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1356	-	663	-	-
HCM Lane V/C Ratio	0.006	-	0.015	-	-
HCM Control Delay (s)	7.7	-	10.5	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	4	245	194	2
Future Vol, veh/h	1	2	4	245	194	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	4	266	211	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	486	212	213	0	-	0
Stage 1	212	-	-	-	-	-
Stage 2	274	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	540	828	1357	-	-	-
Stage 1	823	-	-	-	-	-
Stage 2	772	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	538	828	1357	-	-	-
Mov Cap-2 Maneuver	538	-	-	-	-	-
Stage 1	821	-	-	-	-	-
Stage 2	772	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.2	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1357	-	702	-	-
HCM Lane V/C Ratio	0.003	-	0.005	-	-
HCM Control Delay (s)	7.7	0	10.2	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

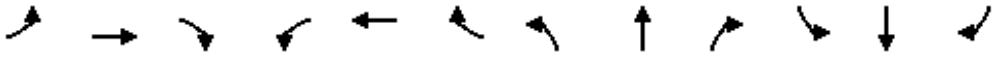
Intersection	
Int Delay, s/veh	7.8

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	91	72	0	143	41	52	153	143	34	0
Future Vol, veh/h	0	0	91	72	0	143	41	52	153	143	34	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	99	78	0	155	45	57	166	155	37	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	655	660	37	627	577	140	37	0	0	223	0	0
Stage 1	347	347	-	230	230	-	-	-	-	-	-	-
Stage 2	308	313	-	397	347	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	379	383	1035	396	427	908	1574	-	-	1346	-	-
Stage 1	669	635	-	773	714	-	-	-	-	-	-	-
Stage 2	702	657	-	629	635	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	280	329	1035	320	367	908	1574	-	-	1346	-	-
Mov Cap-2 Maneuver	280	329	-	320	367	-	-	-	-	-	-	-
Stage 1	650	562	-	751	693	-	-	-	-	-	-	-
Stage 2	565	638	-	503	562	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	8.8	15.9	1.2	6.5
HCM LOS	A	C		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1574	-	-	562	1035	1346	-	-
HCM Lane V/C Ratio	0.028	-	-	0.416	0.096	0.115	-	-
HCM Control Delay (s)	7.4	-	-	15.9	8.8	8	-	-
HCM Lane LOS	A	-	-	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	2	0.3	0.4	-	-



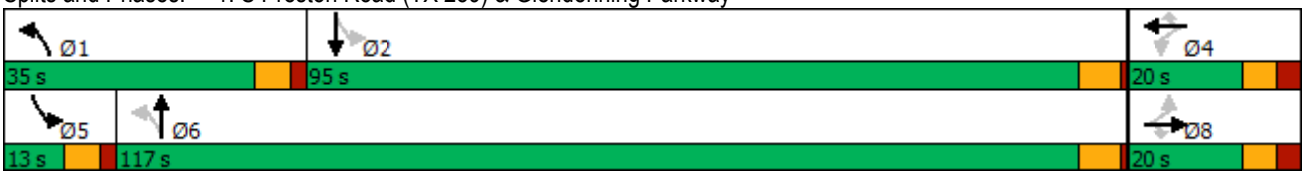
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	101	0	327	21	5	0	458	2128	10	5	1755	174
Future Volume (vph)	101	0	327	21	5	0	458	2128	10	5	1755	174
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	14	14	12	13	13
Grade (%)		0%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	0.97	0.86	0.86	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.850	0.850					0.999			0.986	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3303	4006	1335	2410	3919	1909	1687	3723	0	1805	3562	0
Flt Permitted	0.754			0.632			0.043			0.058		
Satd. Flow (perm)	2622	4006	1335	1604	3919	1909	76	3723	0	110	3562	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		236	236					1			12	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		253			999			882			511	
Travel Time (s)		4.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	106	0	344	22	5	0	482	2240	11	5	1847	183
Shared Lane Traffic (%)			50%									
Lane Group Flow (vph)	106	172	172	22	5	0	482	2251	0	5	2030	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		6			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	

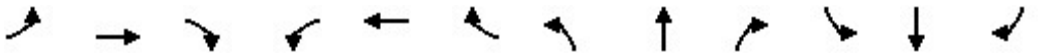
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	20.0	20.0	20.0	20.0	20.0	20.0	35.0	117.0		13.0	95.0	
Total Split (%)	13.3%	13.3%	13.3%	13.3%	13.3%	13.3%	23.3%	78.0%		8.7%	63.3%	
Maximum Green (s)	13.0	13.0	13.0	13.0	13.0	13.0	29.0	111.0		7.0	89.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	9.8	9.8	9.8	9.8	9.8		117.1	114.7		88.9	81.9	
Actuated g/C Ratio	0.07	0.07	0.07	0.07	0.07		0.84	0.82		0.64	0.58	
v/c Ratio	0.58	0.34	0.55	0.20	0.02		1.21	0.74		0.03	0.97	
Control Delay	77.8	3.2	8.2	68.1	63.4		154.5	8.7		5.6	42.0	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	77.8	3.2	8.2	68.1	63.4		154.5	8.7		5.6	42.0	
LOS	E	A	A	E	E		F	A		A	D	
Approach Delay		22.7			67.3			34.4			41.9	
Approach LOS		C			E			C			D	
Queue Length 50th (ft)	52	0	0	10	1		~530	350		1	888	
Queue Length 95th (ft)	85	5	15	26	6		#779	786		3	#1166	
Internal Link Dist (ft)		173			919			802			431	
Turn Bay Length (ft)				380			370			185		
Base Capacity (vph)	245	588	338	150	366		399	3117		155	2284	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.43	0.29	0.51	0.15	0.01		1.21	0.72		0.03	0.89	

Intersection Summary

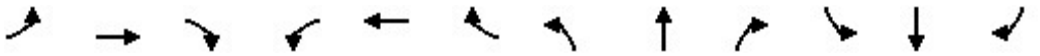
Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 140
Natural Cycle: 120
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.21
Intersection Signal Delay: 36.5 Intersection LOS: D
Intersection Capacity Utilization 104.8% ICU Level of Service G
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway





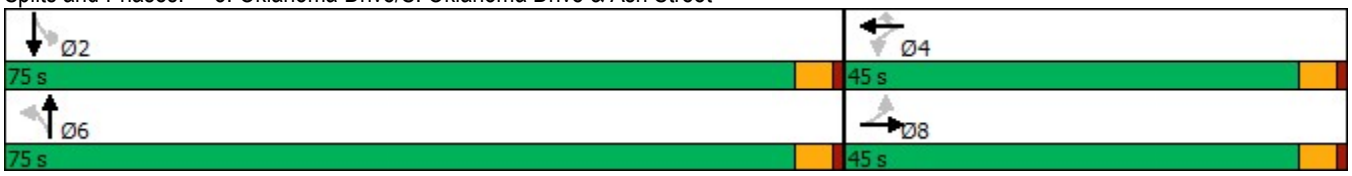
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	66	87	59	109	62	81	181	56	87	182	5
Future Volume (vph)	10	66	87	59	109	62	81	181	56	87	182	5
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	10	12	12	12	11	11	11	11	11	11
Grade (%)		0%			1%			2%			0%	
Storage Length (ft)	0		0	125		0	0		0	0		0
Storage Lanes	0		0	1		1	0		0	0		0
Taper Length (ft)	25			170			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.928				0.850		0.976			0.998	
Flt Protected		0.997			0.983			0.987			0.984	
Satd. Flow (prot)	0	1631	0	0	1725	1575	0	1666	0	0	1792	0
Flt Permitted		0.976			0.827			0.838			0.805	
Satd. Flow (perm)	0	1596	0	0	1452	1575	0	1414	0	0	1466	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		52				74		16			1	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		389			473			377			320	
Travel Time (s)		8.8			10.8			8.6			7.3	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	10%	0%	0%	22%	0%	2%	0%	5%	13%	2%	0%	0%
Adj. Flow (vph)	12	79	104	70	130	74	96	215	67	104	217	6
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	195	0	0	200	74	0	378	0	0	327	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		30			30			40			40	
Two way Left Turn Lane												
Headway Factor	1.09	1.09	1.09	1.01	1.01	1.01	1.06	1.06	1.06	1.04	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

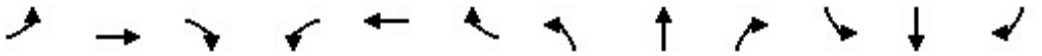


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4		4	6			2		
Detector Phase	8	8		4	4	4	6	6		2	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5	22.5	22.5	22.5		22.5	22.5	
Total Split (s)	45.0	45.0		45.0	45.0	45.0	75.0	75.0		75.0	75.0	
Total Split (%)	37.5%	37.5%		37.5%	37.5%	37.5%	62.5%	62.5%		62.5%	62.5%	
Maximum Green (s)	40.5	40.5		40.5	40.5	40.5	70.5	70.5		70.5	70.5	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0	0.0		0.0			0.0	
Total Lost Time (s)		4.5			4.5	4.5		4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		Min	Min	Min	None	None		None	None	
Act Effct Green (s)		11.7			11.7	11.7		17.0			17.0	
Actuated g/C Ratio		0.31			0.31	0.31		0.44			0.44	
v/c Ratio		0.37			0.45	0.14		0.59			0.50	
Control Delay		11.3			15.9	4.7		12.4			10.9	
Queue Delay		0.0			0.0	0.0		0.0			0.0	
Total Delay		11.3			15.9	4.7		12.4			10.9	
LOS		B			B	A		B			B	
Approach Delay		11.3			12.9			12.4			10.9	
Approach LOS		B			B			B			B	
Queue Length 50th (ft)		21			31	0		48			41	
Queue Length 95th (ft)		70			91	19		120			102	
Internal Link Dist (ft)		309			393			297			240	
Turn Bay Length (ft)												
Base Capacity (vph)		1502			1363	1483		1414			1466	
Starvation Cap Reductn		0			0	0		0			0	
Spillback Cap Reductn		0			0	0		0			0	
Storage Cap Reductn		0			0	0		0			0	
Reduced v/c Ratio		0.13			0.15	0.05		0.27			0.22	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 38.3			
Natural Cycle: 45			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 11.9		Intersection LOS: B	
Intersection Capacity Utilization 51.0%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 5: Oklahoma Drive/S. Oklahoma Drive & Ash Street



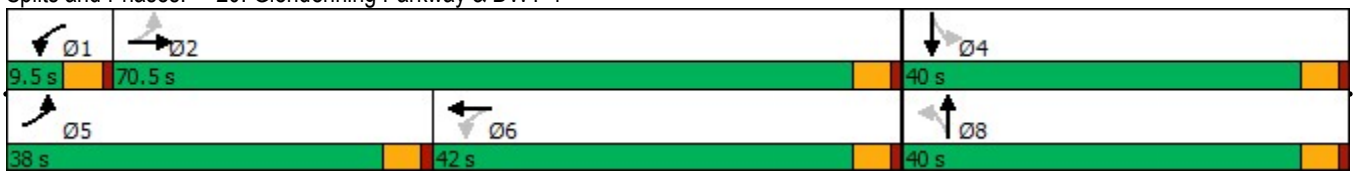


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	205	307	0	0	483	49	0	0	0	51	0	105
Future Volume (vph)	205	307	0	0	483	49	0	0	0	51	0	105
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.986						0.909	
Flt Protected	0.950										0.984	
Satd. Flow (prot)	1743	5009	0	1863	5014	0	0	1863	0	0	1666	0
Flt Permitted	0.304										0.891	
Satd. Flow (perm)	558	5009	0	1863	5014	0	0	1863	0	0	1509	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					15						95	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			434			199			279	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	223	334	0	0	525	53	0	0	0	55	0	114
Shared Lane Traffic (%)												
Lane Group Flow (vph)	223	334	0	0	578	0	0	0	0	0	169	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			18			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA					Perm	NA	
Protected Phases	5	2		1	6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	38.0	70.5		9.5	42.0		40.0	40.0		40.0	40.0	
Total Split (%)	31.7%	58.8%		7.9%	35.0%		33.3%	33.3%		33.3%	33.3%	
Maximum Green (s)	33.5	66.0		5.0	37.5		35.5	35.5		35.5	35.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5			4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	28.1	28.1			11.3						8.2	
Actuated g/C Ratio	0.62	0.62			0.25						0.18	
v/c Ratio	0.34	0.11			0.46						0.48	
Control Delay	5.5	3.8			16.3						14.8	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	5.5	3.8			16.3						14.8	
LOS	A	A			B						B	
Approach Delay		4.5			16.3						14.8	
Approach LOS		A			B						B	
Queue Length 50th (ft)	19	9			43						17	
Queue Length 95th (ft)	51	22			89						70	
Internal Link Dist (ft)		1613			354			119			199	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1335	5009			4199						1230	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.17	0.07			0.14						0.14	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 45.6			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.48			
Intersection Signal Delay: 11.0		Intersection LOS: B	
Intersection Capacity Utilization 42.3%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1



Intersection	
Int Delay, s/veh	1135.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	37	223	215	2014	1677	46
Future Vol, veh/h	37	223	215	2014	1677	46
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	170
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	39	237	229	2143	1784	49

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3314	892	1833	0	-	0
Stage 1	1784	-	-	-	-	-
Stage 2	1530	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	~ 4	266	309	-	-	-
Stage 1	86	-	-	-	-	-
Stage 2	124	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	~ 1	266	309	-	-	-
Mov Cap-2 Maneuver	~ 1	-	-	-	-	-
Stage 1	~ 22	-	-	-	-	-
Stage 2	124	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 18362.9	4.2	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	309	-	7	-	-
HCM Lane V/C Ratio	0.74	-	39.514	-	-
HCM Control Delay (s)	43.6	-	$ 18362.9	-	-
HCM Lane LOS	E	-	F	-	-
HCM 95th %tile Q(veh)	5.5	-	36.5	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.3

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	426	13	125	519	13	54
Future Vol, veh/h	426	13	125	519	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	444	14	130	541	14	56

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	458	0	927	229
Stage 1	-	-	-	-	451	-
Stage 2	-	-	-	-	476	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	698	-	308	659
Stage 1	-	-	-	-	490	-
Stage 2	-	-	-	-	512	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	698	-	226	659
Mov Cap-2 Maneuver	-	-	-	-	226	-
Stage 1	-	-	-	-	490	-
Stage 2	-	-	-	-	376	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.7	13.8
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	480	-	-	698	-
HCM Lane V/C Ratio	0.145	-	-	0.187	-
HCM Control Delay (s)	13.8	-	-	11.3	0.6
HCM Lane LOS	B	-	-	B	A
HCM 95th %tile Q(veh)	0.5	-	-	0.7	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	0	0	270	313	29
Future Vol, veh/h	17	0	0	270	313	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	0	0	293	340	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	649	356	372	0	-	0
Stage 1	356	-	-	-	-	-
Stage 2	293	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	434	688	1186	-	-	-
Stage 1	709	-	-	-	-	-
Stage 2	757	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	434	688	1186	-	-	-
Mov Cap-2 Maneuver	434	-	-	-	-	-
Stage 1	709	-	-	-	-	-
Stage 2	757	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.7	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1186	-	434	-	-
HCM Lane V/C Ratio	-	-	0.043	-	-
HCM Control Delay (s)	0	-	13.7	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	3.9

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	130	145	0	103	155
Future Vol, veh/h	0	130	145	0	103	155
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	315	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	141	158	0	112	168

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	550	158	0	0	158	0
Stage 1	158	-	-	-	-	-
Stage 2	392	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	496	887	-	-	1422	-
Stage 1	871	-	-	-	-	-
Stage 2	683	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	457	887	-	-	1422	-
Mov Cap-2 Maneuver	457	-	-	-	-	-
Stage 1	871	-	-	-	-	-
Stage 2	629	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9.8	0	3.1
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	887	1422	-
HCM Lane V/C Ratio	-	-	0.159	0.079	-
HCM Control Delay (s)	-	-	9.8	7.7	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.6	0.3	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	0	0	275	258	55
Future Vol, veh/h	38	0	0	275	258	55
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	0	0	299	280	60

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	609	310	340	0	-	0
Stage 1	310	-	-	-	-	-
Stage 2	299	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	458	730	1219	-	-	-
Stage 1	744	-	-	-	-	-
Stage 2	752	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	458	730	1219	-	-	-
Mov Cap-2 Maneuver	458	-	-	-	-	-
Stage 1	744	-	-	-	-	-
Stage 2	752	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	13.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1219	-	458	-	-
HCM Lane V/C Ratio	-	-	0.09	-	-
HCM Control Delay (s)	0	-	13.6	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	12	11	243	143	7
Future Vol, veh/h	8	12	11	243	143	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	13	12	264	155	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	447	159	163	0	-	0
Stage 1	159	-	-	-	-	-
Stage 2	288	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	569	886	1416	-	-	-
Stage 1	870	-	-	-	-	-
Stage 2	761	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	564	886	1416	-	-	-
Mov Cap-2 Maneuver	564	-	-	-	-	-
Stage 1	863	-	-	-	-	-
Stage 2	761	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.1	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1416	-	721	-	-
HCM Lane V/C Ratio	0.008	-	0.03	-	-
HCM Control Delay (s)	7.6	-	10.1	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	4	4	247	147	2
Future Vol, veh/h	2	4	4	247	147	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	4	4	268	160	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	437	161	162	0	-	0
Stage 1	161	-	-	-	-	-
Stage 2	276	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	577	884	1417	-	-	-
Stage 1	868	-	-	-	-	-
Stage 2	771	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	575	884	1417	-	-	-
Mov Cap-2 Maneuver	575	-	-	-	-	-
Stage 1	865	-	-	-	-	-
Stage 2	771	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.8	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1417	-	750	-	-
HCM Lane V/C Ratio	0.003	-	0.009	-	-
HCM Control Delay (s)	7.5	0	9.8	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	6.1

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	58	42	0	84	83	61	106	106	50	0
Future Vol, veh/h	0	0	58	42	0	84	83	61	106	106	50	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	63	46	0	91	90	66	115	115	54	0

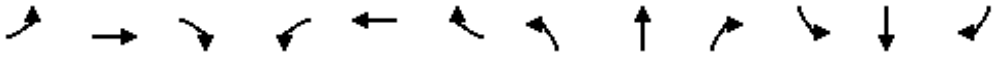
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	633	645	54	620	588	124	54	0	0	181	0	0
Stage 1	284	284	-	304	304	-	-	-	-	-	-	-
Stage 2	349	361	-	316	284	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	392	391	1013	400	421	927	1551	-	-	1394	-	-
Stage 1	723	676	-	705	663	-	-	-	-	-	-	-
Stage 2	667	626	-	695	676	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	317	338	1013	336	364	927	1551	-	-	1394	-	-
Mov Cap-2 Maneuver	317	338	-	336	364	-	-	-	-	-	-	-
Stage 1	681	621	-	664	625	-	-	-	-	-	-	-
Stage 2	566	590	-	598	621	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	8.8	13	2.5	5.3
HCM LOS	A	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1551	-	-	584	1013	1394	-	-
HCM Lane V/C Ratio	0.058	-	-	0.235	0.062	0.083	-	-
HCM Control Delay (s)	7.5	-	-	13	8.8	7.8	-	-
HCM Lane LOS	A	-	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	0.9	0.2	0.3	-	-

APPENDIX P

Synchro Analysis for Horizon Year Phase I Mitigated Condition Year 2032



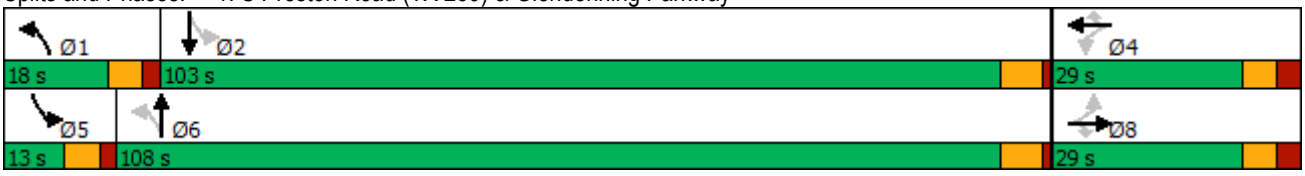
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	221	0	418	21	0	0	226	1900	30	11	2588	127
Future Volume (vph)	221	0	418	21	0	0	226	1900	30	11	2588	127
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	14	14	12	13	13
Grade (%)		0%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	0.97	0.86	0.86	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.850	0.850					0.998			0.993	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3303	4006	1335	2410	3919	1909	1687	3695	0	1805	3591	0
Flt Permitted	0.757			0.601			0.037			0.056		
Satd. Flow (perm)	2632	4006	1335	1525	3919	1909	66	3695	0	106	3591	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		76	76					2			7	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		253			999			882			511	
Travel Time (s)		4.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	233	0	440	22	0	0	238	2000	32	12	2724	134
Shared Lane Traffic (%)			50%									
Lane Group Flow (vph)	233	220	220	22	0	0	238	2032	0	12	2858	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		6			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA	Perm	Perm		Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	

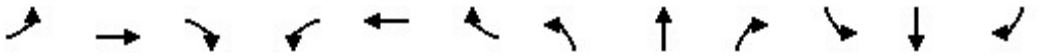
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	29.0	29.0	29.0	29.0	29.0	29.0	18.0	108.0		13.0	103.0	
Total Split (%)	19.3%	19.3%	19.3%	19.3%	19.3%	19.3%	12.0%	72.0%		8.7%	68.7%	
Maximum Green (s)	22.0	22.0	22.0	22.0	22.0	22.0	12.0	102.0		7.0	97.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	19.1	19.1	19.1	19.1			114.7	110.0		104.1	97.1	
Actuated g/C Ratio	0.13	0.13	0.13	0.13			0.78	0.75		0.71	0.66	
v/c Ratio	0.68	0.86dr	0.92	0.11			1.30	0.74		0.08	1.21	
Control Delay	71.8	39.5	82.1	57.2			206.2	14.2		5.6	122.4	
Queue Delay	0.0	0.0	0.0	0.0			0.0	0.0		0.0	0.0	
Total Delay	71.8	39.5	82.1	57.2			206.2	14.2		5.6	122.4	
LOS	E	D	F	E			F	B		A	F	
Approach Delay		64.6			57.2			34.3			121.9	
Approach LOS		E			E			C			F	
Queue Length 50th (ft)	111	49	165	9			~254	478		2	~1816	
Queue Length 95th (ft)	159	80	#337	24			#436	794		7	#1926	
Internal Link Dist (ft)		173			919			802			431	
Turn Bay Length (ft)				380			370			185		
Base Capacity (vph)	394	664	264	228			183	2762		155	2371	
Starvation Cap Reductn	0	0	0	0			0	0		0	0	
Spillback Cap Reductn	0	0	0	0			0	0		0	0	
Storage Cap Reductn	0	0	0	0			0	0		0	0	
Reduced v/c Ratio	0.59	0.33	0.83	0.10			1.30	0.74		0.08	1.21	

Intersection Summary

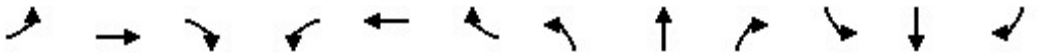
Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 147.2
Natural Cycle: 150
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.30
Intersection Signal Delay: 81.0 Intersection LOS: F
Intersection Capacity Utilization 116.9% ICU Level of Service H
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
dr Defacto Right Lane. Recode with 1 though lane as a right lane.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway





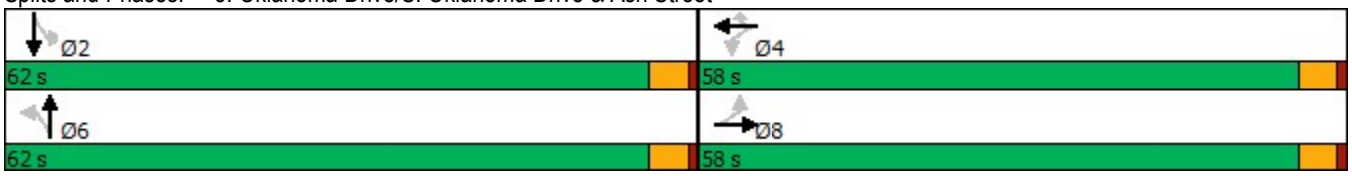
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	29	171	41	23	125	55	51	112	45	82	86	55
Future Volume (vph)	29	171	41	23	125	55	51	112	45	82	86	55
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	10	12	12	12	11	11	11	11	11	11
Grade (%)		0%			1%			2%			0%	
Storage Length (ft)	0		0	125		0	0		0	0		0
Storage Lanes	0		0	1		1	0		0	0		0
Taper Length (ft)	25			170			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.977				0.850		0.971			0.967	
Flt Protected		0.994			0.992			0.988			0.982	
Satd. Flow (prot)	0	1701	0	0	1814	1575	0	1653	0	0	1731	0
Flt Permitted		0.947			0.922			0.864			0.805	
Satd. Flow (perm)	0	1621	0	0	1686	1575	0	1446	0	0	1419	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		11				65		16			19	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		389			473			377			320	
Travel Time (s)		8.8			10.8			8.6			7.3	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	10%	0%	0%	22%	0%	2%	0%	5%	13%	2%	0%	0%
Adj. Flow (vph)	35	204	49	27	149	65	61	133	54	98	102	65
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	288	0	0	176	65	0	248	0	0	265	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		30			30			40			40	
Two way Left Turn Lane												
Headway Factor	1.09	1.09	1.09	1.01	1.01	1.01	1.06	1.06	1.06	1.04	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

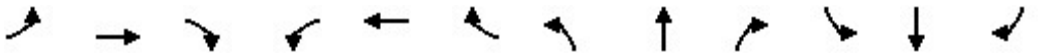


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4		4	6			2		
Detector Phase	8	8		4	4	4	6	6		2	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5	22.5	22.5	22.5		22.5	22.5	
Total Split (s)	58.0	58.0		58.0	58.0	58.0	62.0	62.0		62.0	62.0	
Total Split (%)	48.3%	48.3%		48.3%	48.3%	48.3%	51.7%	51.7%		51.7%	51.7%	
Maximum Green (s)	53.5	53.5		53.5	53.5	53.5	57.5	57.5		57.5	57.5	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0	0.0		0.0			0.0	
Total Lost Time (s)		4.5			4.5	4.5		4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		Min	Min	Min	None	None		None	None	
Act Effct Green (s)		12.3			12.3	12.3		12.6			12.6	
Actuated g/C Ratio		0.36			0.36	0.36		0.37			0.37	
v/c Ratio		0.49			0.29	0.11		0.46			0.50	
Control Delay		12.1			10.1	3.6		11.4			12.0	
Queue Delay		0.0			0.0	0.0		0.0			0.0	
Total Delay		12.1			10.1	3.6		11.4			12.0	
LOS		B			B	A		B			B	
Approach Delay		12.1			8.3			11.4			12.0	
Approach LOS		B			A			B			B	
Queue Length 50th (ft)		35			21	0		29			31	
Queue Length 95th (ft)		93			59	14		78			84	
Internal Link Dist (ft)		309			393			297			240	
Turn Bay Length (ft)												
Base Capacity (vph)		1621			1686	1575		1446			1419	
Starvation Cap Reductn		0			0	0		0			0	
Spillback Cap Reductn		0			0	0		0			0	
Storage Cap Reductn		0			0	0		0			0	
Reduced v/c Ratio		0.18			0.10	0.04		0.17			0.19	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 34.3			
Natural Cycle: 45			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.50			
Intersection Signal Delay: 11.0		Intersection LOS: B	
Intersection Capacity Utilization 51.9%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 5: Oklahoma Drive/S. Oklahoma Drive & Ash Street





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	84	578	0	0	325	28	0	0	0	61	0	90
Future Volume (vph)	84	578	0	0	325	28	0	0	0	61	0	90
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.988						0.919	
Flt Protected	0.950										0.980	
Satd. Flow (prot)	1743	5009	0	1863	5024	0	0	1863	0	0	1678	0
Flt Permitted	0.382										0.868	
Satd. Flow (perm)	701	5009	0	1863	5024	0	0	1863	0	0	1486	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					12						95	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			434			199			279	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	91	628	0	0	353	30	0	0	0	66	0	98
Shared Lane Traffic (%)												
Lane Group Flow (vph)	91	628	0	0	383	0	0	0	0	0	164	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			18			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA					Perm	NA	
Protected Phases	5	2		1	6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	27.0	59.5		9.5	42.0		51.0	51.0		51.0	51.0	
Total Split (%)	22.5%	49.6%		7.9%	35.0%		42.5%	42.5%		42.5%	42.5%	
Maximum Green (s)	22.5	55.0		5.0	37.5		46.5	46.5		46.5	46.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5			4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	19.9	19.9			12.8						7.6	
Actuated g/C Ratio	0.54	0.54			0.35						0.21	
v/c Ratio	0.15	0.23			0.22						0.43	
Control Delay	5.0	4.8			11.2						10.7	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	5.0	4.8			11.2						10.7	
LOS	A	A			B						B	
Approach Delay		4.8			11.2						10.7	
Approach LOS		A			B						B	
Queue Length 50th (ft)	7	19			22						12	
Queue Length 95th (ft)	23	38			47						50	
Internal Link Dist (ft)		1613			354			119			199	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1097	5009			4832						1486	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.08	0.13			0.08						0.11	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 36.8			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.43			
Intersection Signal Delay: 7.5		Intersection LOS: A	
Intersection Capacity Utilization 35.5%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1



Intersection	
Int Delay, s/veh	17.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	160	162	1959	2533	15
Future Vol, veh/h	8	160	162	1959	2533	15
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	170
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	9	170	172	2084	2695	16

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	4081	1348	2711	0	-	0
Stage 1	2695	-	-	-	-	-
Stage 2	1386	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	~ 1	~ 127	~ 136	-	-	-
Stage 1	23	-	-	-	-	-
Stage 2	152	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	~ 127	~ 136	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	152	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	287.3	17.4	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 136	-	127	-	-
HCM Lane V/C Ratio	1.267	-	1.407	-	-
HCM Control Delay (s)	228.4	-	287.3	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	10.6	-	12	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.4

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	476	6	76	338	12	98
Future Vol, veh/h	476	6	76	338	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	496	6	79	352	13	102

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	502	0	798	251
Stage 1	-	-	-	-	499	-
Stage 2	-	-	-	-	299	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	665	-	361	638
Stage 1	-	-	-	-	457	-
Stage 2	-	-	-	-	640	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	665	-	308	638
Mov Cap-2 Maneuver	-	-	-	-	308	-
Stage 1	-	-	-	-	457	-
Stage 2	-	-	-	-	545	-

Approach	EB	WB	NB
HCM Control Delay, s	0	2.3	12.9
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	571	-	-	665	-
HCM Lane V/C Ratio	0.201	-	-	0.119	-
HCM Control Delay (s)	12.9	-	-	11.1	0.3
HCM Lane LOS	B	-	-	B	A
HCM 95th %tile Q(veh)	0.7	-	-	0.4	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	0	0	198	155	9
Future Vol, veh/h	28	0	0	198	155	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	0	0	215	168	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	388	173	178	0	-	0
Stage 1	173	-	-	-	-	-
Stage 2	215	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	616	871	1398	-	-	-
Stage 1	857	-	-	-	-	-
Stage 2	821	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	616	871	1398	-	-	-
Mov Cap-2 Maneuver	616	-	-	-	-	-
Stage 1	857	-	-	-	-	-
Stage 2	821	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.1	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1398	-	616	-	-
HCM Lane V/C Ratio	-	-	0.049	-	-
HCM Control Delay (s)	0	-	11.1	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.2	-	-

Intersection	
Int Delay, s/veh	6.1

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	147	61	0	77	37
Future Vol, veh/h	0	147	61	0	77	37
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	315	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	160	66	0	84	40

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	274	66	0	0	66	0
Stage 1	66	-	-	-	-	-
Stage 2	208	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	716	998	-	-	1536	-
Stage 1	957	-	-	-	-	-
Stage 2	827	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	677	998	-	-	1536	-
Mov Cap-2 Maneuver	677	-	-	-	-	-
Stage 1	957	-	-	-	-	-
Stage 2	782	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9.3	0	5.1
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	998	1536	-
HCM Lane V/C Ratio	-	-	0.16	0.054	-
HCM Control Delay (s)	-	-	9.3	7.5	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.6	0.2	-

Intersection	
Int Delay, s/veh	2.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	77	0	0	208	114	30
Future Vol, veh/h	77	0	0	208	114	30
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	84	0	0	226	124	33

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	367	141	157	0	-	0
Stage 1	141	-	-	-	-	-
Stage 2	226	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	633	907	1423	-	-	-
Stage 1	886	-	-	-	-	-
Stage 2	812	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	633	907	1423	-	-	-
Mov Cap-2 Maneuver	633	-	-	-	-	-
Stage 1	886	-	-	-	-	-
Stage 2	812	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	11.6	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1423	-	633	-	-
HCM Lane V/C Ratio	-	-	0.132	-	-
HCM Control Delay (s)	0	-	11.6	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.5	-	-

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection	
Int Delay, s/veh	0.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	5	8	104	146	6
Future Vol, veh/h	4	5	8	104	146	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	5	9	113	159	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	294	163	166	0	-	0
Stage 1	163	-	-	-	-	-
Stage 2	131	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	697	882	1412	-	-	-
Stage 1	866	-	-	-	-	-
Stage 2	895	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	693	882	1412	-	-	-
Mov Cap-2 Maneuver	693	-	-	-	-	-
Stage 1	861	-	-	-	-	-
Stage 2	895	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.6	0.5	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1412	-	787	-	-
HCM Lane V/C Ratio	0.006	-	0.012	-	-
HCM Control Delay (s)	7.6	-	9.6	-	-
HCM Lane LOS	A	-	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	4	104	150	2
Future Vol, veh/h	1	2	4	104	150	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	4	113	163	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	285	164	165	0	-	0
Stage 1	164	-	-	-	-	-
Stage 2	121	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	705	881	1413	-	-	-
Stage 1	865	-	-	-	-	-
Stage 2	904	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	703	881	1413	-	-	-
Mov Cap-2 Maneuver	703	-	-	-	-	-
Stage 1	862	-	-	-	-	-
Stage 2	904	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	0.3	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1413	-	812	-	-
HCM Lane V/C Ratio	0.003	-	0.004	-	-
HCM Control Delay (s)	7.6	0	9.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

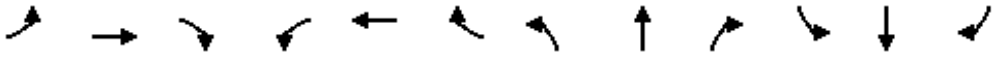
Intersection	
Int Delay, s/veh	5.3

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	115	0	0	0	44	61	0	0	37	0
Future Vol, veh/h	0	0	115	0	0	0	44	61	0	0	37	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	125	0	0	0	48	66	0	0	40	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	202	202	40	265	202	66	40	0	0	66	0	0
Stage 1	40	40	-	162	162	-	-	-	-	-	-	-
Stage 2	162	162	-	103	40	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	756	694	1031	688	694	998	1570	-	-	1536	-	-
Stage 1	975	862	-	840	764	-	-	-	-	-	-	-
Stage 2	840	764	-	903	862	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	739	672	1031	590	672	998	1570	-	-	1536	-	-
Mov Cap-2 Maneuver	739	672	-	590	672	-	-	-	-	-	-	-
Stage 1	945	862	-	814	740	-	-	-	-	-	-	-
Stage 2	814	740	-	794	862	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	9	0	3.1	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1570	-	-	-	1031	1536	-	-
HCM Lane V/C Ratio	0.03	-	-	-	0.121	-	-	-
HCM Control Delay (s)	7.4	-	-	0	9	0	-	-
HCM Lane LOS	A	-	-	A	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	-	0.4	0	-	-



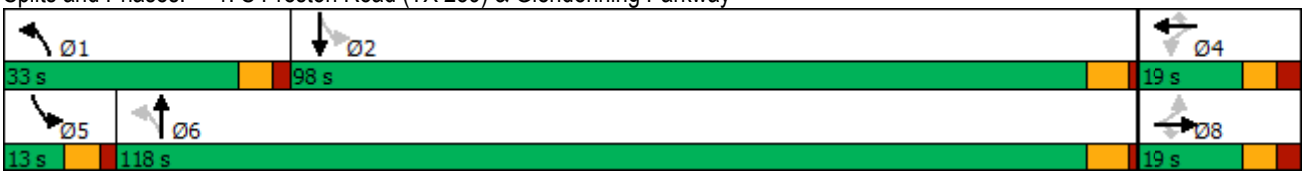
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	121	0	299	25	6	0	441	2509	11	6	1989	211
Future Volume (vph)	121	0	299	25	6	0	441	2509	11	6	1989	211
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	14	14	12	13	13
Grade (%)		0%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	0.97	0.86	0.86	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.850	0.850					0.999			0.986	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3303	4006	1335	2410	3919	1909	1687	3724	0	1805	3561	0
Flt Permitted	0.753			0.642			0.039			0.041		
Satd. Flow (perm)	2618	4006	1335	1629	3919	1909	69	3724	0	78	3561	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		211	211					1			14	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		253			999			882			511	
Travel Time (s)		4.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	127	0	315	26	6	0	464	2641	12	6	2094	222
Shared Lane Traffic (%)			50%									
Lane Group Flow (vph)	127	158	157	26	6	0	464	2653	0	6	2316	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		6			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	

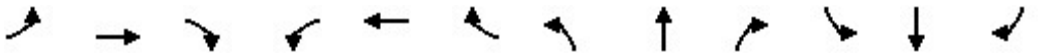
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	19.0	19.0	19.0	19.0	19.0	19.0	33.0	118.0		13.0	98.0	
Total Split (%)	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	22.0%	78.7%		8.7%	65.3%	
Maximum Green (s)	12.0	12.0	12.0	12.0	12.0	12.0	27.0	112.0		7.0	92.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	10.3	10.3	10.3	10.3	10.3		125.0	122.5		99.0	92.0	
Actuated g/C Ratio	0.07	0.07	0.07	0.07	0.07		0.84	0.83		0.67	0.62	
v/c Ratio	0.70	0.33	0.55	0.23	0.02		1.32	0.86		0.05	1.05	
Control Delay	88.1	4.0	9.3	70.1	64.0		201.3	13.1		5.5	60.5	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	88.1	4.0	9.3	70.1	64.0		201.3	13.1		5.5	60.5	
LOS	F	A	A	E	E		F	B		A	E	
Approach Delay		30.0			68.9			41.1			60.3	
Approach LOS		C			E			D			E	
Queue Length 50th (ft)	62	0	0	12	2		~538	611		1	~1287	
Queue Length 95th (ft)	100	7	23	29	7		#770	1250		3	#1430	
Internal Link Dist (ft)		173			919			802			431	
Turn Bay Length (ft)				380			370			185		
Base Capacity (vph)	211	518	301	131	317		352	3075		133	2214	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.60	0.31	0.52	0.20	0.02		1.32	0.86		0.05	1.05	

Intersection Summary

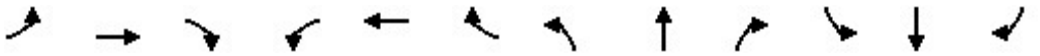
Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 148.3
Natural Cycle: 150
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.32
Intersection Signal Delay: 48.0 Intersection LOS: D
Intersection Capacity Utilization 112.1% ICU Level of Service H
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway





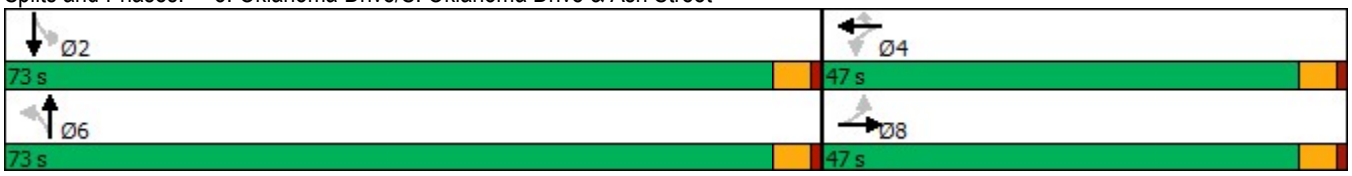
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	66	63	52	109	62	62	161	51	96	157	6
Future Volume (vph)	10	66	63	52	109	62	62	161	51	96	157	6
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	10	12	12	12	11	11	11	11	11	11
Grade (%)		0%			1%			2%			0%	
Storage Length (ft)	0		0	125		0	0		0	0		0
Storage Lanes	0		0	1		1	0		0	0		0
Taper Length (ft)	25			170			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.939				0.850		0.975			0.997	
Flt Protected		0.996			0.984			0.989			0.982	
Satd. Flow (prot)	0	1647	0	0	1737	1575	0	1664	0	0	1785	0
Flt Permitted		0.970			0.848			0.863			0.794	
Satd. Flow (perm)	0	1604	0	0	1497	1575	0	1452	0	0	1443	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		38				74		16			2	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		389			473			377			320	
Travel Time (s)		8.8			10.8			8.6			7.3	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	10%	0%	0%	22%	0%	2%	0%	5%	13%	2%	0%	0%
Adj. Flow (vph)	12	79	75	62	130	74	74	192	61	114	187	7
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	166	0	0	192	74	0	327	0	0	308	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		30			30			40			40	
Two way Left Turn Lane												
Headway Factor	1.09	1.09	1.09	1.01	1.01	1.01	1.06	1.06	1.06	1.04	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

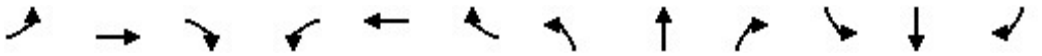


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4		4	6			2		
Detector Phase	8	8		4	4	4	6	6		2	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5	22.5	22.5	22.5		22.5	22.5	
Total Split (s)	47.0	47.0		47.0	47.0	47.0	73.0	73.0		73.0	73.0	
Total Split (%)	39.2%	39.2%		39.2%	39.2%	39.2%	60.8%	60.8%		60.8%	60.8%	
Maximum Green (s)	42.5	42.5		42.5	42.5	42.5	68.5	68.5		68.5	68.5	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0	0.0		0.0			0.0	
Total Lost Time (s)		4.5			4.5	4.5		4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		Min	Min	Min	None	None		None	None	
Act Effct Green (s)		10.4			10.4	10.4		14.0			14.0	
Actuated g/C Ratio		0.31			0.31	0.31		0.41			0.41	
v/c Ratio		0.32			0.42	0.14		0.54			0.52	
Control Delay		9.9			13.4	4.2		11.1			11.2	
Queue Delay		0.0			0.0	0.0		0.0			0.0	
Total Delay		9.9			13.4	4.2		11.1			11.2	
LOS		A			B	A		B			B	
Approach Delay		9.9			10.9			11.1			11.2	
Approach LOS		A			B			B			B	
Queue Length 50th (ft)		16			25	0		36			35	
Queue Length 95th (ft)		53			72	17		91			89	
Internal Link Dist (ft)		309			393			297			240	
Turn Bay Length (ft)												
Base Capacity (vph)		1583			1477	1555		1452			1443	
Starvation Cap Reductn		0			0	0		0			0	
Spillback Cap Reductn		0			0	0		0			0	
Storage Cap Reductn		0			0	0		0			0	
Reduced v/c Ratio		0.10			0.13	0.05		0.23			0.21	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 33.8			
Natural Cycle: 45			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.54			
Intersection Signal Delay: 10.9		Intersection LOS: B	
Intersection Capacity Utilization 50.9%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 5: Oklahoma Drive/S. Oklahoma Drive & Ash Street





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	140	366	0	0	578	80	0	0	0	54	0	98
Future Volume (vph)	140	366	0	0	578	80	0	0	0	54	0	98
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.982						0.913	
Flt Protected	0.950										0.983	
Satd. Flow (prot)	1743	5009	0	1863	4994	0	0	1863	0	0	1672	0
Flt Permitted	0.274										0.882	
Satd. Flow (perm)	503	5009	0	1863	4994	0	0	1863	0	0	1500	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					24						95	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			434			199			279	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	152	398	0	0	628	87	0	0	0	59	0	107
Shared Lane Traffic (%)												
Lane Group Flow (vph)	152	398	0	0	715	0	0	0	0	0	166	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			18			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA					Perm	NA	
Protected Phases	5	2		1	6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	30.0	69.5		9.5	49.0		41.0	41.0		41.0	41.0	
Total Split (%)	25.0%	57.9%		7.9%	40.8%		34.2%	34.2%		34.2%	34.2%	
Maximum Green (s)	25.5	65.0		5.0	44.5		36.5	36.5		36.5	36.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5			4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	27.0	27.0			15.3						8.2	
Actuated g/C Ratio	0.61	0.61			0.34						0.18	
v/c Ratio	0.26	0.13			0.41						0.47	
Control Delay	5.1	3.9			13.5						14.2	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	5.1	3.9			13.5						14.2	
LOS	A	A			B						B	
Approach Delay		4.2			13.5						14.2	
Approach LOS		A			B						B	
Queue Length 50th (ft)	13	12			50						15	
Queue Length 95th (ft)	36	26			100						66	
Internal Link Dist (ft)		1613			354			119			199	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1073	5009			4663						1258	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.14	0.08			0.15						0.13	

Intersection Summary

Area Type: Other
Cycle Length: 120
Actuated Cycle Length: 44.5
Natural Cycle: 55
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 0.47
Intersection Signal Delay: 10.0 Intersection LOS: B
Intersection Capacity Utilization 41.0% ICU Level of Service A
Analysis Period (min) 15

Splits and Phases: 20: Glendenning Parkway & DWY-1



Intersection	
Int Delay, s/veh	9.5

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	10	163	237	2392	1991	13
Future Vol, veh/h	10	163	237	2392	1991	13
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	170
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	11	173	252	2545	2118	14

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	3895	1059	2132	0	-	0
Stage 1	2118	-	-	-	-	-
Stage 2	1777	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	~ 1	203	~ 234	-	-	-
Stage 1	53	-	-	-	-	-
Stage 2	87	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	203	~ 234	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	87	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	89.3	11.4	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 234	-	203	-	-
HCM Lane V/C Ratio	1.077	-	0.907	-	-
HCM Control Delay (s)	125.9	-	89.3	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	10.9	-	7.2	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.6

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	403	15	148	527	13	54
Future Vol, veh/h	403	15	148	527	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	420	16	154	549	14	56

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	436	0	956	218
Stage 1	-	-	-	-	428	-
Stage 2	-	-	-	-	528	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	715	-	297	670
Stage 1	-	-	-	-	506	-
Stage 2	-	-	-	-	479	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	715	-	205	670
Mov Cap-2 Maneuver	-	-	-	-	205	-
Stage 1	-	-	-	-	506	-
Stage 2	-	-	-	-	331	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3	14.1
HCM LOS			B

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	465	-	-	715	-
HCM Lane V/C Ratio	0.15	-	-	0.216	-
HCM Control Delay (s)	14.1	-	-	11.4	0.6
HCM Lane LOS	B	-	-	B	A
HCM 95th %tile Q(veh)	0.5	-	-	0.8	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	0	0	221	262	29
Future Vol, veh/h	17	0	0	221	262	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	0	0	240	285	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	541	301	317	0	-	0
Stage 1	301	-	-	-	-	-
Stage 2	240	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	502	739	1243	-	-	-
Stage 1	751	-	-	-	-	-
Stage 2	800	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	502	739	1243	-	-	-
Mov Cap-2 Maneuver	502	-	-	-	-	-
Stage 1	751	-	-	-	-	-
Stage 2	800	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.4	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1243	-	502	-	-
HCM Lane V/C Ratio	-	-	0.037	-	-
HCM Control Delay (s)	0	-	12.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	5.9

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	154	70	0	114	54
Future Vol, veh/h	0	154	70	0	114	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	315	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	167	76	0	124	59

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	383	76	0	0	76	0
Stage 1	76	-	-	-	-	-
Stage 2	307	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	620	985	-	-	1523	-
Stage 1	947	-	-	-	-	-
Stage 2	746	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	570	985	-	-	1523	-
Mov Cap-2 Maneuver	570	-	-	-	-	-
Stage 1	947	-	-	-	-	-
Stage 2	686	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	9.4	0	5.1
HCM LOS	A		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	985	1523	-
HCM Lane V/C Ratio	-	-	0.17	0.081	-
HCM Control Delay (s)	-	-	9.4	7.6	-
HCM Lane LOS	-	-	A	A	-
HCM 95th %tile Q(veh)	-	-	0.6	0.3	-

Intersection	
Int Delay, s/veh	1.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	62	0	0	224	168	97
Future Vol, veh/h	62	0	0	224	168	97
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	67	0	0	243	183	105

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	479	236	288	0	-	0
Stage 1	236	-	-	-	-	-
Stage 2	243	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	545	803	1274	-	-	-
Stage 1	803	-	-	-	-	-
Stage 2	797	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	545	803	1274	-	-	-
Mov Cap-2 Maneuver	545	-	-	-	-	-
Stage 1	803	-	-	-	-	-
Stage 2	797	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	12.5	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1274	-	545	-	-
HCM Lane V/C Ratio	-	-	0.124	-	-
HCM Control Delay (s)	0	-	12.5	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection	
Int Delay, s/veh	0.7

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	12	11	209	141	7
Future Vol, veh/h	8	12	11	209	141	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	13	12	227	153	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	408	157	161	0	-	0
Stage 1	157	-	-	-	-	-
Stage 2	251	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	599	889	1418	-	-	-
Stage 1	871	-	-	-	-	-
Stage 2	791	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	594	889	1418	-	-	-
Mov Cap-2 Maneuver	594	-	-	-	-	-
Stage 1	864	-	-	-	-	-
Stage 2	791	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10	0.4	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1418	-	742	-	-
HCM Lane V/C Ratio	0.008	-	0.029	-	-
HCM Control Delay (s)	7.6	-	10	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	4	4	214	144	2
Future Vol, veh/h	2	4	4	214	144	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	4	4	233	157	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	399	158	159	0	-	0
Stage 1	158	-	-	-	-	-
Stage 2	241	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	607	887	1420	-	-	-
Stage 1	871	-	-	-	-	-
Stage 2	799	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	605	887	1420	-	-	-
Mov Cap-2 Maneuver	605	-	-	-	-	-
Stage 1	868	-	-	-	-	-
Stage 2	799	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.7	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1420	-	768	-	-
HCM Lane V/C Ratio	0.003	-	0.008	-	-
HCM Control Delay (s)	7.5	0	9.7	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	5.3

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	93	0	0	0	146	70	0	0	54	0
Future Vol, veh/h	0	0	93	0	0	0	146	70	0	0	54	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	101	0	0	0	159	76	0	0	59	0

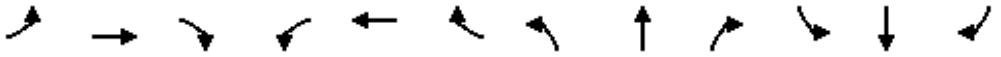
Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	453	453	59	504	453	76	59	0	0	76	0	0
Stage 1	59	59	-	394	394	-	-	-	-	-	-	-
Stage 2	394	394	-	110	59	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	517	503	1007	478	503	985	1545	-	-	1523	-	-
Stage 1	953	846	-	631	605	-	-	-	-	-	-	-
Stage 2	631	605	-	895	846	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	476	451	1007	396	451	985	1545	-	-	1523	-	-
Mov Cap-2 Maneuver	476	451	-	396	451	-	-	-	-	-	-	-
Stage 1	855	846	-	566	543	-	-	-	-	-	-	-
Stage 2	566	543	-	805	846	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	9	0	5.1	0
HCM LOS	A	A		

Minor Lane/Major Mvmt	NEL	NET	NERNWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1545	-	- -	1007	1523	-	-
HCM Lane V/C Ratio	0.103	-	- -	0.1	-	-	-
HCM Control Delay (s)	7.6	-	- 0	9	0	-	-
HCM Lane LOS	A	-	- A	A	A	-	-
HCM 95th %tile Q(veh)	0.3	-	- -	0.3	0	-	-

APPENDIX Q

Synchro Analysis for Horizon Year Phase II Mitigated Condition Year 2039



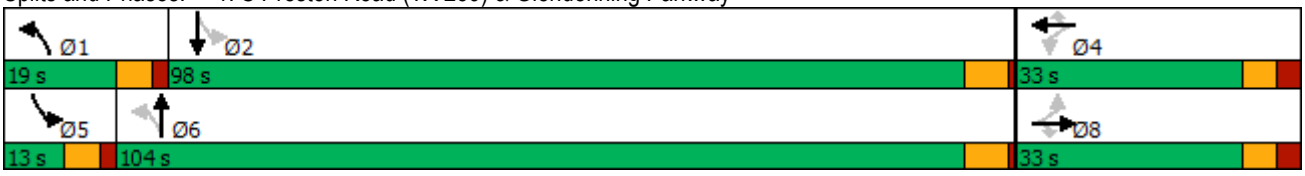
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	303	0	681	29	0	0	449	2588	42	16	3627	177
Future Volume (vph)	303	0	681	29	0	0	449	2588	42	16	3627	177
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	14	14	12	13	13
Grade (%)		0%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	0.97	0.86	0.86	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.850	0.850					0.998			0.993	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3303	4006	1335	2410	3919	1909	1687	3695	0	1805	3591	0
Flt Permitted	0.757			0.445			0.039			0.042		
Satd. Flow (perm)	2632	4006	1335	1129	3919	1909	69	3695	0	80	3591	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		77	77					2			6	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		253			999			882			511	
Travel Time (s)		4.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	319	0	717	31	0	0	473	2724	44	17	3818	186
Shared Lane Traffic (%)			50%									
Lane Group Flow (vph)	319	359	358	31	0	0	473	2768	0	17	4004	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		6			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA	Perm	Perm		Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	

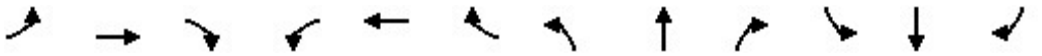
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	33.0	33.0	33.0	33.0	33.0	33.0	19.0	104.0		13.0	98.0	
Total Split (%)	22.0%	22.0%	22.0%	22.0%	22.0%	22.0%	12.7%	69.3%		8.7%	65.3%	
Maximum Green (s)	26.0	26.0	26.0	26.0	26.0	26.0	13.0	98.0		7.0	92.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	26.0	26.0	26.0	26.0			111.0	105.8		99.0	92.0	
Actuated g/C Ratio	0.17	0.17	0.17	0.17			0.74	0.71		0.66	0.61	
v/c Ratio	0.70	1.13dr	1.21	0.16			2.48	1.06		0.13	1.82	
Control Delay	67.5	45.8	162.7	55.2			701.8	59.6		8.0	392.9	
Queue Delay	0.0	0.0	0.0	0.0			0.0	0.0		0.0	0.0	
Total Delay	67.5	45.8	162.7	55.2			701.8	59.6		8.0	392.9	
LOS	E	D	F	E			F	E		A	F	
Approach Delay		92.8			55.2			153.3			391.3	
Approach LOS		F			E			F			F	
Queue Length 50th (ft)	153	96	~420	13			~726	~1405		4	~3122	
Queue Length 95th (ft)	209	136	#662	30			#952	#1784		11	#3186	
Internal Link Dist (ft)		173			919			802			431	
Turn Bay Length (ft)				380			370			185		
Base Capacity (vph)	456	758	295	195			191	2606		133	2204	
Starvation Cap Reductn	0	0	0	0			0	0		0	0	
Spillback Cap Reductn	0	0	0	0			0	0		0	0	
Storage Cap Reductn	0	0	0	0			0	0		0	0	
Reduced v/c Ratio	0.70	0.47	1.21	0.16			2.48	1.06		0.13	1.82	

Intersection Summary

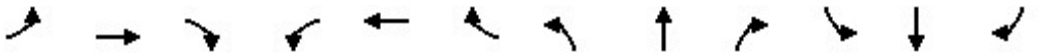
Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 150
Natural Cycle: 150
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 2.48
Intersection Signal Delay: 260.3 Intersection LOS: F
Intersection Capacity Utilization 161.9% ICU Level of Service H
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.
dr Defacto Right Lane. Recode with 1 though lane as a right lane.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	29	171	92	48	125	55	98	184	67	101	173	68
Future Volume (vph)	29	171	92	48	125	55	98	184	67	101	173	68
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	10	12	12	12	11	11	11	11	11	11
Grade (%)		0%			1%			2%			0%	
Storage Length (ft)	0		0	125		0	0		0	0		0
Storage Lanes	0		0	1		1	0		0	0		0
Taper Length (ft)	25			170			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.957				0.850		0.974			0.973	
Flt Protected		0.995			0.986			0.986			0.985	
Satd. Flow (prot)	0	1672	0	0	1757	1575	0	1661	0	0	1750	0
Flt Permitted		0.955			0.858			0.812			0.801	
Satd. Flow (perm)	0	1605	0	0	1529	1575	0	1368	0	0	1423	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		22				65		16			16	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		389			473			377			320	
Travel Time (s)		8.8			10.8			8.6			7.3	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	10%	0%	0%	22%	0%	2%	0%	5%	13%	2%	0%	0%
Adj. Flow (vph)	35	204	110	57	149	65	117	219	80	120	206	81
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	349	0	0	206	65	0	416	0	0	407	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		30			30			40			40	
Two way Left Turn Lane												
Headway Factor	1.09	1.09	1.09	1.01	1.01	1.01	1.06	1.06	1.06	1.04	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

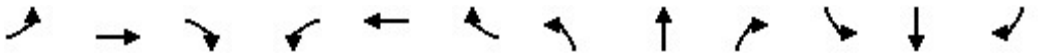


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4		4	6			2		
Detector Phase	8	8		4	4	4	6	6		2	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5	22.5	22.5	22.5		22.5	22.5	
Total Split (s)	50.0	50.0		50.0	50.0	50.0	70.0	70.0		70.0	70.0	
Total Split (%)	41.7%	41.7%		41.7%	41.7%	41.7%	58.3%	58.3%		58.3%	58.3%	
Maximum Green (s)	45.5	45.5		45.5	45.5	45.5	65.5	65.5		65.5	65.5	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0	0.0		0.0			0.0	
Total Lost Time (s)		4.5			4.5	4.5		4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		Min	Min	Min	None	None		None	None	
Act Effct Green (s)		18.0			18.0	18.0		24.0			24.0	
Actuated g/C Ratio		0.35			0.35	0.35		0.46			0.46	
v/c Ratio		0.61			0.39	0.11		0.65			0.61	
Control Delay		20.1			17.3	5.2		16.5			15.2	
Queue Delay		0.0			0.0	0.0		0.0			0.0	
Total Delay		20.1			17.3	5.2		16.5			15.2	
LOS		C			B	A		B			B	
Approach Delay		20.1			14.4			16.5			15.2	
Approach LOS		C			B			B			B	
Queue Length 50th (ft)		72			42	0		77			74	
Queue Length 95th (ft)		195			120	21		199			189	
Internal Link Dist (ft)		309			393			297			240	
Turn Bay Length (ft)												
Base Capacity (vph)		1374			1306	1355		1313			1366	
Starvation Cap Reductn		0			0	0		0			0	
Spillback Cap Reductn		0			0	0		0			0	
Storage Cap Reductn		0			0	0		0			0	
Reduced v/c Ratio		0.25			0.16	0.05		0.32			0.30	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 52			
Natural Cycle: 50			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.65			
Intersection Signal Delay: 16.6		Intersection LOS: B	
Intersection Capacity Utilization 62.2%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 5: Oklahoma Drive/S. Oklahoma Drive & Ash Street





Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	256	792	0	0	543	27	0	0	0	73	0	133
Future Volume (vph)	256	792	0	0	543	27	0	0	0	73	0	133
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.993						0.913	
Flt Protected	0.950										0.983	
Satd. Flow (prot)	1743	5009	0	1863	5050	0	0	1863	0	0	1672	0
Flt Permitted	0.277										0.883	
Satd. Flow (perm)	508	5009	0	1863	5050	0	0	1863	0	0	1502	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					6						95	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			434			199			279	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	278	861	0	0	590	29	0	0	0	79	0	145
Shared Lane Traffic (%)												
Lane Group Flow (vph)	278	861	0	0	619	0	0	0	0	0	224	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			18			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA					Perm	NA	
Protected Phases	5	2		1	6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	40.0	68.5		9.5	38.0		42.0	42.0		42.0	42.0	
Total Split (%)	33.3%	57.1%		7.9%	31.7%		35.0%	35.0%		35.0%	35.0%	
Maximum Green (s)	35.5	64.0		5.0	33.5		37.5	37.5		37.5	37.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5			4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	32.4	32.4			12.9						10.6	
Actuated g/C Ratio	0.62	0.62			0.25						0.20	
v/c Ratio	0.42	0.28			0.50						0.59	
Control Delay	7.0	5.0			19.6						19.7	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	7.0	5.0			19.6						19.7	
LOS	A	A			B						B	
Approach Delay		5.5			19.6						19.7	
Approach LOS		A			B						B	
Queue Length 50th (ft)	31	35			57						34	
Queue Length 95th (ft)	79	70			117						111	
Internal Link Dist (ft)		1613			354			119			199	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1252	4900			3384						1147	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.22	0.18			0.18						0.20	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 52.5			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 11.5		Intersection LOS: B	
Intersection Capacity Utilization 48.7%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1



Intersection	
Int Delay, s/veh	195.9

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	58	295	210	2681	3466	72
Future Vol, veh/h	58	295	210	2681	3466	72
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	170
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	62	314	223	2852	3687	77

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	5559	1844	3764	0	-	0
Stage 1	3687	-	-	-	-	-
Stage 2	1872	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	0	~ 56	~ 49	-	-	-
Stage 1	~ 5	-	-	-	-	-
Stage 2	76	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	~ 56	~ 49	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	76	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, $	2710.4	128.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 49	-	56	-	-
HCM Lane V/C Ratio	4.559	-	6.706	-	-
HCM Control Delay (s)	$ 1769.3	-	$ 2710.4	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	25.1	-	43.2	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	2.7

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	793	8	104	572	12	98
Future Vol, veh/h	793	8	104	572	12	98
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	826	8	108	596	13	102

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	834	0	1284	417
Stage 1	-	-	-	-	830	-
Stage 2	-	-	-	-	454	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	461	-	197	498
Stage 1	-	-	-	-	282	-
Stage 2	-	-	-	-	526	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	461	-	128	498
Mov Cap-2 Maneuver	-	-	-	-	128	-
Stage 1	-	-	-	-	282	-
Stage 2	-	-	-	-	342	-

Approach	EB	WB	NB
HCM Control Delay, s	0	3.3	18.6
HCM LOS			C

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	379	-	-	461	-
HCM Lane V/C Ratio	0.302	-	-	0.235	-
HCM Control Delay (s)	18.6	-	-	15.2	1.1
HCM Lane LOS	C	-	-	C	A
HCM 95th %tile Q(veh)	1.3	-	-	0.9	-

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	28	0	0	344	329	9
Future Vol, veh/h	28	0	0	344	329	9
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	30	0	0	374	358	10

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	737	363	368	0	-	0
Stage 1	363	-	-	-	-	-
Stage 2	374	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	386	682	1191	-	-	-
Stage 1	704	-	-	-	-	-
Stage 2	696	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	386	682	1191	-	-	-
Mov Cap-2 Maneuver	386	-	-	-	-	-
Stage 1	704	-	-	-	-	-
Stage 2	696	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	15.1	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1191	-	386	-	-
HCM Lane V/C Ratio	-	-	0.079	-	-
HCM Control Delay (s)	0	-	15.1	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.3	-	-

Intersection	
Int Delay, s/veh	4.2

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	201	225	0	94	197
Future Vol, veh/h	0	201	225	0	94	197
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	315	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	218	245	0	102	214

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	663	245	0	0	245	0
Stage 1	245	-	-	-	-	-
Stage 2	418	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	426	794	-	-	1321	-
Stage 1	796	-	-	-	-	-
Stage 2	664	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	393	794	-	-	1321	-
Mov Cap-2 Maneuver	393	-	-	-	-	-
Stage 1	796	-	-	-	-	-
Stage 2	613	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	11.2	0	2.6
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	794	1321	-
HCM Lane V/C Ratio	-	-	0.275	0.077	-
HCM Control Delay (s)	-	-	11.2	8	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	1.1	0.3	-

Intersection	
Int Delay, s/veh	1.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	60	0	0	426	291	28
Future Vol, veh/h	60	0	0	426	291	28
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	65	0	0	463	316	30

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	794	331	346	0	-	0
Stage 1	331	-	-	-	-	-
Stage 2	463	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	357	711	1213	-	-	-
Stage 1	728	-	-	-	-	-
Stage 2	634	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	357	711	1213	-	-	-
Mov Cap-2 Maneuver	357	-	-	-	-	-
Stage 1	728	-	-	-	-	-
Stage 2	634	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	17.3	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1213	-	357	-	-
HCM Lane V/C Ratio	-	-	0.183	-	-
HCM Control Delay (s)	0	-	17.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.7	-	-

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	5	8	275	200	6
Future Vol, veh/h	4	5	8	275	200	6
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	5	9	299	217	7

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	538	221	224	0	-	0
Stage 1	221	-	-	-	-	-
Stage 2	317	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	504	819	1345	-	-	-
Stage 1	816	-	-	-	-	-
Stage 2	738	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	500	819	1345	-	-	-
Mov Cap-2 Maneuver	500	-	-	-	-	-
Stage 1	810	-	-	-	-	-
Stage 2	738	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.7	0.2	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1345	-	638	-	-
HCM Lane V/C Ratio	0.006	-	0.015	-	-
HCM Control Delay (s)	7.7	-	10.7	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	0.1

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	1	2	4	275	204	2
Future Vol, veh/h	1	2	4	275	204	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	1	2	4	299	222	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	530	223	224	0	-	0
Stage 1	223	-	-	-	-	-
Stage 2	307	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	510	817	1345	-	-	-
Stage 1	814	-	-	-	-	-
Stage 2	746	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	508	817	1345	-	-	-
Mov Cap-2 Maneuver	508	-	-	-	-	-
Stage 1	811	-	-	-	-	-
Stage 2	746	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.3	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1345	-	679	-	-
HCM Lane V/C Ratio	0.003	-	0.005	-	-
HCM Control Delay (s)	7.7	0	10.3	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

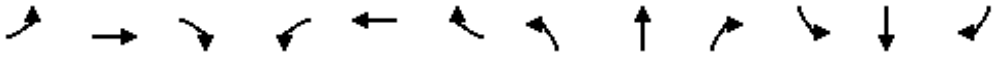
Intersection	
Int Delay, s/veh	7.9

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	91	72	0	143	41	82	153	153	44	0
Future Vol, veh/h	0	0	91	72	0	143	41	82	153	153	44	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	99	78	0	155	45	89	166	166	48	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	720	725	48	692	642	172	48	0	0	255	0	0
Stage 1	380	380	-	262	262	-	-	-	-	-	-	-
Stage 2	340	345	-	430	380	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	343	352	1021	358	392	872	1559	-	-	1310	-	-
Stage 1	642	614	-	743	691	-	-	-	-	-	-	-
Stage 2	675	636	-	603	614	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	249	298	1021	286	332	872	1559	-	-	1310	-	-
Mov Cap-2 Maneuver	249	298	-	286	332	-	-	-	-	-	-	-
Stage 1	623	536	-	721	671	-	-	-	-	-	-	-
Stage 2	539	618	-	476	536	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	8.9	17.6	1.1	6.3
HCM LOS	A	C		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1559	-	-	517	1021	1310	-	-
HCM Lane V/C Ratio	0.029	-	-	0.452	0.097	0.127	-	-
HCM Control Delay (s)	7.4	-	-	17.6	8.9	8.1	-	-
HCM Lane LOS	A	-	-	C	A	A	-	-
HCM 95th %tile Q(veh)	0.1	-	-	2.3	0.3	0.4	-	-



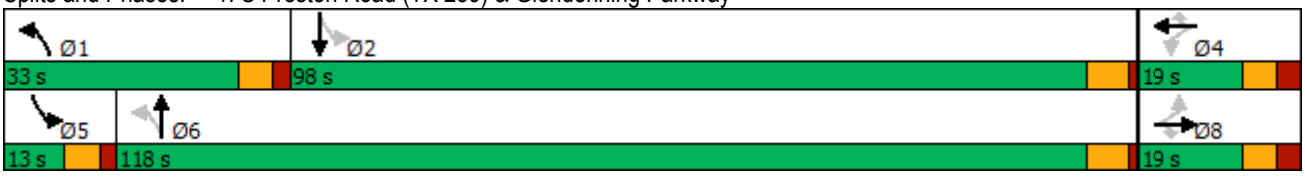
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	164	0	456	34	8	0	648	3398	16	8	2771	293
Future Volume (vph)	164	0	456	34	8	0	648	3398	16	8	2771	293
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	12	12	12	12	12	12	12	14	14	12	13	13
Grade (%)		0%			-1%			0%			0%	
Storage Length (ft)	0		0	380		0	370		0	185		0
Storage Lanes	2		1	2		1	1		0	1		0
Taper Length (ft)	25			110			100			85		
Lane Util. Factor	0.97	0.86	0.86	0.97	0.91	1.00	1.00	0.95	0.95	1.00	0.95	0.95
Frt		0.850	0.850					0.999			0.986	
Flt Protected	0.950			0.950			0.950			0.950		
Satd. Flow (prot)	3303	4006	1335	2410	3919	1909	1687	3724	0	1805	3561	0
Flt Permitted	0.752			0.549			0.039			0.041		
Satd. Flow (perm)	2615	4006	1335	1393	3919	1909	69	3724	0	78	3561	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		204	204					1			14	
Link Speed (mph)		40			40			55			55	
Link Distance (ft)		253			999			882			511	
Travel Time (s)		4.3			17.0			10.9			6.3	
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Heavy Vehicles (%)	6%	0%	4%	46%	33%	0%	7%	3%	67%	0%	3%	6%
Adj. Flow (vph)	173	0	480	36	8	0	682	3577	17	8	2917	308
Shared Lane Traffic (%)			50%									
Lane Group Flow (vph)	173	240	240	36	8	0	682	3594	0	8	3225	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			24			40			40	
Link Offset(ft)		6			0			0			0	
Crosswalk Width(ft)		60			60			60			60	
Two way Left Turn Lane												
Headway Factor	1.00	1.00	1.00	0.99	0.99	0.99	1.00	0.92	0.92	1.00	0.96	0.96
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2	1	1	2	1	1	2		1	2	
Detector Template	Left	Thru	Right	Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100	20	20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0	0	0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6	20	20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	Perm	NA	Perm	Perm	NA	Perm	pm+pt	NA		pm+pt	NA	
Protected Phases		8			4		1	6		5	2	
Permitted Phases	8		8	4		4	6			2		
Detector Phase	8	8	8	4	4	4	1	6		5	2	

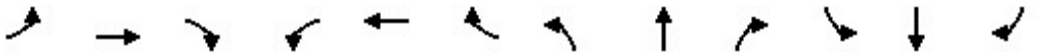
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Switch Phase												
Minimum Initial (s)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	10.0		7.0	10.0	
Minimum Split (s)	14.0	14.0	14.0	14.0	14.0	14.0	13.0	16.0		13.0	16.0	
Total Split (s)	19.0	19.0	19.0	19.0	19.0	19.0	33.0	118.0		13.0	98.0	
Total Split (%)	12.7%	12.7%	12.7%	12.7%	12.7%	12.7%	22.0%	78.7%		8.7%	65.3%	
Maximum Green (s)	12.0	12.0	12.0	12.0	12.0	12.0	27.0	112.0		7.0	92.0	
Yellow Time (s)	4.0	4.0	4.0	4.0	4.0	4.0	4.0	5.0		4.0	5.0	
All-Red Time (s)	3.0	3.0	3.0	3.0	3.0	3.0	2.0	1.0		2.0	1.0	
Lost Time Adjust (s)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Total Lost Time (s)	7.0	7.0	7.0	7.0	7.0	7.0	6.0	6.0		6.0	6.0	
Lead/Lag							Lead	Lag		Lead	Lag	
Lead-Lag Optimize?							Yes	Yes		Yes	Yes	
Vehicle Extension (s)	1.5	1.5	1.5	1.5	1.5	1.5	1.5	0.5		1.5	0.5	
Recall Mode	None	None	None	None	None	None	None	Min		None	Min	
Act Effct Green (s)	11.6	11.6	11.6	11.6	11.6		125.0	122.4		99.0	92.0	
Actuated g/C Ratio	0.08	0.08	0.08	0.08	0.08		0.84	0.82		0.66	0.61	
v/c Ratio	0.86	0.48	0.82	0.34	0.03		1.95	1.18		0.06	1.47	
Control Delay	102.5	16.6	36.3	74.3	64.0		467.8	101.8		6.0	239.9	
Queue Delay	0.0	0.0	0.0	0.0	0.0		0.0	0.0		0.0	0.0	
Total Delay	102.5	16.6	36.3	74.3	64.0		467.8	101.8		6.0	239.9	
LOS	F	B	D	E	E		F	F		A	F	
Approach Delay		46.6			72.4			160.2			239.3	
Approach LOS		D			E			F			F	
Queue Length 50th (ft)	87	12	39	17	2		~992	~2187		1	~2286	
Queue Length 95th (ft)	#153	45	#202	38	9		#1241	#2445		4	#2383	
Internal Link Dist (ft)		173			919			802			431	
Turn Bay Length (ft)				380			370			185		
Base Capacity (vph)	210	509	294	111	314		349	3048		132	2195	
Starvation Cap Reductn	0	0	0	0	0		0	0		0	0	
Spillback Cap Reductn	0	0	0	0	0		0	0		0	0	
Storage Cap Reductn	0	0	0	0	0		0	0		0	0	
Reduced v/c Ratio	0.82	0.47	0.82	0.32	0.03		1.95	1.18		0.06	1.47	

Intersection Summary

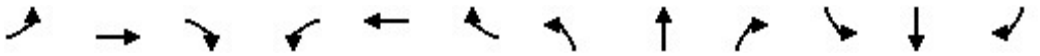
Area Type: Other
Cycle Length: 150
Actuated Cycle Length: 149.6
Natural Cycle: 150
Control Type: Actuated-Uncoordinated
Maximum v/c Ratio: 1.95
Intersection Signal Delay: 181.8 Intersection LOS: F
Intersection Capacity Utilization 152.2% ICU Level of Service H
Analysis Period (min) 15
~ Volume exceeds capacity, queue is theoretically infinite.
Queue shown is maximum after two cycles.
95th percentile volume exceeds capacity, queue may be longer.
Queue shown is maximum after two cycles.

Splits and Phases: 1: S Preston Road (TX 289) & Glendenning Parkway





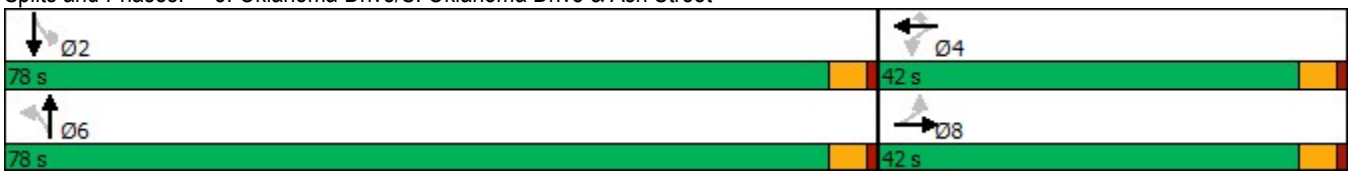
Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	10	66	87	59	109	62	92	215	64	118	205	7
Future Volume (vph)	10	66	87	59	109	62	92	215	64	118	205	7
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Lane Width (ft)	10	10	10	12	12	12	11	11	11	11	11	11
Grade (%)		0%			1%			2%			0%	
Storage Length (ft)	0		0	125		0	0		0	0		0
Storage Lanes	0		0	1		1	0		0	0		0
Taper Length (ft)	25			170			25			25		
Lane Util. Factor	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Frt		0.928				0.850		0.977			0.997	
Flt Protected		0.997			0.983			0.988			0.982	
Satd. Flow (prot)	0	1631	0	0	1725	1575	0	1669	0	0	1785	0
Flt Permitted		0.976			0.850			0.826			0.760	
Satd. Flow (perm)	0	1596	0	0	1492	1575	0	1396	0	0	1382	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)		50				74		16			2	
Link Speed (mph)		30			30			30			30	
Link Distance (ft)		389			473			377			320	
Travel Time (s)		8.8			10.8			8.6			7.3	
Peak Hour Factor	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84	0.84
Heavy Vehicles (%)	10%	0%	0%	22%	0%	2%	0%	5%	13%	2%	0%	0%
Adj. Flow (vph)	12	79	104	70	130	74	110	256	76	140	244	8
Shared Lane Traffic (%)												
Lane Group Flow (vph)	0	195	0	0	200	74	0	442	0	0	392	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		0			0			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		30			30			40			40	
Two way Left Turn Lane												
Headway Factor	1.09	1.09	1.09	1.01	1.01	1.01	1.06	1.06	1.06	1.04	1.04	1.04
Turning Speed (mph)	15		9	15		9	15		9	15		9
Number of Detectors	1	2		1	2	1	1	2		1	2	
Detector Template	Left	Thru		Left	Thru	Right	Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100	20	20	100		20	100	
Trailing Detector (ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Position(ft)	0	0		0	0	0	0	0		0	0	
Detector 1 Size(ft)	20	6		20	6	20	20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0	0.0	0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	

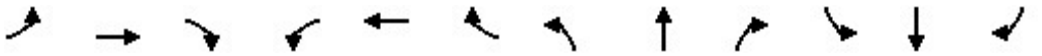


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Turn Type	Perm	NA		Perm	NA	Perm	Perm	NA		Perm	NA	
Protected Phases		8			4			6			2	
Permitted Phases	8			4		4	6			2		
Detector Phase	8	8		4	4	4	6	6		2	2	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0	5.0	5.0	5.0		5.0	5.0	
Minimum Split (s)	22.5	22.5		22.5	22.5	22.5	22.5	22.5		22.5	22.5	
Total Split (s)	42.0	42.0		42.0	42.0	42.0	78.0	78.0		78.0	78.0	
Total Split (%)	35.0%	35.0%		35.0%	35.0%	35.0%	65.0%	65.0%		65.0%	65.0%	
Maximum Green (s)	37.5	37.5		37.5	37.5	37.5	73.5	73.5		73.5	73.5	
Yellow Time (s)	3.5	3.5		3.5	3.5	3.5	3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0	1.0	1.0	1.0		1.0	1.0	
Lost Time Adjust (s)		0.0			0.0	0.0		0.0			0.0	
Total Lost Time (s)		4.5			4.5	4.5		4.5			4.5	
Lead/Lag												
Lead-Lag Optimize?												
Vehicle Extension (s)	3.0	3.0		3.0	3.0	3.0	3.0	3.0		3.0	3.0	
Recall Mode	Min	Min		Min	Min	Min	None	None		None	None	
Act Effct Green (s)		12.7			12.7	12.7		21.0			21.0	
Actuated g/C Ratio		0.29			0.29	0.29		0.48			0.48	
v/c Ratio		0.39			0.46	0.14		0.65			0.59	
Control Delay		13.5			18.5	5.5		13.4			12.3	
Queue Delay		0.0			0.0	0.0		0.0			0.0	
Total Delay		13.5			18.5	5.5		13.4			12.3	
LOS		B			B	A		B			B	
Approach Delay		13.5			15.0			13.4			12.3	
Approach LOS		B			B			B			B	
Queue Length 50th (ft)		25			36	0		64			56	
Queue Length 95th (ft)		83			106	22		156			137	
Internal Link Dist (ft)		309			393			297			240	
Turn Bay Length (ft)												
Base Capacity (vph)		1370			1274	1355		1396			1382	
Starvation Cap Reductn		0			0	0		0			0	
Spillback Cap Reductn		0			0	0		0			0	
Storage Cap Reductn		0			0	0		0			0	
Reduced v/c Ratio		0.14			0.16	0.05		0.32			0.28	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 43.4			
Natural Cycle: 55			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.65			
Intersection Signal Delay: 13.4		Intersection LOS: B	
Intersection Capacity Utilization 57.2%		ICU Level of Service B	
Analysis Period (min) 15			

Splits and Phases: 5: Oklahoma Drive/S. Oklahoma Drive & Ash Street



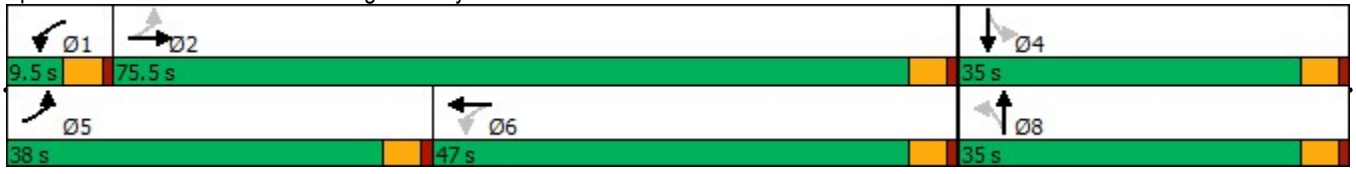


Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Volume (vph)	237	499	0	0	795	49	0	0	0	51	0	120
Future Volume (vph)	237	499	0	0	795	49	0	0	0	51	0	120
Ideal Flow (vphpl)	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900	1900
Grade (%)		3%			0%			0%			0%	
Storage Length (ft)	245		0	0		0	0		0	0		0
Storage Lanes	1		0	1		0	0		0	0		0
Taper Length (ft)	160			25			25			25		
Lane Util. Factor	1.00	0.91	0.91	1.00	0.91	0.91	1.00	1.00	1.00	1.00	1.00	1.00
Frt					0.991						0.905	
Flt Protected	0.950										0.985	
Satd. Flow (prot)	1743	5009	0	1863	5040	0	0	1863	0	0	1660	0
Flt Permitted	0.183										0.899	
Satd. Flow (perm)	336	5009	0	1863	5040	0	0	1863	0	0	1516	0
Right Turn on Red			Yes			Yes			Yes			Yes
Satd. Flow (RTOR)					9						95	
Link Speed (mph)		40			40			30			40	
Link Distance (ft)		1693			434			199			279	
Travel Time (s)		28.9			7.4			4.5			4.8	
Peak Hour Factor	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92	0.92
Adj. Flow (vph)	258	542	0	0	864	53	0	0	0	55	0	130
Shared Lane Traffic (%)												
Lane Group Flow (vph)	258	542	0	0	917	0	0	0	0	0	185	0
Enter Blocked Intersection	No	No	No	No	No	No	No	No	No	No	No	No
Lane Alignment	Left	Left	Right	Left	Left	Right	Left	Left	Right	Left	Left	Right
Median Width(ft)		24			18			0			0	
Link Offset(ft)		0			0			0			0	
Crosswalk Width(ft)		16			16			16			16	
Two way Left Turn Lane												
Headway Factor	1.02	1.02	1.02	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00
Turning Speed (mph)	60		60	60		60	60		60	60		60
Number of Detectors	1	2		1	2		1	2		1	2	
Detector Template	Left	Thru		Left	Thru		Left	Thru		Left	Thru	
Leading Detector (ft)	20	100		20	100		20	100		20	100	
Trailing Detector (ft)	0	0		0	0		0	0		0	0	
Detector 1 Position(ft)	0	0		0	0		0	0		0	0	
Detector 1 Size(ft)	20	6		20	6		20	6		20	6	
Detector 1 Type	Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex		Cl+Ex	Cl+Ex	
Detector 1 Channel												
Detector 1 Extend (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Queue (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 1 Delay (s)	0.0	0.0		0.0	0.0		0.0	0.0		0.0	0.0	
Detector 2 Position(ft)		94			94			94			94	
Detector 2 Size(ft)		6			6			6			6	
Detector 2 Type		Cl+Ex			Cl+Ex			Cl+Ex			Cl+Ex	
Detector 2 Channel												
Detector 2 Extend (s)		0.0			0.0			0.0			0.0	
Turn Type	pm+pt	NA		pm+pt	NA					Perm	NA	
Protected Phases	5	2		1	6			8			4	

Lane Group	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Permitted Phases	2			6			8			4		
Detector Phase	5	2		1	6		8	8		4	4	
Switch Phase												
Minimum Initial (s)	5.0	5.0		5.0	5.0		5.0	5.0		5.0	5.0	
Minimum Split (s)	9.5	22.5		9.5	22.5		22.5	22.5		22.5	22.5	
Total Split (s)	38.0	75.5		9.5	47.0		35.0	35.0		35.0	35.0	
Total Split (%)	31.7%	62.9%		7.9%	39.2%		29.2%	29.2%		29.2%	29.2%	
Maximum Green (s)	33.5	71.0		5.0	42.5		30.5	30.5		30.5	30.5	
Yellow Time (s)	3.5	3.5		3.5	3.5		3.5	3.5		3.5	3.5	
All-Red Time (s)	1.0	1.0		1.0	1.0		1.0	1.0		1.0	1.0	
Lost Time Adjust (s)	0.0	0.0		0.0	0.0			0.0			0.0	
Total Lost Time (s)	4.5	4.5		4.5	4.5			4.5			4.5	
Lead/Lag	Lead	Lag		Lead	Lag							
Lead-Lag Optimize?	Yes	Yes		Yes	Yes							
Vehicle Extension (s)	3.0	3.0		3.0	3.0		3.0	3.0		3.0	3.0	
Recall Mode	None	Min		None	Min		None	None		None	None	
Act Effct Green (s)	37.1	37.1			17.2						9.4	
Actuated g/C Ratio	0.66	0.66			0.31						0.17	
v/c Ratio	0.43	0.16			0.59						0.56	
Control Delay	7.1	3.8			18.8						20.0	
Queue Delay	0.0	0.0			0.0						0.0	
Total Delay	7.1	3.8			18.8						20.0	
LOS	A	A			B						C	
Approach Delay		4.8			18.8						20.0	
Approach LOS		A			B						C	
Queue Length 50th (ft)	26	18			88						26	
Queue Length 95th (ft)	80	38			170						96	
Internal Link Dist (ft)		1613			354			119			199	
Turn Bay Length (ft)	245											
Base Capacity (vph)	1127	4934			3951						910	
Starvation Cap Reductn	0	0			0						0	
Spillback Cap Reductn	0	0			0						0	
Storage Cap Reductn	0	0			0						0	
Reduced v/c Ratio	0.23	0.11			0.23						0.20	

Intersection Summary			
Area Type:	Other		
Cycle Length: 120			
Actuated Cycle Length: 56			
Natural Cycle: 60			
Control Type: Actuated-Uncoordinated			
Maximum v/c Ratio: 0.59			
Intersection Signal Delay: 13.1		Intersection LOS: B	
Intersection Capacity Utilization 51.0%		ICU Level of Service A	
Analysis Period (min) 15			

Splits and Phases: 20: Glendenning Parkway & DWY-1



Intersection	
Int Delay, s/veh	82.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	40	256	289	3273	2725	53
Future Vol, veh/h	40	256	289	3273	2725	53
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	135	-	-	170
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	2	-	-	0	1	-
Peak Hour Factor	94	94	94	94	94	94
Heavy Vehicles, %	14	5	7	3	3	0
Mvmt Flow	43	272	307	3482	2899	56

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	5254	1450	2955	0	-	0
Stage 1	2899	-	-	-	-	-
Stage 2	2355	-	-	-	-	-
Critical Hdwy	7.48	7.2	4.24	-	-	-
Critical Hdwy Stg 1	6.48	-	-	-	-	-
Critical Hdwy Stg 2	6.48	-	-	-	-	-
Follow-up Hdwy	3.64	3.35	2.27	-	-	-
Pot Cap-1 Maneuver	0	~ 108	~ 108	-	-	-
Stage 1	~ 17	-	-	-	-	-
Stage 2	~ 37	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	0	~ 108	~ 108	-	-	-
Mov Cap-2 Maneuver	0	-	-	-	-	-
Stage 1	0	-	-	-	-	-
Stage 2	~ 37	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	$ 948.4	74.5	0
HCM LOS	F		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	~ 108	-	108	-	-
HCM Lane V/C Ratio	2.847	-	2.916	-	-
HCM Control Delay (s)	$ 917.9	-	-$ 948.4	-	-
HCM Lane LOS	F	-	F	-	-
HCM 95th %tile Q(veh)	28.9	-	29.8	-	-

Notes			
~: Volume exceeds capacity	$: Delay exceeds 300s	+: Computation Not Defined	*: All major volume in platoon

Intersection	
Int Delay, s/veh	3.9

Movement	EBT	EBR	WBL	WBT	NBL	NBR
Lane Configurations						
Traffic Vol, veh/h	596	21	203	768	13	54
Future Vol, veh/h	596	21	203	768	13	54
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Free	Free	Free	Free	Stop	Stop
RT Channelized	-	None	-	None	-	None
Storage Length	-	-	-	-	0	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	1	-	-	0	1	-
Peak Hour Factor	96	96	96	96	96	96
Heavy Vehicles, %	7	0	5	8	8	0
Mvmt Flow	621	22	211	800	14	56

Major/Minor	Major1		Major2		Minor1	
Conflicting Flow All	0	0	643	0	1374	322
Stage 1	-	-	-	-	632	-
Stage 2	-	-	-	-	742	-
Critical Hdwy	-	-	5.4	-	6.06	7.2
Critical Hdwy Stg 1	-	-	-	-	6.96	-
Critical Hdwy Stg 2	-	-	-	-	6.36	-
Follow-up Hdwy	-	-	3.15	-	3.88	3.9
Pot Cap-1 Maneuver	-	-	570	-	176	574
Stage 1	-	-	-	-	377	-
Stage 2	-	-	-	-	363	-
Platoon blocked, %	-	-		-		
Mov Cap-1 Maneuver	-	-	570	-	59	574
Mov Cap-2 Maneuver	-	-	-	-	59	-
Stage 1	-	-	-	-	377	-
Stage 2	-	-	-	-	121	-

Approach	EB	WB	NB
HCM Control Delay, s	0	4.6	29.9
HCM LOS			D

Minor Lane/Major Mvmt	NBLn1	EBT	EBR	WBL	WBT
Capacity (veh/h)	213	-	-	570	-
HCM Lane V/C Ratio	0.328	-	-	0.371	-
HCM Control Delay (s)	29.9	-	-	15	1.9
HCM Lane LOS	D	-	-	B	A
HCM 95th %tile Q(veh)	1.4	-	-	1.7	-

Intersection	
Int Delay, s/veh	0.4

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	17	0	0	311	352	29
Future Vol, veh/h	17	0	0	311	352	29
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	18	0	0	338	383	32

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	737	399	415	0	-	0
Stage 1	399	-	-	-	-	-
Stage 2	338	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	386	651	1144	-	-	-
Stage 1	678	-	-	-	-	-
Stage 2	722	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	386	651	1144	-	-	-
Mov Cap-2 Maneuver	386	-	-	-	-	-
Stage 1	678	-	-	-	-	-
Stage 2	722	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	14.8	0	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1144	-	386	-	-
HCM Lane V/C Ratio	-	-	0.048	-	-
HCM Control Delay (s)	0	-	14.8	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	4.9

Movement	NWL	NWR	NET	NER	SWL	SWT
Lane Configurations						
Traffic Vol, veh/h	0	211	177	0	139	170
Future Vol, veh/h	0	211	177	0	139	170
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	315	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	0	229	192	0	151	185

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	679	192	0	0	192	0
Stage 1	192	-	-	-	-	-
Stage 2	487	-	-	-	-	-
Critical Hdwy	6.42	6.22	-	-	4.12	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	-	-	2.218	-
Pot Cap-1 Maneuver	417	850	-	-	1381	-
Stage 1	841	-	-	-	-	-
Stage 2	618	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	372	850	-	-	1381	-
Mov Cap-2 Maneuver	372	-	-	-	-	-
Stage 1	841	-	-	-	-	-
Stage 2	551	-	-	-	-	-

Approach	NW	NE	SW
HCM Control Delay, s	10.8	0	3.6
HCM LOS	B		

Minor Lane/Major Mvmt	NET	NER	NWLn1	SWL	SWT
Capacity (veh/h)	-	-	850	1381	-
HCM Lane V/C Ratio	-	-	0.27	0.109	-
HCM Control Delay (s)	-	-	10.8	7.9	-
HCM Lane LOS	-	-	B	A	-
HCM 95th %tile Q(veh)	-	-	1.1	0.4	-

Intersection	
Int Delay, s/veh	0.8

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	38	0	0	388	309	55
Future Vol, veh/h	38	0	0	388	309	55
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	41	0	0	422	336	60

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	788	366	396	0	-	0
Stage 1	366	-	-	-	-	-
Stage 2	422	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	360	679	1163	-	-	-
Stage 1	702	-	-	-	-	-
Stage 2	662	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	360	679	1163	-	-	-
Mov Cap-2 Maneuver	360	-	-	-	-	-
Stage 1	702	-	-	-	-	-
Stage 2	662	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	16.3	0	0
HCM LOS	C		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1163	-	360	-	-
HCM Lane V/C Ratio	-	-	0.115	-	-
HCM Control Delay (s)	0	-	16.3	-	-
HCM Lane LOS	A	-	C	-	-
HCM 95th %tile Q(veh)	0	-	0.4	-	-

Intersection has too many lanes per leg.

HCM All-Way analysis is limited to two lanes per leg.

Channelized right turn lanes are not counted.

Intersection has too many lanes per leg.
HCM All-Way analysis is limited to two lanes per leg.
Channelized right turn lanes are not counted.

Intersection	
Int Delay, s/veh	0.6

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	8	12	11	275	158	7
Future Vol, veh/h	8	12	11	275	158	7
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	0	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	9	13	12	299	172	8

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	499	176	180	0	-	0
Stage 1	176	-	-	-	-	-
Stage 2	323	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	531	867	1396	-	-	-
Stage 1	855	-	-	-	-	-
Stage 2	734	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	526	867	1396	-	-	-
Mov Cap-2 Maneuver	526	-	-	-	-	-
Stage 1	847	-	-	-	-	-
Stage 2	734	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.4	0.3	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1396	-	688	-	-
HCM Lane V/C Ratio	0.009	-	0.032	-	-
HCM Control Delay (s)	7.6	-	10.4	-	-
HCM Lane LOS	A	-	B	-	-
HCM 95th %tile Q(veh)	0	-	0.1	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	4	4	279	162	2
Future Vol, veh/h	2	4	4	279	162	2
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	2	4	4	303	176	2

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	488	177	178	0	-	0
Stage 1	177	-	-	-	-	-
Stage 2	311	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	539	866	1398	-	-	-
Stage 1	854	-	-	-	-	-
Stage 2	743	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	537	866	1398	-	-	-
Mov Cap-2 Maneuver	537	-	-	-	-	-
Stage 1	851	-	-	-	-	-
Stage 2	743	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	10.1	0.1	0
HCM LOS	B		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1398	-	719	-	-
HCM Lane V/C Ratio	0.003	-	0.009	-	-
HCM Control Delay (s)	7.6	0	10.1	-	-
HCM Lane LOS	A	A	B	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	5.8

Movement	SEL	SET	SER	NWL	NWT	NWR	NEL	NET	NER	SWL	SWT	SWR
Lane Configurations												
Traffic Vol, veh/h	0	0	58	42	0	84	83	93	106	106	65	0
Future Vol, veh/h	0	0	58	42	0	84	83	93	106	106	65	0
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	0	-	-	200	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	92	92	92	92	92	92	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2	2	2	2	2	2	2
Mvmt Flow	0	0	63	46	0	91	90	101	115	115	71	0

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	685	697	71	672	640	159	71	0	0	216	0	0
Stage 1	301	301	-	339	339	-	-	-	-	-	-	-
Stage 2	384	396	-	333	301	-	-	-	-	-	-	-
Critical Hdwy	7.12	6.52	6.22	7.12	6.52	6.22	4.12	-	-	4.12	-	-
Critical Hdwy Stg 1	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.12	5.52	-	6.12	5.52	-	-	-	-	-	-	-
Follow-up Hdwy	3.518	4.018	3.318	3.518	4.018	3.318	2.218	-	-	2.218	-	-
Pot Cap-1 Maneuver	362	365	991	370	393	886	1529	-	-	1354	-	-
Stage 1	708	665	-	676	640	-	-	-	-	-	-	-
Stage 2	639	604	-	681	665	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	290	314	991	310	338	886	1529	-	-	1354	-	-
Mov Cap-2 Maneuver	290	314	-	310	338	-	-	-	-	-	-	-
Stage 1	666	608	-	636	602	-	-	-	-	-	-	-
Stage 2	539	568	-	584	608	-	-	-	-	-	-	-

Approach	SE	NW	NE	SW
HCM Control Delay, s	8.9	13.8	2.2	4.9
HCM LOS	A	B		

Minor Lane/Major Mvmt	NEL	NET	NER	NWLn1	SELn1	SWL	SWT	SWR
Capacity (veh/h)	1529	-	-	547	991	1354	-	-
HCM Lane V/C Ratio	0.059	-	-	0.25	0.064	0.085	-	-
HCM Control Delay (s)	7.5	-	-	13.8	8.9	7.9	-	-
HCM Lane LOS	A	-	-	B	A	A	-	-
HCM 95th %tile Q(veh)	0.2	-	-	1	0.2	0.3	-	-

Appendix R

Turn Lane Analysis

Right turn deceleration length calculation for 40 mph road

For 40mph design speed,		
For deceleration starts at the beginning of the taper, (RIGHT TURN)		
Initial speed, u	40	mph
Final speed, v (stopped condition)	30	mph
Acceleration, a (or negative deceleration)	-6.5	ft/s2
Using equation of motion,		
Deceleration length, s	115.83	ft
Deceleration length with ceiling 5ft	120	ft

Driveway #1 - W. Glendenning Parkway (Full Movement)

	Phase I Build		Phase II Build	
	AM	**PM**	**AM**	**PM**
Design Speed	40	40	40	40
Left-turn Volume	70	124	226	205
Major-Road Volume	236	421	367	483
Right-turn Volume	28	80	27	49
LT Lane Warranted?	Yes	Yes	Yes	Yes
Deceleration Length	265	265	265	265
Taper Length	50	50	50	50
Min Storage Length	100	100	100	100
95th% queue length	23	44	65	74
RT Lane Warranted?	No	Yes	No	No
Deceleration Length	N/A	0	N/A	N/A
Taper Length	N/A	50	N/A	N/A
Min Storage Length	N/A	30	N/A	N/A

Driveway #2 - W. Glendenning Parkway (Right-in/Right-out)

	Phase I Build		Phase II Build	
	AM	**PM**	**AM**	**PM**
Design Speed	40	40	40	40
Left-turn Volume	N/A	N/A	N/A	N/A
Major-Road Volume	264	501	346	560
Right-turn Volume	0	0	76	53
LT Lane Warranted?	N/A	N/A	N/A	N/A
Deceleration Length	N/A	N/A	N/A	N/A
Taper Length	N/A	N/A	N/A	N/A
Min Storage Length	N/A	N/A	N/A	N/A
95th% queue length	N/A	N/A	N/A	N/A
RT Lane Warranted?	No	No	Yes	No
Deceleration Length	N/A	N/A	120	N/A
Taper Length	N/A	N/A	50	N/A
Min Storage Length	N/A	N/A	30	N/A

Driveway #3 - W. Glendenning Parkway (Right-in/Right-out)

	Phase I Build		Phase II Build	
	AM	**PM**	**AM**	**PM**
Design Speed	40	40	40	40
Left-turn Volume	N/A	N/A	N/A	N/A
Major-Road Volume	264	501	374	584
Right-turn Volume	0	0	76	53
LT Lane Warranted?	N/A	N/A	N/A	N/A
Deceleration Length	N/A	N/A	N/A	N/A
Taper Length	N/A	N/A	N/A	N/A
Min Storage Length	N/A	N/A	N/A	N/A
95th% queue length	N/A	N/A	N/A	N/A
RT Lane Warranted?	No	No	Yes	No
Deceleration Length	N/A	N/A	120	N/A
Taper Length	N/A	N/A	50	N/A
Min Storage Length	N/A	N/A	30	N/A

Driveway #4 - S. Oklahoma Drive (Full Movement)

	Phase I Build		Phase II Build	
	AM	**PM**	**AM**	**PM**
Design Speed	40	40	40	40
Left-turn Volume	8	11	8	11
Major-Road Volume	142	134	190	143
Right-turn Volume	6	7	6	7
LT Lane Warranted?	Yes	Yes	Yes	Yes
Deceleration Length	150	150	150	150
Taper Length	50	50	50	50
Min Storage Length	100	100	100	100
95th% queue length	0	3	0	3
RT Lane Warranted?	No	No	No	No
Deceleration Length	N/A	N/A	N/A	N/A
Taper Length	N/A	N/A	N/A	N/A
Min Storage Length	N/A	N/A	N/A	N/A

Driveway #5 - S. Oklahoma Drive (Full Movement)

	Phase II Build	
	AM	**PM**
Design Speed	40	40
Left-turn Volume	4	4
Major-Road Volume	194	147
Right-turn Volume	2	2
LT Lane Warranted?	No	No
Deceleration Length	N/A	N/A
Taper Length	N/A	N/A
Min Storage Length	N/A	N/A
95th% queue length	0	0
RT Lane Warranted?	No	No
Deceleration Length	N/A	N/A
Taper Length	N/A	N/A
Min Storage Length	N/A	N/A

Driveway #6 - S. Oklahoma Drive (Full Movement)

	Phase I Build		Phase II Build	
	AM	**PM**	**AM**	**PM**
Design Speed	40	40	40	40
Left-turn Volume	44	146	41	83
Major-Road Volume	33	47	34	50
Right-turn Volume	0	0	0	0
LT Lane Warranted?	No	No	No	Yes
Deceleration Length	N/A	N/A	N/A	150
Taper Length	N/A	N/A	N/A	50
Min Storage Length	N/A	N/A	N/A	100
95th% queue length	3	8	50	23
RT Lane Warranted?	No	No	No	No
Deceleration Length	N/A	N/A	N/A	N/A
Taper Length	N/A	N/A	N/A	N/A
Min Storage Length	N/A	N/A	N/A	N/A

Driveway #7 - S. Oklahoma Drive (Full Movement)

	Phase I Build		Phase II Build	
	AM	**PM**	**AM**	**PM**
Design Speed	40	40	40	40
Left-turn Volume	0	0	143	106
Major-Road Volume	47	54	52	61
Right-turn Volume	0	0	153	106
LT Lane Warranted?	No	No	Yes	Yes
Deceleration Length	N/A	N/A	150	150
Taper Length	N/A	N/A	50	50
Min Storage Length	N/A	N/A	100	100
95th% queue length	0	0	10	8
RT Lane Warranted?	No	No	Yes	Yes
Deceleration Length	N/A	N/A	120	120
Taper Length	N/A	N/A	50	50
Min Storage Length	N/A	N/A	30	30

Driveway #8 - S. Oklahoma Drive (Full Movement)

	Phase I Build		Phase II Build	
	AM	**PM**	**AM**	**PM**
Design Speed	40	40	40	40
Left-turn Volume	64	95	70	103
Major-Road Volume	47	54	195	145
Right-turn Volume	0	0	0	0
LT Lane Warranted?	Bypass Ln	Yes	Yes	Yes
Deceleration Length	265	265	265	265
Taper Length	50	50	50	50
Min Storage Length	100	100	100	100
95th% queue length	2.5	5	5	8
RT Lane Warranted?	No	No	No	No
Deceleration Length	N/A	N/A	N/A	N/A
Taper Length	N/A	N/A	N/A	N/A
Min Storage Length	N/A	N/A	N/A	N/A

Driveway #8 - S Preston Road (Full Movement)

	Phase I Background		Phase I Build		Phase II Background		Phase II Build	
	AM	**PM**	**AM**	**PM**	**AM**	**PM**	**AM**	**PM**
Design Speed	55	55	55	55	55	55	55	55
Left-turn Volume	169	244	127	200	188	266	141	215
Major-Road Volume	1866	1467	1866	1467	2133	1677	2133	1677
Right-turn Volume	11	10	11	10	13	11	64	46
LT Lane Warranted?	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Deceleration Length	340	340	340	340	340	340	340	340
Taper Length	100	100	100	100	100	100	100	100
Min Storage Length	100	100	100	100	100	100	100	100
95th% queue length	145	115	85	98	273	205	133	138
RT Lane Warranted?	No	No	No	No	No	No	Yes	No
Deceleration Length	N/A	N/A	N/A	N/A	N/A	N/A	240	N/A
Taper Length	N/A	N/A	N/A	N/A	N/A	N/A	100	N/A
Min Storage Length	N/A	N/A	N/A	N/A	N/A	N/A	30	N/A

Left and Right turn deceleration length calculation for 55 mph road

For 55mph design speed,					
For deceleration starts at the beginning of the taper, (RIGHT TURN)					
Initial speed, u				55	mph
Final speed, v (stopped condition)				40	mph
Acceleration, a (or negative deceleration)				-6.5	ft/s2
Using equation of motion,					
Deceleration length, s				235.7949	ft
Deceleration length with ceiling 5ft				240	ft
For deceleration starts prior to arriving at taper, (LEFT TURN)					
Speed differential				10	mph
Initial speed, u				45	mph
Final speed, v				0	mph
Deceleration length, s				335.0769	ft
Deceleration length with ceiling 5ft				340	ft

Driveway #9 - S. Oklahoma Drive (Full Movement)

	Phase II Build	
	AM	**PM**
Design Speed	40	40
Left-turn Volume	0	0
Major-Road Volume	257	258
Right-turn Volume	28	55
LT Lane Warranted?	No	No
Deceleration Length	N/A	N/A
Taper Length	N/A	N/A
Min Storage Length	N/A	N/A
95th% queue length	0	0
RT Lane Warranted?	No	No
Deceleration Length	N/A	N/A
Taper Length	N/A	N/A
Min Storage Length	N/A	N/A

Appendix S

Signal Warrant Analysis

Trip Estimation for 8-hour Volume

Signal Warrant Analysis: E. Ash Street at S. Oklahoma Drive
Design Year: 2027,2029
Major Street: S. Oklahoma Drive
Minor Street: E. Ash Street
Major street speed limit: 30mph
Major street lanes: 1
Minor street lanes: 1

			Existing-2024		PH-1 BG		PH-1 BD		PH-2 BG		PH-2 BD		
Hour	Tube Count	% of ADT	Major Street Volume	Minor Street Volume	Major Street Volume	Minor Street Volume	Major Street Volume	Minor Street Volume	Major Street Volume	Minor Street Volume	Major Street Volume	Minor Street Volume	
7:15	430	12.05%	**192**	**214**	**287**	**216**	**387**	**220**	**305**	**216**	**607**	**246**	AM Peak
17:00	345	9.67%	**248**	**149**	**352**	**165**	**477**	**192**	**375**	**165**	**592**	**199**	PM Peak
14:45	298	8.35%	214	129	304	143	412	166	324	143	511	172	
16:00	283	7.93%	203	122	289	135	391	157	308	135	486	163	
18:00	234	6.56%	168	101	239	112	324	130	254	112	402	135	
8:15	230	6.45%	103	114	154	116	207	118	163	116	325	132	
13:45	226	6.33%	162	98	231	108	312	126	246	108	388	130	
11:15	220	6.17%	98	109	147	111	198	113	156	111	311	126	

2024 Existing Conditions

Texas Department of Transportation Traffic Signal Warrant Summary Worksheet

70%

The Worksheet(s) attached are provided as an attachment to the Engineering Investigation Study for:

Intersection: E. Ash Street at S. Oklahoma Drive
County: Collin County
City: Celina

Major Street: S. Oklahoma Drive
Critical Approach Speed: 30 mph
Lanes: 1 lane

Minor Street: E. Ash Street
Critical Approach Speed: 30 mph
Lanes: 1 lane

% Right Turns Included
From North (SB) 100%
From East (WB) 50%
From South (NB) 100%
From West (EB) 50%

In built-up area of isolated community of < 10,000 population? Yes
Total number of approaches at intersection? 4 or more

Manually set volume level? No

Analysis based on EXISTING volume data.

Date	Day of the Week	Time (HH:MM)	
		Peak	AM / PM
Existing Conditions - 2024	Wednesday	7:15	AM

Warrant Evaluation Summary	Warrant Met:
Warrant 1: Eight - Hour Vehicular Volume	**No**
Condition A: Minimum Vehicular Volume	No
Condition B: Interruption of Continuous Traffic	No
Condition C: Combination: 80% of A and B	No
Warrant 2: Four-Hour Volume	**No**
Warrant 3: Peak Hour Volume	**No**
Warrant 4: Pedestrian Volume	**No**
Criterion A: Four-Hour	
Criterion B: Peak-Hour	
Warrant 5: School Crossing	**No**
Warrant 6: Coordinated Signal System	**No**
Warrant 7: Crash Experience	**No**
Warrant 8: Roadway Network	**No**
Warrant 9: Intersection Near a Grade Crossing	**No**

Warrant Analysis Conducted By:

Name: Xiaocen Gui
Agency: Bowman company
Date: 8/27/2024

Warrant 1: Eight - Hour Vehicular Volume 70%

Warrant Evaluated? Yes **Warrant Satisfied? No** **Manually Set To: No**

Condition A : Min. Veh. Volume		
Volume Level	70%	56%
Major Rd. Req	350	280
Minor Rd. Req	105	84
Number of Hours	0	0

Satisfied? No

Condition B: Interruption of Continuous Traffic		
Volume Level	70%	56%
Major Rd. Req	525	420
Minor Rd. Req	53	42
Number of Hours	0	0

Satisfied? No

Condition C:
Combination of A & B at 56%

Satisfied? No

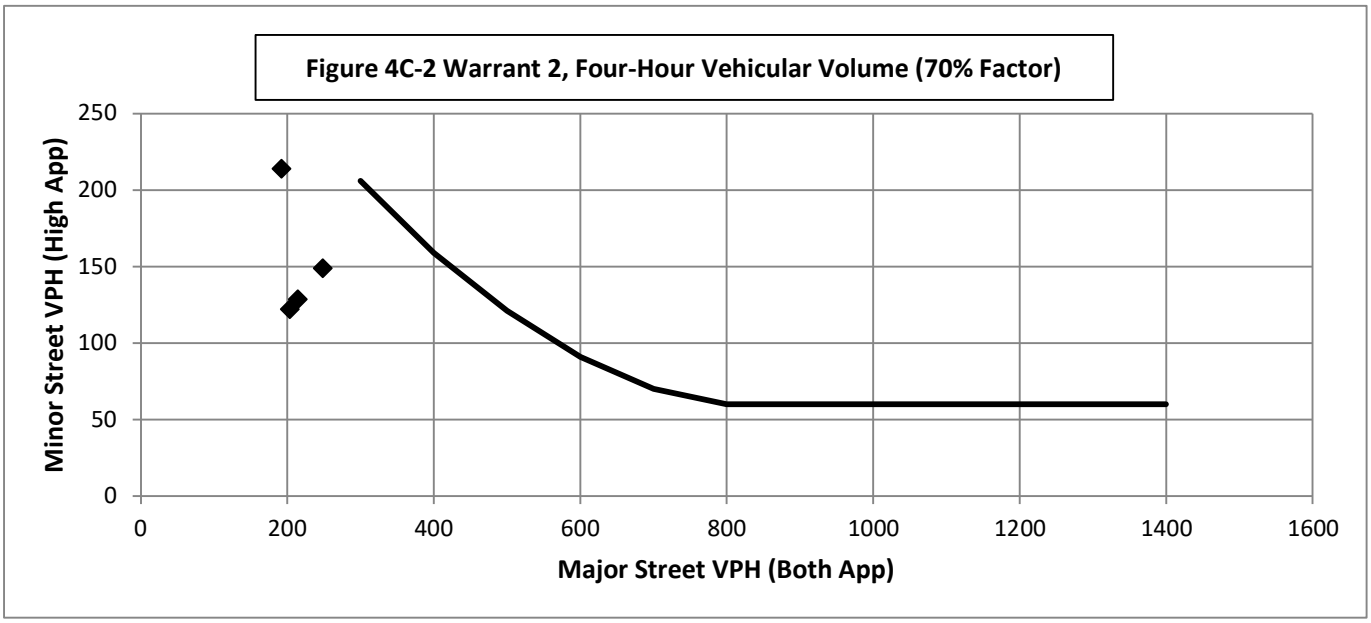
7:15 AM Overall Peak Hour

Time Period	Hour Rank	Multi Factor	Major Road: Both App. (VPH)	Minor Road: High App. (VPH)	Total
1	1st	12.1%	192	214	406
2	2nd	9.7%	248	149	397
3	3rd	8.4%	214	129	343
4	4th	7.9%	203	122	326
5	5th	6.6%	168	101	269
6	6th	6.4%	103	114	217
7	7th	6.3%	162	98	260
8	8th	6.2%	98	109	208

Warrant 2: Four-Hour Volume 70%

Warrant Evaluated? Yes
Warrant Satisfied? No
Manually Set To: No

Hour Rank	1st	2nd	3rd	4th
Major Road Vol.	192	248	214	203
Minor Road Vol.	214	149	129	122



Warrant 3: Peak Hour Volume 70%

Warrant Evaluated? Yes **Warrant Satisfied? No** **Manually Set To: No**

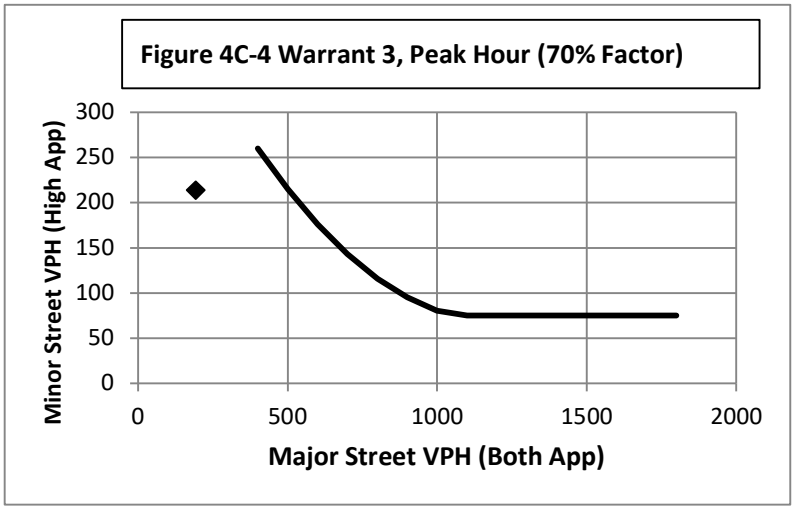
Condition justifying use of warrant:

N/A

Criteria		Met?
Delay on Minor Approach	4	Yes
Volume on Minor Approach	100	No
Total Entering Volume (veh/h)	800	

Manually Set Peak Hour? No

Peak Hour	Major Road Vol. (Both App.)	Minor Road Vol. (High App.)
1st	192	214



Warrant 4: Pedestrian Volume 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

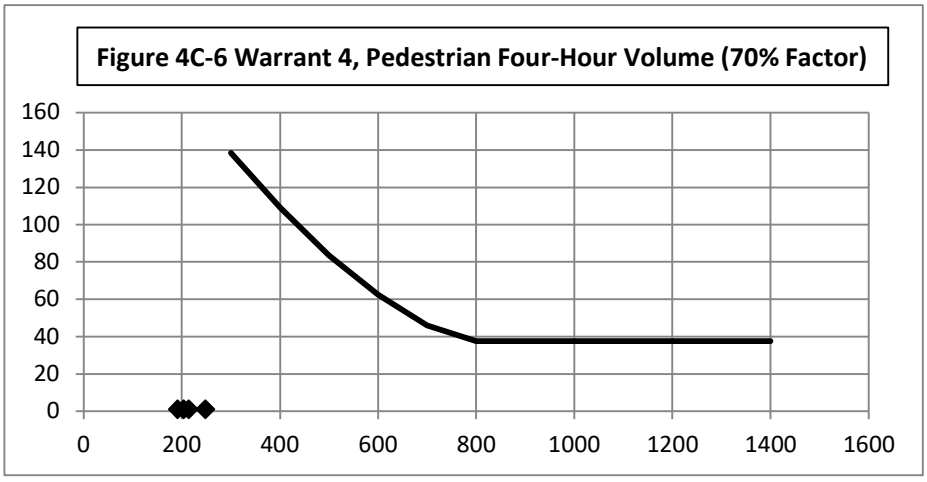
Criterion A: Four Hour

Hour Rank	Pedestrian Volume	Major Road Vol.
1st	1	192
2nd	1	248
3rd	1	214
4th	1	203

Manually Set Major Rd Vol? No

Avg. walk speed less than 3.5 ft/s? Yes

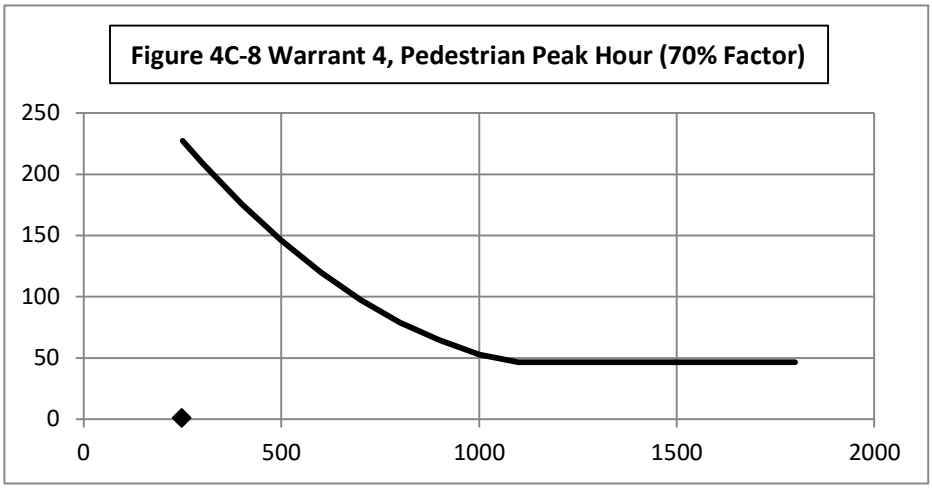
Criterion A Satisfied?



Criterion B: Peak Hour

Peak Hour	Pedestrian Vol.	Major Road Vol.
2nd	1	248

Criterion B Satisfied?



Warrant 5: School Crossing 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria	Fulfilled?
1	There are a MINIMUM of 20 school children during the highest crossing hour.	No
2	There are fewer adequate gaps in the major road traffic stream during the period when the school children are using the crossing than the number of minutes in the same period.	No
3	The nearest traffic signal along the major road is located more than 300 ft away. Or, the nearest traffic signal is within 300 ft but the proposed traffic signal will not restrict the progressive movement of traffic.	Yes

Warrant 6: Coordinated Signal System 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria	Fulfilled?
1	Signal spacing > 1000 ft	No
2	On a one-way road or a road that has traffic predominantly in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.	No
3	On a two-way road, adjacent signals do not provide the necessary degree of platooning and the proposed and the adjacent signals will collectively provide a progressive operation.	No

Warrant 7: Crash Experience 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria		Met?	Fulfilled?
1	Adequate trial of other remedial measures has failed to reduce crash frequency.			
	Measures Tried:	N/A		
2	Five or more reported crashes, of types susceptible to correction by signal, have occurred within a 12 month period.	# of crashes per 12 months		No
		N/A		
3	Warrant 1, Condition A (80%)		No	No
	Warrant 1, Condition B (80%)		No	
	Warrant 4, Criterion A (80%)		No	
	Warrant 4, Criterion B (80%)		No	

Warrant 8: Roadway Network 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria				Met?	Fulfilled?
1	Total entering volume of at least 1,000 veh/h during typical weekday peak hour			406	No	No
	Five-year projected volumes that satisfy one or more of Warrants 1, 2, or 3.			1, 2, 3	Yes	
2	Total entering vol. of at least 1,000 veh/h for each of any 5 hrs of non-normal business day (Sat. or Sun.)					
	Hour					
	Volume					

	Characteristics of Major Routes - Select yes if all intersecting routes have characteristic	Fulfilled?
1	Part of the road or highway system that serves as the principal roadway network for through traffic flow	Yes
2	Rural or suburban highway outside of, entering, or traversing a city	No
3	Appears as a major route on an official plan	No

Warrant 9: Intersection Near a Grade Crossing 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

Adjustment Factors			Manually Set Peak Hour?				
Rail Traffic per Day	% High Occupancy Buses on Minor Road	% Tractor-Trailer Trucks on Minor Road	D	Peak Hour	Major Road Vol.	Minor Road Vol.	Adjusted Minor Vol.
1	0	0% to 2.5%	660	1st	192	214	72

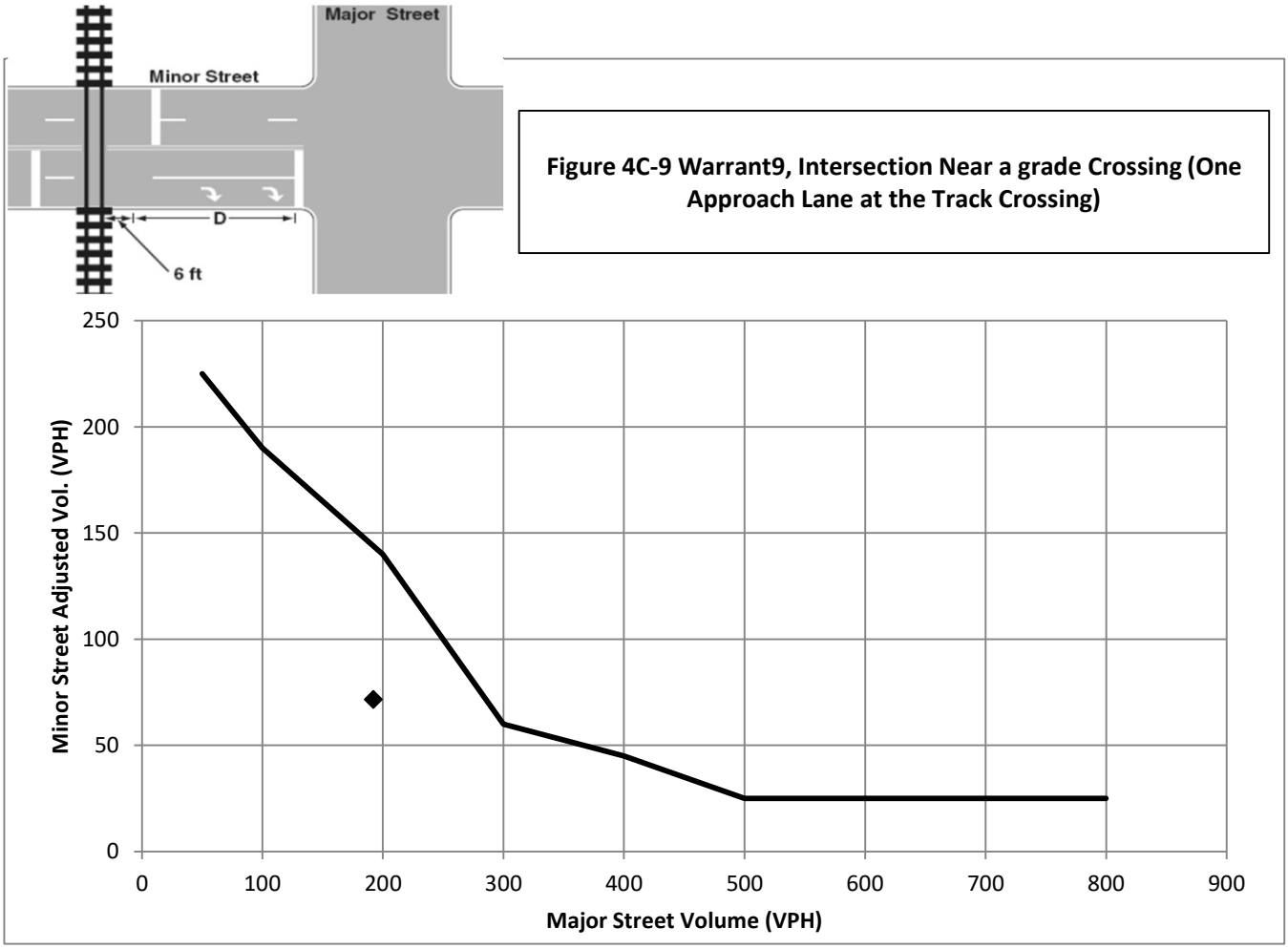


Figure 4C-9 Warrant9, Intersection Near a grade Crossing (One Approach Lane at the Track Crossing)

Conclusions/Comments:

2027 PH-1 Background Conditions

Texas Department of Transportation Traffic Signal Warrant Summary Worksheet

70%

The Worksheet(s) attached are provided as an attachment to the Engineering Investigation Study for:

Intersection: E. Ash Street at S. Oklahoma Drive
County: Collin County
City: Celina

Major Street: S. Oklahoma Drive
Critical Approach Speed: 30 mph
Lanes: 1 lane

Minor Street: E. Ash Street
Critical Approach Speed: 30 mph
Lanes: 1 lane

% Right Turns Included
From North (SB) 100%
From East (WB) 50%
From South (NB) 100%
From West (EB) 50%

In built-up area of isolated community of < 10,000 population? Yes
Total number of approaches at intersection? 4 or more

Manually set volume level? No

Analysis based on PROJECTED volume data.

Forecast Year	Within 5 Years of Construction?	Time (HH:MM)	
		Peak	AM / PM
PH-1 Background Conditions - 2027	Yes	17:00	PM

Warrant Evaluation Summary	Warrant Met:
Warrant 1: Eight - Hour Vehicular Volume	**No**
Condition A: Minimum Vehicular Volume	No
Condition B: Interruption of Continuous Traffic	No
Condition C: Combination: 80% of A and B	No
Warrant 2: Four-Hour Volume	**No**
Warrant 3: Peak Hour Volume	**No**
Warrant 4: Pedestrian Volume	**No**
Criterion A: Four-Hour	No
Criterion B: Peak-Hour	No
Warrant 5: School Crossing	**No**
Warrant 6: Coordinated Signal System	**No**
Warrant 7: Crash Experience	**No**
Warrant 8: Roadway Network	**No**
Warrant 9: Intersection Near a Grade Crossing	**No**

Warrant Analysis Conducted By:

Name: Xiaocen Gui
Agency: Bowman company
Date: 8/27/2024

Warrant 1: Eight - Hour Vehicular Volume 70%

Warrant Evaluated? Yes **Warrant Satisfied? No** **Manually Set To: No**

Condition A : Min. Veh. Volume		
Volume Level	70%	56%
Major Rd. Req	350	280
Minor Rd. Req	105	84
Number of Hours	1	4

Satisfied? No

Condition B: Interruption of Continuous Traffic		
Volume Level	70%	56%
Major Rd. Req	525	420
Minor Rd. Req	53	42
Number of Hours	0	0

Satisfied? No

Condition C:
Combination of A & B at 56%

Satisfied? No

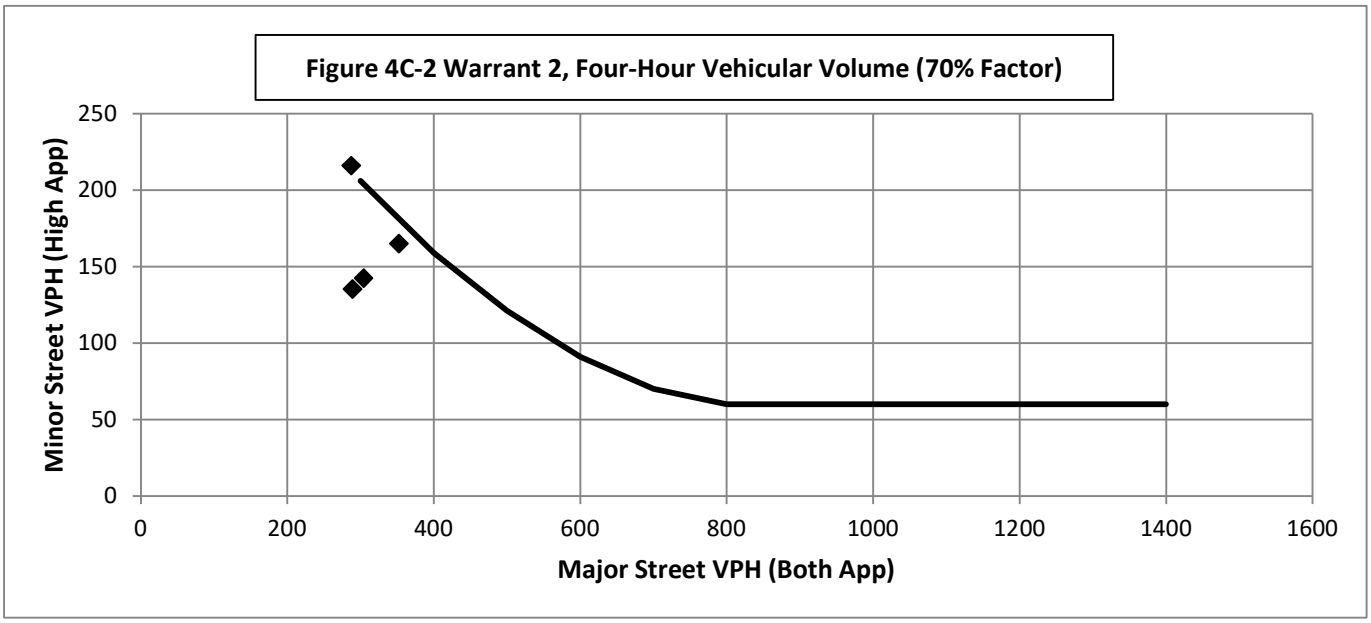
5:00 PM Overall Peak Hour

Time Period	Hour Rank	Multi Factor	Major Road: Both App. (VPH)	Minor Road: High App. (VPH)	Total
1	1st	12.1%	352	165	517
2	2nd	9.7%	287	216	503
3	3rd	8.4%	304	143	447
4	4th	7.9%	289	135	424
5	5th	6.6%	239	112	351
6	6th	6.4%	231	108	339
7	7th	6.3%	154	116	269
8	8th	6.2%	147	111	257

Warrant 2: Four-Hour Volume 70%

Warrant Evaluated? Yes
Warrant Satisfied? No
Manually Set To: No

Hour Rank	1st	2nd	3rd	4th
Major Road Vol.	352	287	304	289
Minor Road Vol.	165	216	143	135



Warrant 3: Peak Hour Volume 70%

Warrant Evaluated? Yes **Warrant Satisfied? No** **Manually Set To: No**

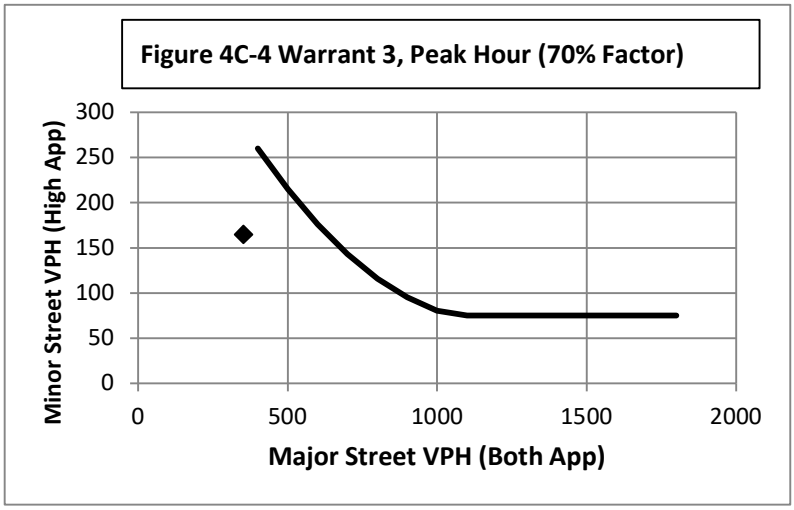
Condition justifying use of warrant:

N/A

Criteria		Met?
Delay on Minor Approach	4	Yes
Volume on Minor Approach	100	No
Total Entering Volume (veh/h)	800	

Manually Set Peak Hour? No

Peak Hour	Major Road Vol. (Both App.)	Minor Road Vol. (High App.)
1st	352	165



Warrant 4: Pedestrian Volume 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

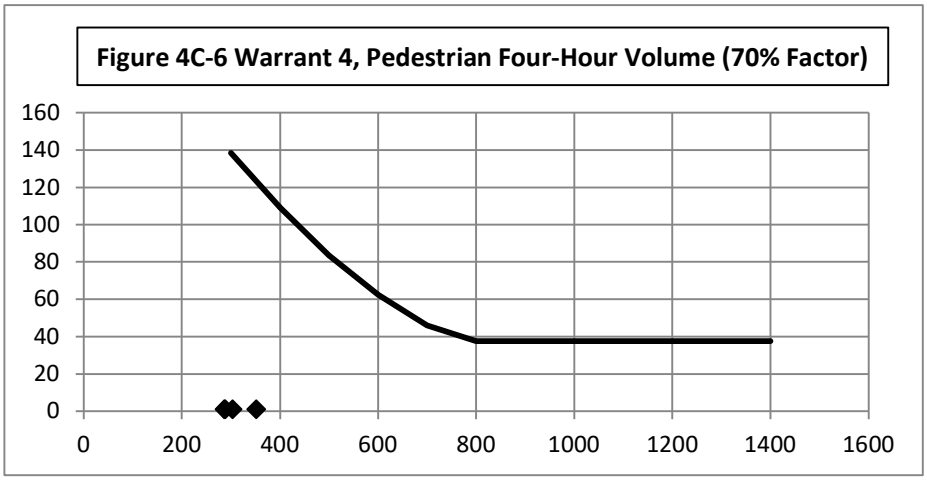
Criterion A: Four Hour

Hour Rank	Pedestrian Volume	Major Road Vol.
1st	1	352
2nd	1	287
3rd	1	304
4th	1	289

Manually Set Major Rd Vol? No

Avg. walk speed less than 3.5 ft/s? Yes

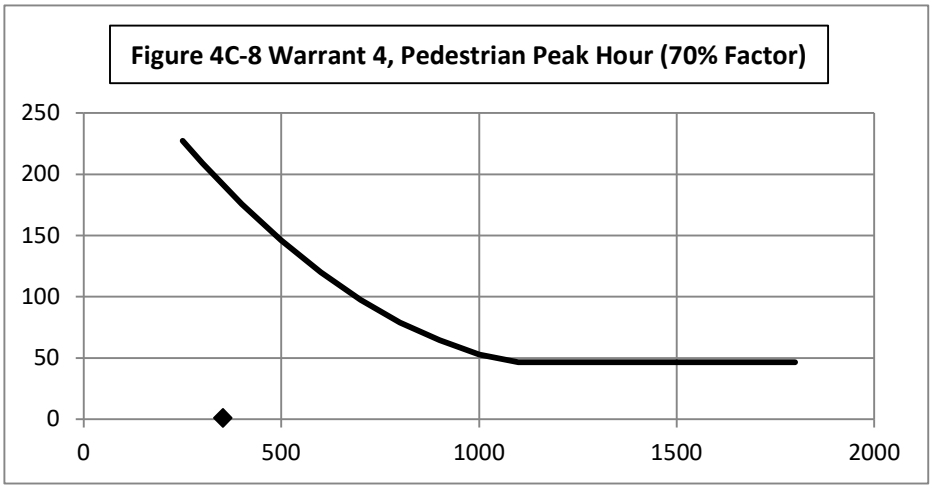
Criterion A Satisfied? No



Criterion B: Peak Hour

Peak Hour	Pedestrian Vol.	Major Road Vol.
1st	1	352

Criterion B Satisfied? No



Warrant 5: School Crossing 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

Criteria		Fulfilled?
1	There are a MINIMUM of 20 school children during the highest crossing hour.	No
2	There are fewer adequate gaps in the major road traffic stream during the period when the school children are using the crossing than the number of minutes in the same period.	No
3	The nearest traffic signal along the major road is located more than 300 ft away. Or, the nearest traffic signal is within 300 ft but the proposed traffic signal will not restrict the progressive movement of traffic.	Yes

Warrant 6: Coordinated Signal System 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

Criteria		Fulfilled?
1	Signal spacing > 1000 ft	No
2	On a one-way road or a road that has traffic predominantly in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.	No
3	On a two-way road, adjacent signals do not provide the necessary degree of platooning and the proposed and the adjacent signals will collectively provide a progressive operation.	No

Warrant 7: Crash Experience 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

Criteria				Fulfilled?
1	Adequate trial of other remedial measures has failed to reduce crash frequency.			
	Measures Tried: N/A			
2	Five or more reported crashes, of types susceptible to correction by signal, have occurred within a 12 month period.	# of crashes per 12 months		No
		N/A		
3	Warrant 1, Condition A (80%)		No	No
	Warrant 1, Condition B (80%)		No	
	Warrant 4, Criterion A (80%)		No	
	Warrant 4, Criterion B (80%)		No	

Warrant 8: Roadway Network 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

Criteria				Met?	Fulfilled?
1	Total entering volume of at least 1,000 veh/h during typical weekday peak hour		517	No	No
	Five-year projected volumes that satisfy one or more of Warrants 1, 2, or 3.		1, 2, 3	Yes	
2	Total entering vol. of at least 1,000 veh/h for each of any 5 hrs of non-normal business day (Sat. or Sun.)				
	Hour				
	Volume				

Characteristics of Major Routes - Select yes if all intersecting routes have characteristic		Fulfilled?
1	Part of the road or highway system that serves as the principal roadway network for through traffic flow	Yes
2	Rural or suburban highway outside of, entering, or traversing a city	No
3	Appears as a major route on an official plan	No

Warrant 9: Intersection Near a Grade Crossing 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

Adjustment Factors			Manually Set Peak Hour?				
Rail Traffic per Day	% High Occupancy Buses on Minor Road	% Tractor-Trailer Trucks on Minor Road	D	Peak Hour	Major Road Vol.	Minor Road Vol.	Adjusted Minor Vol.
1	0	0% to 2.5%	660	1st	352	165	55

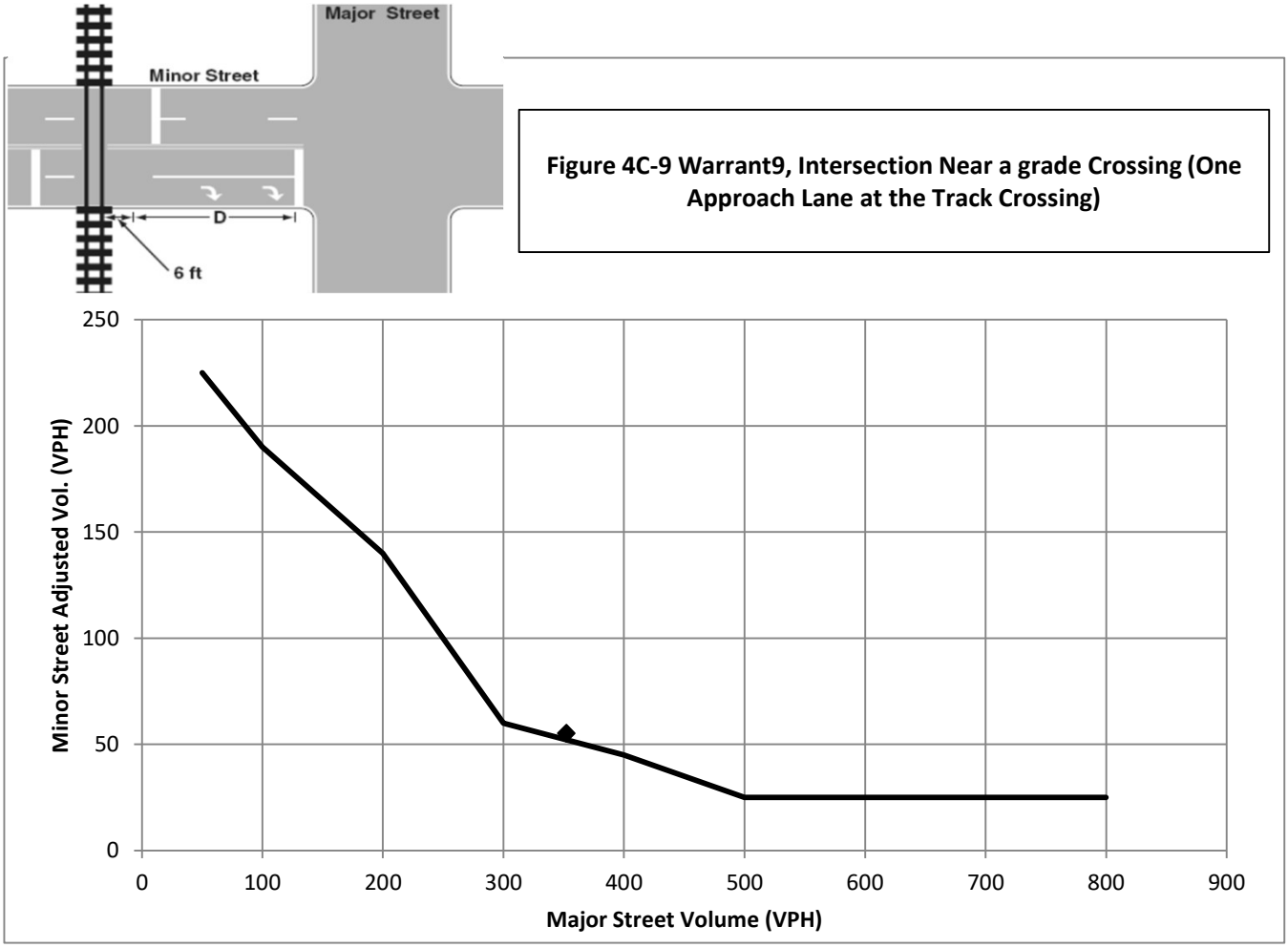


Figure 4C-9 Warrant9, Intersection Near a grade Crossing (One Approach Lane at the Track Crossing)

Conclusions/Comments:

2027 PH-1 Build Conditions

Texas Department of Transportation Traffic Signal Warrant Summary Worksheet

70%

The Worksheet(s) attached are provided as an attachment to the Engineering Investigation Study for:

Intersection: E. Ash Street at S. Oklahoma Drive
County: Collin County
City: Celina

Major Street: S. Oklahoma Drive
Critical Approach Speed: 30 mph
Lanes: 1 lane

Minor Street: E. Ash Street
Critical Approach Speed: 30 mph
Lanes: 1 lane

% Right Turns Included
From North (SB) 100%
From East (WB) 50%
From South (NB) 100%
From West (EB) 50%

In built-up area of isolated community of < 10,000 population? Yes
Total number of approaches at intersection? 4 or more

Manually set volume level? No

Analysis based on PROJECTED volume data.

Forecast Year	Within 5 Years of Construction?	Time (HH:MM)	
		Peak	AM / PM
PH-1 Build Conditions - 2027	Yes	17:00	PM

Warrant Evaluation Summary	Warrant Met:
Warrant 1: Eight - Hour Vehicular Volume	**No**
Condition A: Minimum Vehicular Volume	No
Condition B: Interruption of Continuous Traffic	No
Condition C: Combination: 80% of A and B	No
Warrant 2: Four-Hour Volume	**No**
Warrant 3: Peak Hour Volume	**Yes**
Warrant 4: Pedestrian Volume	**No**
Criterion A: Four-Hour	No
Criterion B: Peak-Hour	No
Warrant 5: School Crossing	**No**
Warrant 6: Coordinated Signal System	**No**
Warrant 7: Crash Experience	**No**
Warrant 8: Roadway Network	**No**
Warrant 9: Intersection Near a Grade Crossing	**No**

Warrant Analysis Conducted By:

Name: Xiaocen Gui
Agency: Bowman company
Date: 8/27/2024

Warrant 1: Eight - Hour Vehicular Volume 70%

Warrant Evaluated? Yes **Warrant Satisfied? No** **Manually Set To: No**

Condition A : Min. Veh. Volume		
Volume Level	70%	56%
Major Rd. Req	350	280
Minor Rd. Req	105	84
Number of Hours	4	6

Satisfied? No

Condition B: Interruption of Continuous Traffic		
Volume Level	70%	56%
Major Rd. Req	525	420
Minor Rd. Req	53	42
Number of Hours	0	1

Satisfied? No

Condition C:
Combination of A & B at 56%

Satisfied? No

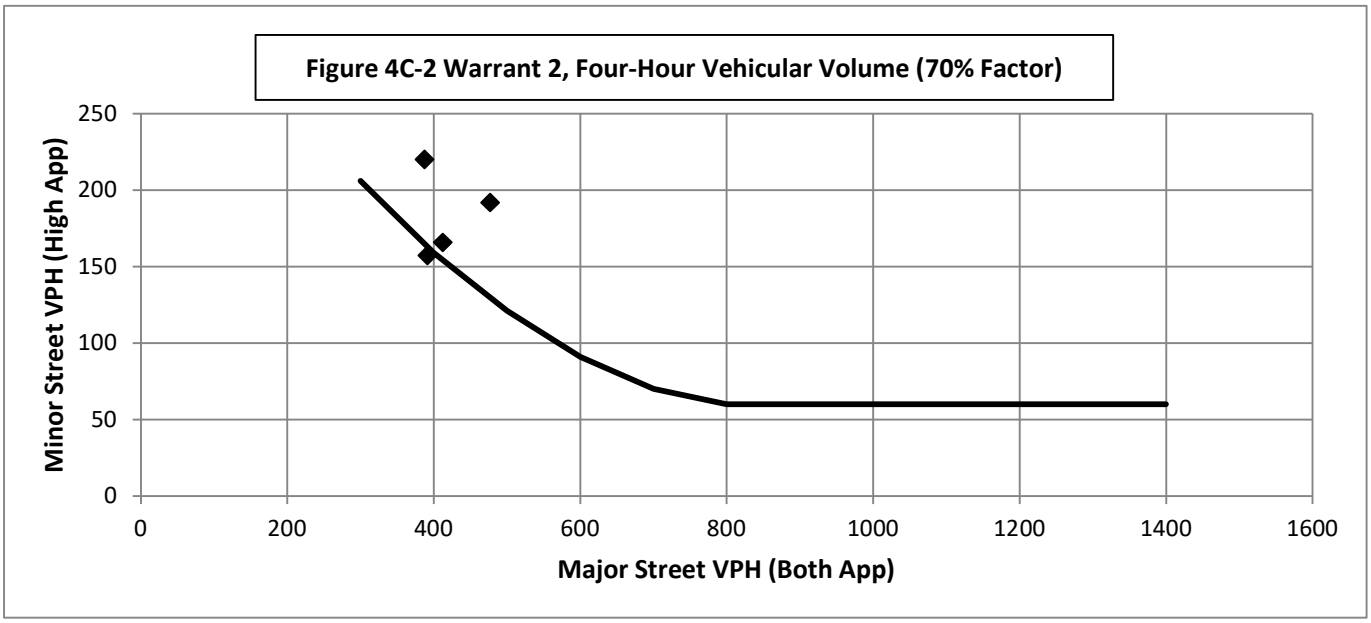
5:00 PM Overall Peak Hour

Time Period	Hour Rank	Multi Factor	Major Road: Both App. (VPH)	Minor Road: High App. (VPH)	Total
1	1st	12.1%	477	192	669
2	2nd	9.7%	387	220	607
3	3rd	8.4%	412	166	578
4	4th	7.9%	391	157	549
5	5th	6.6%	324	130	454
6	6th	6.4%	312	126	438
7	7th	6.3%	207	118	325
8	8th	6.2%	198	113	311

Warrant 2: Four-Hour Volume 70%

Warrant Evaluated? Yes
Warrant Satisfied? No
Manually Set To: No

Hour Rank	1st	2nd	3rd	4th
Major Road Vol.	477	387	412	391
Minor Road Vol.	192	220	166	157



Warrant 3: Peak Hour Volume 70%

Warrant Evaluated? Yes **Warrant Satisfied? Yes** **Manually Set To: Yes**

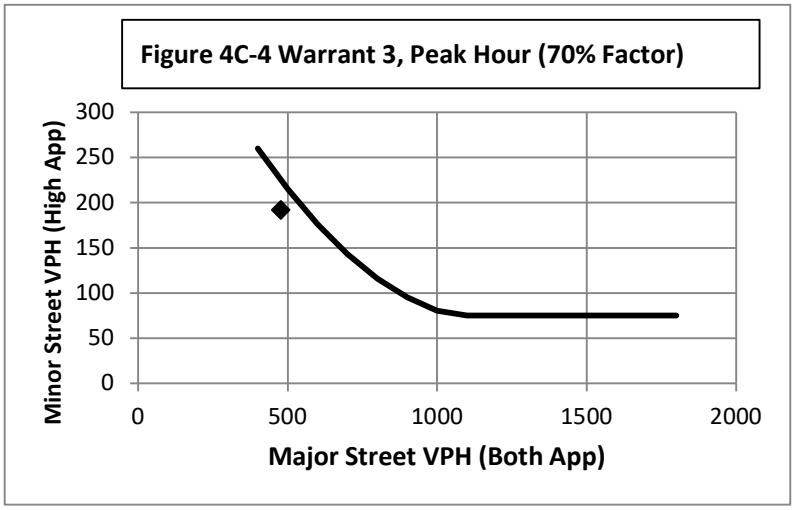
Condition justifying use of warrant:

N/A

Criteria		Met?
Delay on Minor Approach	4	Yes
Volume on Minor Approach	100	Yes
Total Entering Volume (veh/h)	800	

Manually Set Peak Hour? No

Peak Hour	Major Road Vol. (Both App.)	Minor Road Vol. (High App.)
1st	477	192



Warrant 4: Pedestrian Volume 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

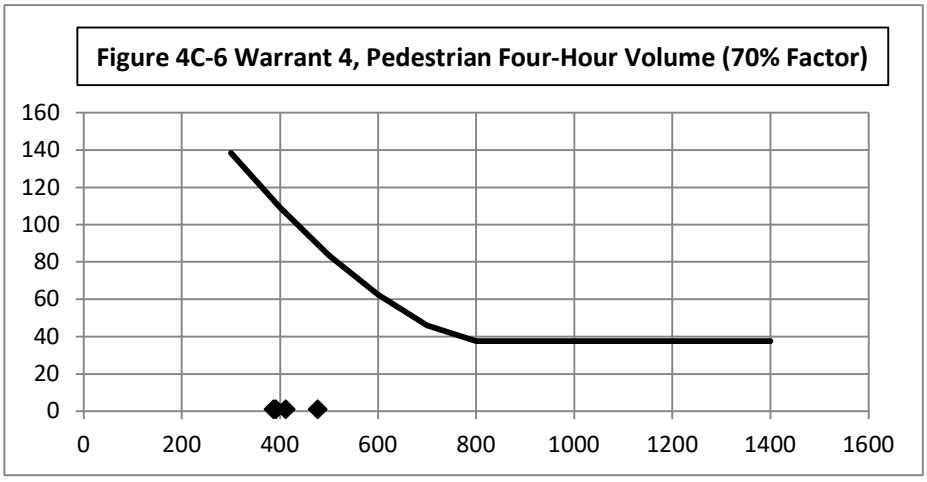
Criterion A: Four Hour

Hour Rank	Pedestrian Volume	Major Road Vol.
1st	1	477
2nd	1	387
3rd	1	412
4th	1	391

Manually Set Major Rd Vol? No

Avg. walk speed less than 3.5 ft/s? Yes

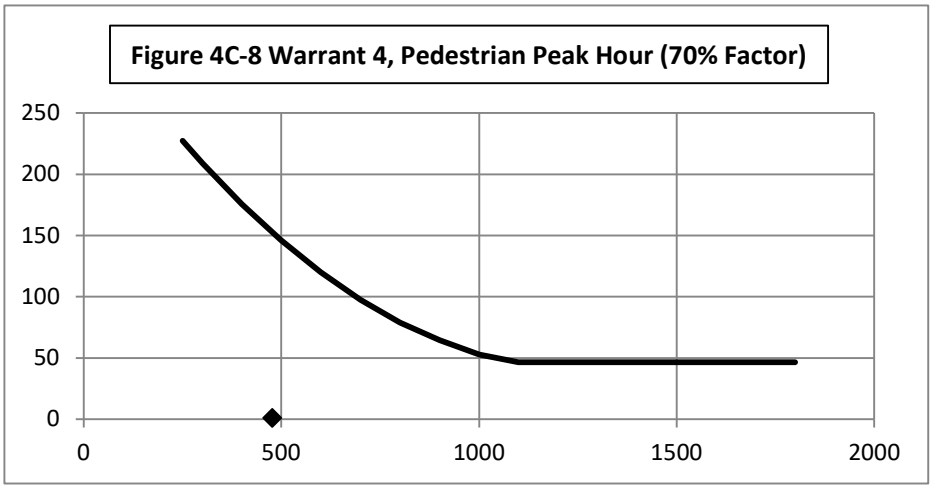
Criterion A Satisfied? No



Criterion B: Peak Hour

Peak Hour	Pedestrian Vol.	Major Road Vol.
1st	1	477

Criterion B Satisfied? No



Warrant 5: School Crossing 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria	Fulfilled?
1	There are a MINIMUM of 20 school children during the highest crossing hour.	No
2	There are fewer adequate gaps in the major road traffic stream during the period when the school children are using the crossing than the number of minutes in the same period.	No
3	The nearest traffic signal along the major road is located more than 300 ft away. Or, the nearest traffic signal is within 300 ft but the proposed traffic signal will not restrict the progressive movement of traffic.	Yes

Warrant 6: Coordinated Signal System 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria	Fulfilled?
1	Signal spacing > 1000 ft	No
2	On a one-way road or a road that has traffic predominantly in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.	No
3	On a two-way road, adjacent signals do not provide the necessary degree of platooning and the proposed and the adjacent signals will collectively provide a progressive operation.	No

Warrant 7: Crash Experience 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria		Met?	Fulfilled?
1	Adequate trial of other remedial measures has failed to reduce crash frequency.			
	Measures Tried:	N/A		
2	Five or more reported crashes, of types susceptible to correction by signal, have occurred within a 12 month period.	# of crashes per 12 months		No
		N/A		
3	Warrant 1, Condition A (80%)		No	No
	Warrant 1, Condition B (80%)		No	
	Warrant 4, Criterion A (80%)		No	
	Warrant 4, Criterion B (80%)		No	

Warrant 8: Roadway Network 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria				Met?	Fulfilled?
1	Total entering volume of at least 1,000 veh/h during typical weekday peak hour			669	No	No
	Five-year projected volumes that satisfy one or more of Warrants 1, 2, or 3.			1, 2, 3	Yes	
2	Total entering vol. of at least 1,000 veh/h for each of any 5 hrs of non-normal business day (Sat. or Sun.)					
	Hour					
	Volume					

	Characteristics of Major Routes - Select yes if all intersecting routes have characteristic	Fulfilled?
1	Part of the road or highway system that serves as the principal roadway network for through traffic flow	Yes
2	Rural or suburban highway outside of, entering, or traversing a city	No
3	Appears as a major route on an official plan	No

Warrant 9: Intersection Near a Grade Crossing 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

Adjustment Factors			Manually Set Peak Hour?				
Rail Traffic per Day	% High Occupancy Buses on Minor Road	% Tractor-Trailer Trucks on Minor Road	D	Peak Hour	Major Road Vol.	Minor Road Vol.	Adjusted Minor Vol.
1	0	0% to 2.5%	660	1st	477	192	64

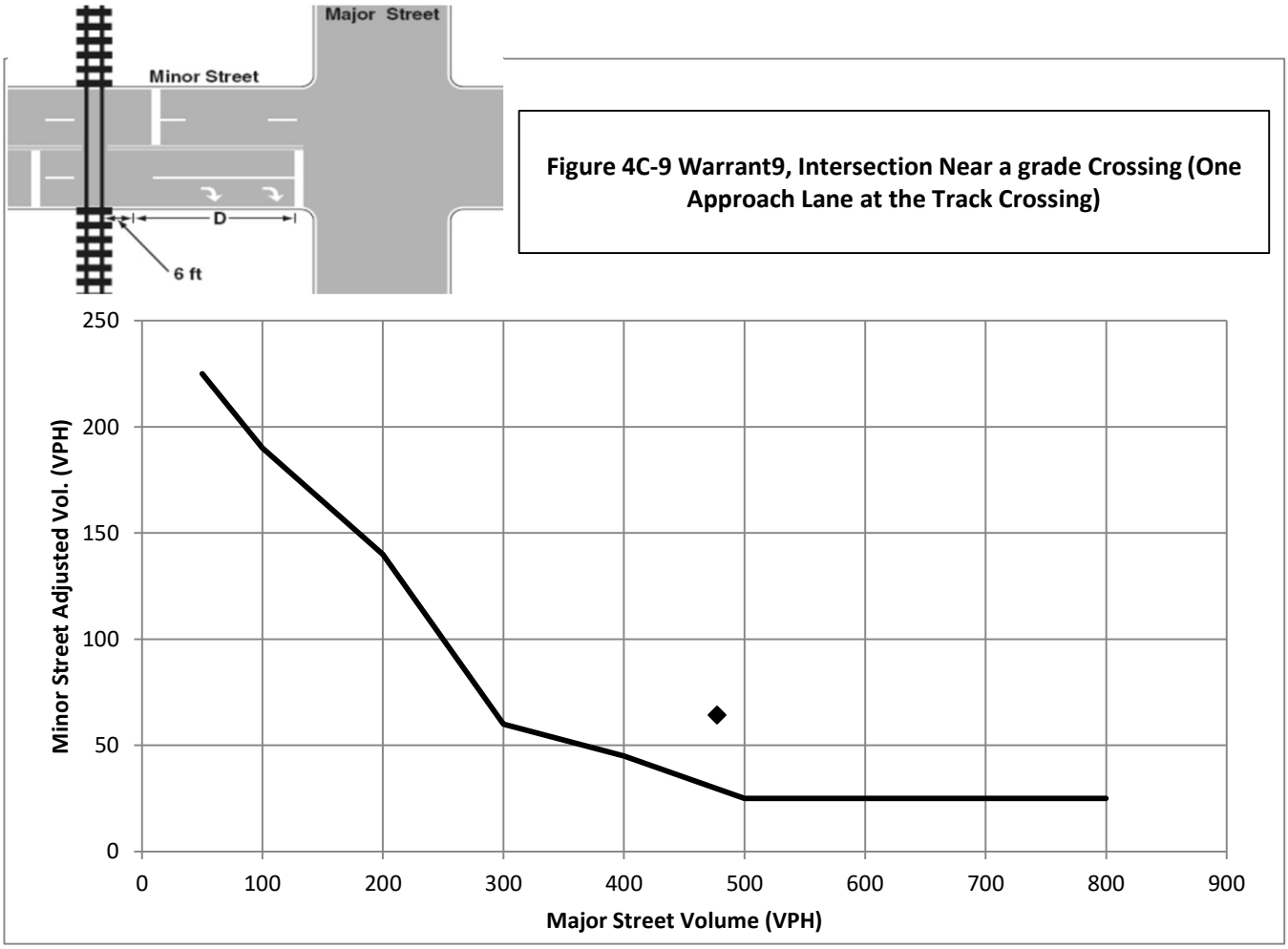


Figure 4C-9 Warrant9, Intersection Near a grade Crossing (One Approach Lane at the Track Crossing)

Conclusions/Comments:

2029 PH-2 Background Conditions

Texas Department of Transportation Traffic Signal Warrant Summary Worksheet

70%

The Worksheet(s) attached are provided as an attachment to the Engineering Investigation Study for:

Intersection: E. Ash Street at S. Oklahoma Drive
County: Collin County
City: Celina

Major Street: S. Oklahoma Drive
Critical Approach Speed: 30 mph
Lanes: 1 lane

Minor Street: E. Ash Street
Critical Approach Speed: 30 mph
Lanes: 1 lane

% Right Turns Included
From North (SB) 100%
From East (WB) 50%
From South (NB) 100%
From West (EB) 50%

In built-up area of isolated community of < 10,000 population? Yes
Total number of approaches at intersection? 4 or more

Manually set volume level? No

Analysis based on PROJECTED volume data.

Forecast Year	Within 5 Years of Construction?	Time (HH:MM)	
		Peak	AM / PM
PH-2 Background Conditions - 2029	Yes	17:00	PM

Warrant Evaluation Summary	Warrant Met:
Warrant 1: Eight - Hour Vehicular Volume	**No**
Condition A: Minimum Vehicular Volume	No
Condition B: Interruption of Continuous Traffic	No
Condition C: Combination: 80% of A and B	No
Warrant 2: Four-Hour Volume	**No**
Warrant 3: Peak Hour Volume	**No**
Warrant 4: Pedestrian Volume	**No**
Criterion A: Four-Hour	No
Criterion B: Peak-Hour	No
Warrant 5: School Crossing	**No**
Warrant 6: Coordinated Signal System	**No**
Warrant 7: Crash Experience	**No**
Warrant 8: Roadway Network	**No**
Warrant 9: Intersection Near a Grade Crossing	**No**

Warrant Analysis Conducted By:

Name: Xiaocen Gui
Agency: Bowman company
Date: 8/27/2024

Warrant 1: Eight - Hour Vehicular Volume 70%

Warrant Evaluated? Yes **Warrant Satisfied? No** **Manually Set To: No**

Condition A : Min. Veh. Volume		
Volume Level	70%	56%
Major Rd. Req	350	280
Minor Rd. Req	105	84
Number of Hours	1	4

Satisfied? No

Condition B: Interruption of Continuous Traffic		
Volume Level	70%	56%
Major Rd. Req	525	420
Minor Rd. Req	53	42
Number of Hours	0	0

Satisfied? No

Condition C:
Combination of A & B at 56%

Satisfied? No

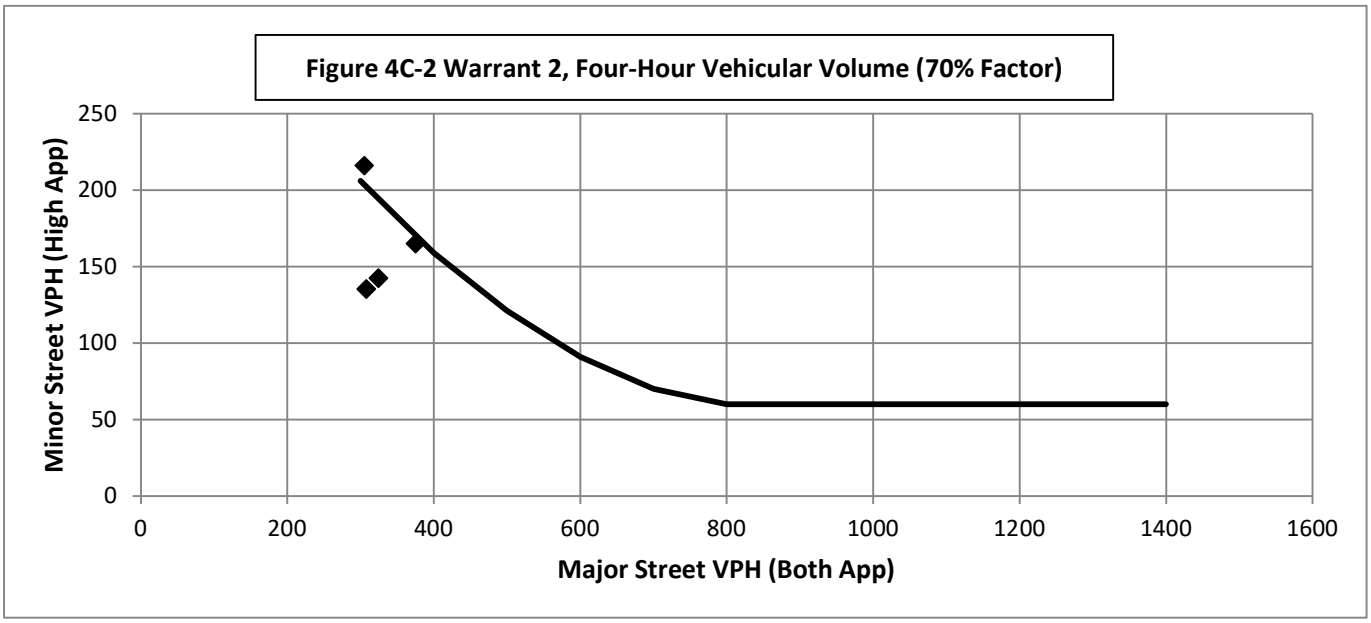
5:00 PM Overall Peak Hour

Time Period	Hour Rank	Multi Factor	Major Road: Both App. (VPH)	Minor Road: High App. (VPH)	Total
1	1st	12.1%	375	165	540
2	2nd	9.7%	305	216	521
3	3rd	8.4%	324	143	466
4	4th	7.9%	308	135	443
5	5th	6.6%	254	112	366
6	6th	6.4%	246	108	354
7	7th	6.3%	163	116	279
8	8th	6.2%	156	111	267

Warrant 2: Four-Hour Volume 70%

Warrant Evaluated? Yes
Warrant Satisfied? No
Manually Set To: No

Hour Rank	2nd	2nd	3rd	4th
Major Road Vol.	375	305	324	308
Minor Road Vol.	165	216	143	135



Warrant 3: Peak Hour Volume 70%

Warrant Evaluated? Yes **Warrant Satisfied? No** **Manually Set To: No**

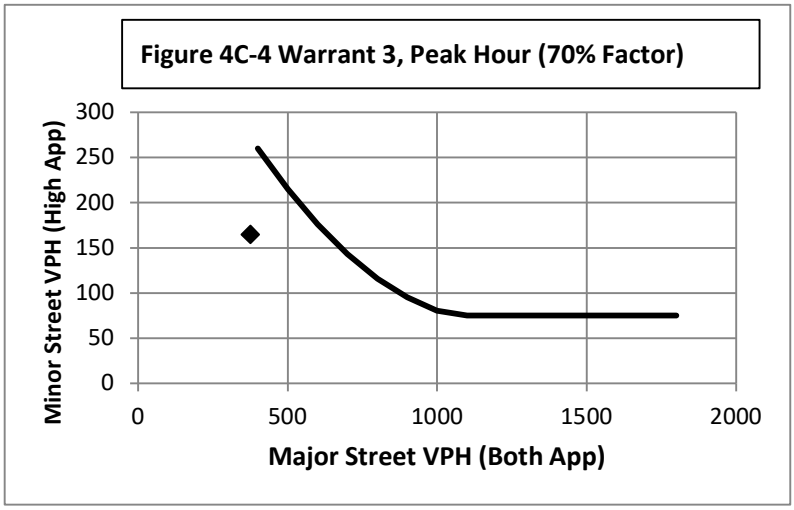
Condition justifying use of warrant:

N/A

Criteria		Met?
Delay on Minor Approach	4	Yes
Volume on Minor Approach	100	No
Total Entering Volume (veh/h)	800	

Manually Set Peak Hour? No

Peak Hour	Major Road Vol. (Both App.)	Minor Road Vol. (High App.)
1st	375	165



Warrant 4: Pedestrian Volume 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

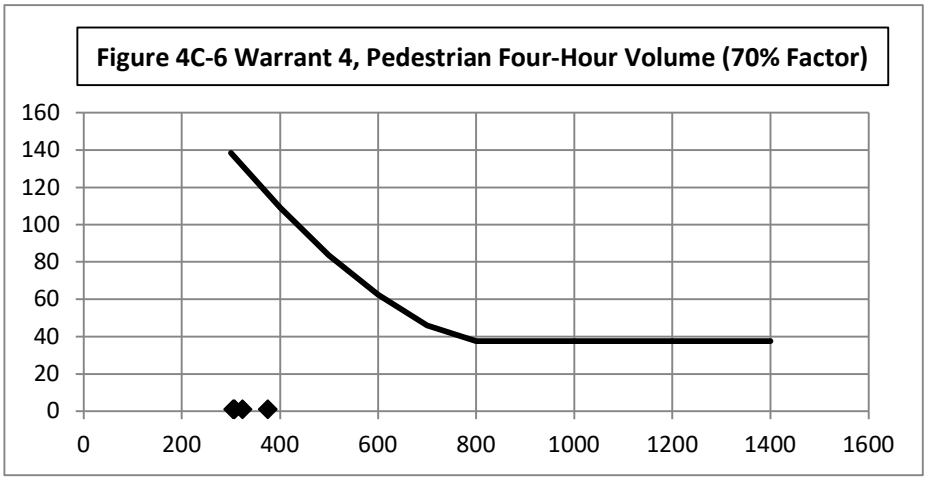
Criterion A: Four Hour

Hour Rank	Pedestrian Volume	Major Road Vol.
1st	1	375
2nd	1	305
3rd	1	324
4th	1	308

Manually Set Major Rd Vol? No

Avg. walk speed less than 3.5 ft/s? Yes

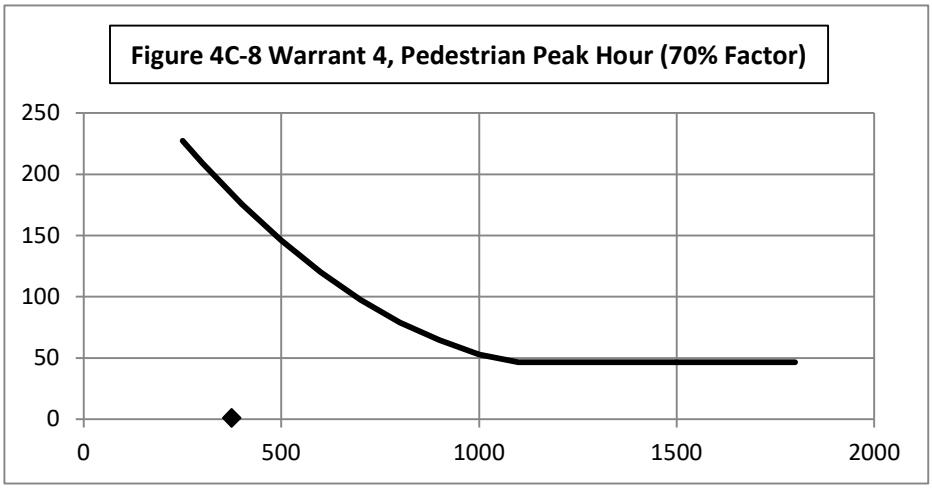
Criterion A Satisfied? No



Criterion B: Peak Hour

Peak Hour	Pedestrian Vol.	Major Road Vol.
1st	1	375

Criterion B Satisfied? No



Warrant 5: School Crossing 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria	Fulfilled?
1	There are a MINIMUM of 20 school children during the highest crossing hour.	No
2	There are fewer adequate gaps in the major road traffic stream during the period when the school children are using the crossing than the number of minutes in the same period.	No
3	The nearest traffic signal along the major road is located more than 300 ft away. Or, the nearest traffic signal is within 300 ft but the proposed traffic signal will not restrict the progressive movement of traffic.	Yes

Warrant 6: Coordinated Signal System 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria	Fulfilled?
1	Signal spacing > 1000 ft	No
2	On a one-way road or a road that has traffic predominantly in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.	No
3	On a two-way road, adjacent signals do not provide the necessary degree of platooning and the proposed and the adjacent signals will collectively provide a progressive operation.	No

Warrant 7: Crash Experience 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria		Met?	Fulfilled?
1	Adequate trial of other remedial measures has failed to reduce crash frequency.			
	Measures Tried:	N/A		
2	Five or more reported crashes, of types susceptible to correction by signal, have occurred within a 12 month period.	# of crashes per 12 months		No
		N/A		
3	Warrant 1, Condition A (80%)		No	No
	Warrant 1, Condition B (80%)		No	
	Warrant 4, Criterion A (80%)		No	
	Warrant 4, Criterion B (80%)		No	

Warrant 8: Roadway Network 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria				Met?	Fulfilled?
1	Total entering volume of at least 1,000 veh/h during typical weekday peak hour			540	No	No
	Five-year projected volumes that satisfy one or more of Warrants 1, 2, or 3.			1, 2, 3	Yes	
2	Total entering vol. of at least 1,000 veh/h for each of any 5 hrs of non-normal business day (Sat. or Sun.)					
	Hour					
	Volume					

	Characteristics of Major Routes - Select yes if all intersecting routes have characteristic	Fulfilled?
1	Part of the road or highway system that serves as the principal roadway network for through traffic flow	Yes
2	Rural or suburban highway outside of, entering, or traversing a city	No
3	Appears as a major route on an official plan	No

Warrant 9: Intersection Near a Grade Crossing 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

Adjustment Factors			Manually Set Peak Hour?				
Rail Traffic per Day	% High Occupancy Buses on Minor Road	% Tractor-Trailer Trucks on Minor Road	D	Peak Hour	Major Road Vol.	Minor Road Vol.	Adjusted Minor Vol.
1	0	0% to 2.5%	660	1st	375	165	55

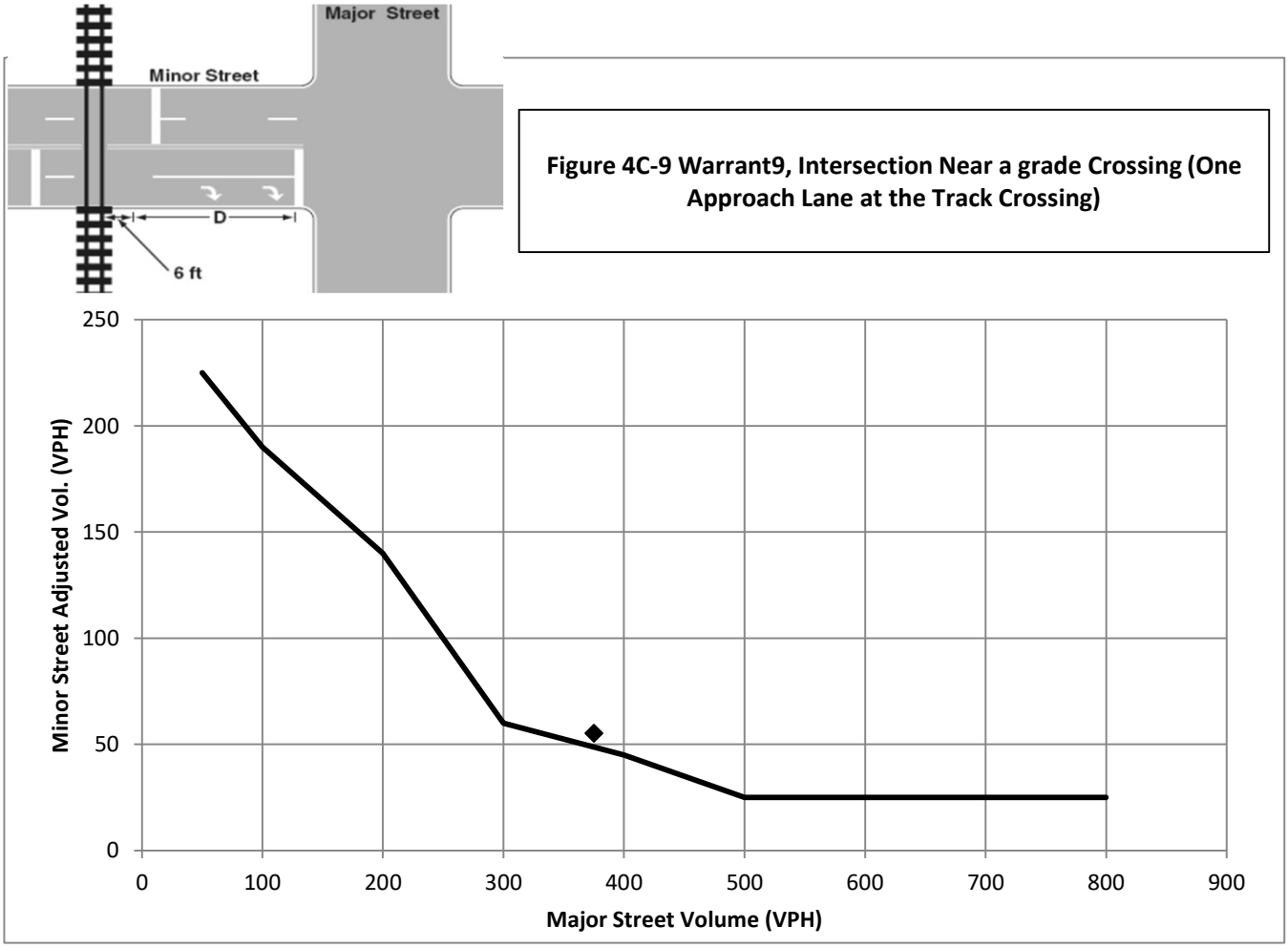


Figure 4C-9 Warrant9, Intersection Near a grade Crossing (One Approach Lane at the Track Crossing)

Conclusions/Comments:

2029 PH-2 Build Conditions

Texas Department of Transportation Traffic Signal Warrant Summary Worksheet

70%

The Worksheet(s) attached are provided as an attachment to the Engineering Investigation Study for:

Intersection: E. Ash Street at S. Oklahoma Drive
County: Collin County
City: Celina

Major Street: S. Oklahoma Drive
Critical Approach Speed: 30 mph
Lanes: 1 lane

Minor Street: E. Ash Street
Critical Approach Speed: 30 mph
Lanes: 1 lane

% Right Turns Included
From North (SB) 100%
From East (WB) 50%
From South (NB) 100%
From West (EB) 50%

In built-up area of isolated community of < 10,000 population? Yes
Total number of approaches at intersection? 4 or more

Manually set volume level? No

Analysis based on PROJECTED volume data.

Forecast Year	Within 5 Years of Construction?	Time (HH:MM)	
		Peak	AM / PM
PH-2 Build Conditions - 2029	Yes	7:15	AM

Warrant Evaluation Summary	Warrant Met:
Warrant 1: Eight - Hour Vehicular Volume	**No**
Condition A: Minimum Vehicular Volume	No
Condition B: Interruption of Continuous Traffic	No
Condition C: Combination: 80% of A and B	No
Warrant 2: Four-Hour Volume	**Yes**
Warrant 3: Peak Hour Volume	**Yes**
Warrant 4: Pedestrian Volume	**No**
Criterion A: Four-Hour	No
Criterion B: Peak-Hour	No
Warrant 5: School Crossing	**No**
Warrant 6: Coordinated Signal System	**No**
Warrant 7: Crash Experience	**No**
Warrant 8: Roadway Network	**No**
Warrant 9: Intersection Near a Grade Crossing	**No**

Warrant Analysis Conducted By:

Name: Xiaocen Gui
Agency: Bowman company
Date: 8/27/2024

Warrant 1: Eight - Hour Vehicular Volume 70%

Warrant Evaluated? Yes **Warrant Satisfied? No** **Manually Set To: No**

Condition A : Min. Veh. Volume		
Volume Level	70%	56%
Major Rd. Req	350	280
Minor Rd. Req	105	84
Number of Hours	6	8

Satisfied? No

Condition B: Interruption of Continuous Traffic		
Volume Level	70%	56%
Major Rd. Req	525	420
Minor Rd. Req	53	42
Number of Hours	2	4

Satisfied? No

Condition C:
Combination of A & B at 56%

Satisfied? No

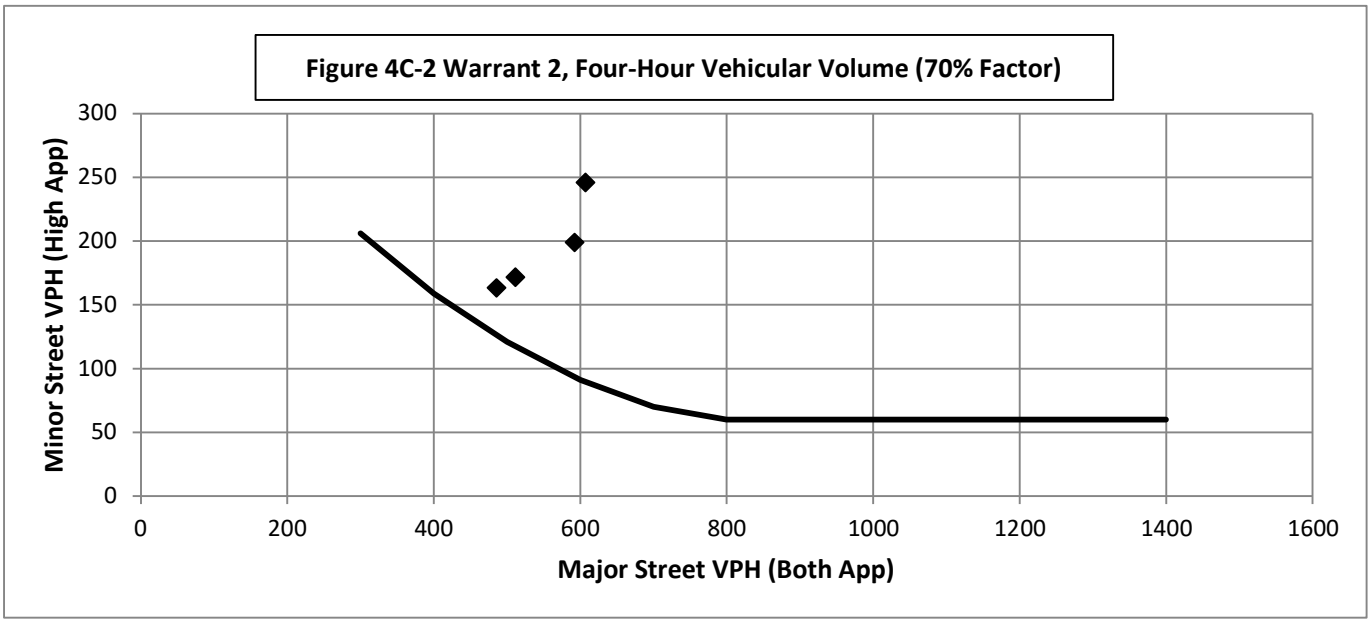
7:15 AM Overall Peak Hour

Time Period	Hour Rank	Multi Factor	Major Road: Both App. (VPH)	Minor Road: High App. (VPH)	Total
1	1st	12.1%	607	246	853
2	2nd	9.7%	592	199	791
3	3rd	8.4%	511	172	683
4	4th	7.9%	486	163	649
5	5th	6.6%	402	135	537
6	6th	6.4%	388	130	518
7	7th	6.3%	325	132	456
8	8th	6.2%	311	126	436

Warrant 2: Four-Hour Volume 70%

Warrant Evaluated? Yes
Warrant Satisfied? Yes
Manually Set To: Yes

Hour Rank	1st	2nd	3rd	4th
Major Road Vol.	607	592	511	486
Minor Road Vol.	246	199	172	163



Warrant 3: Peak Hour Volume 70%

Warrant Evaluated? Yes **Warrant Satisfied? Yes** **Manually Set To: Yes**

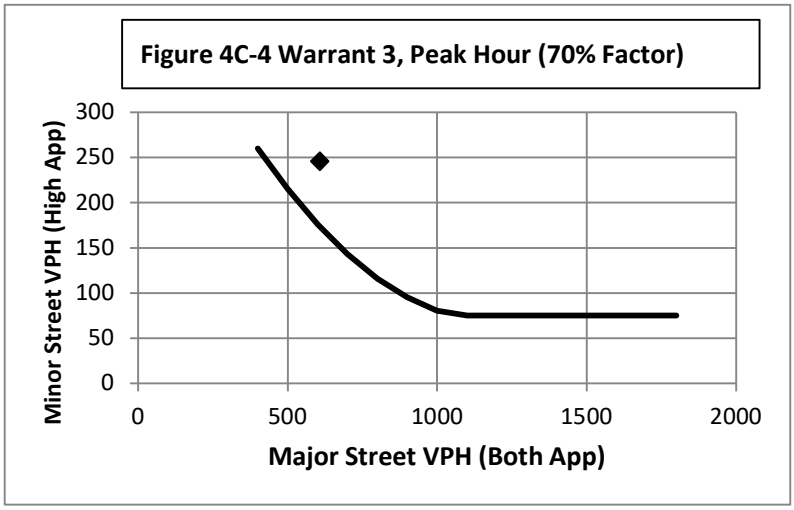
Condition justifying use of warrant:

N/A

Criteria		Met?
Delay on Minor Approach	4	Yes
Volume on Minor Approach	100	Yes
Total Entering Volume (veh/h)	800	

Manually Set Peak Hour? No

Peak Hour	Major Road Vol. (Both App.)	Minor Road Vol. (High App.)
1st	607	246



Warrant 4: Pedestrian Volume 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

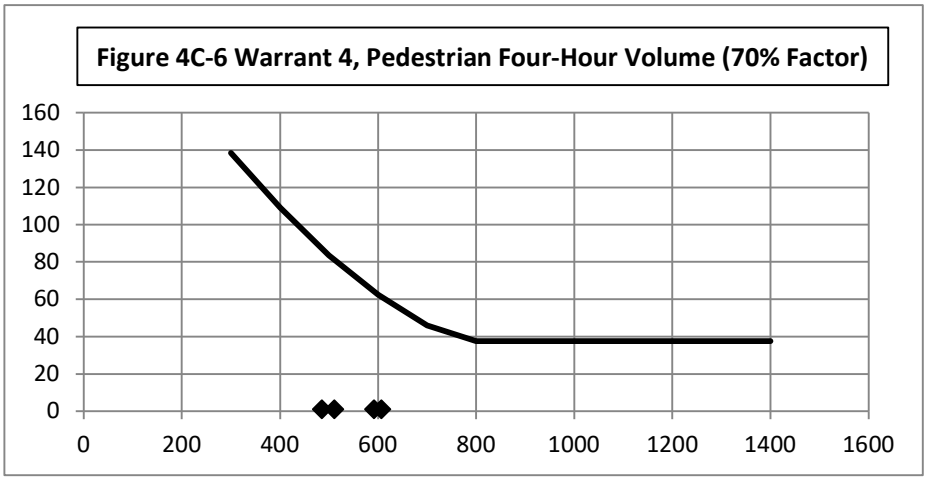
Criterion A: Four Hour

Hour Rank	Pedestrian Volume	Major Road Vol.
1st	1	607
2nd	1	592
3rd	1	511
4th	1	486

Manually Set Major Rd Vol? No

Avg. walk speed less than 3.5 ft/s? Yes

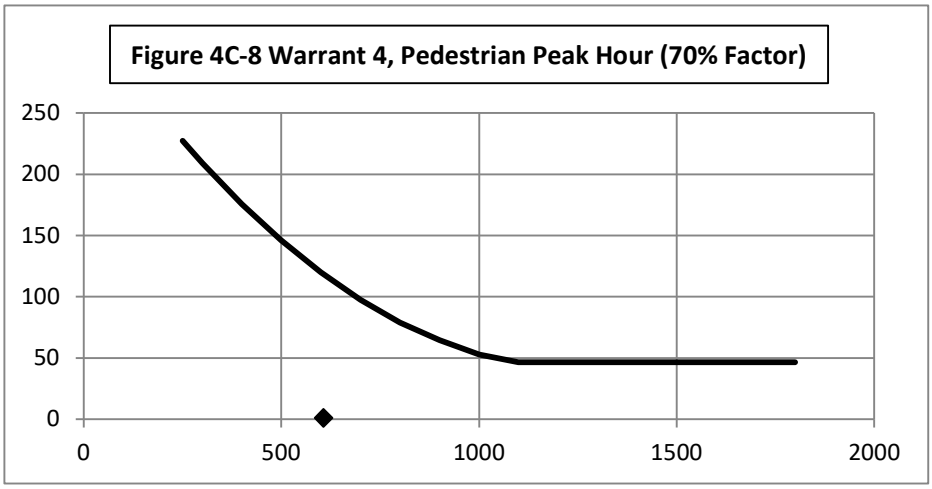
Criterion A Satisfied? No



Criterion B: Peak Hour

Peak Hour	Pedestrian Vol.	Major Road Vol.
1st	1	607

Criterion B Satisfied? No



Warrant 5: School Crossing 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria	Fulfilled?
1	There are a MINIMUM of 20 school children during the highest crossing hour.	No
2	There are fewer adequate gaps in the major road traffic stream during the period when the school children are using the crossing than the number of minutes in the same period.	No
3	The nearest traffic signal along the major road is located more than 300 ft away. Or, the nearest traffic signal is within 300 ft but the proposed traffic signal will not restrict the progressive movement of traffic.	Yes

Warrant 6: Coordinated Signal System 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria	Fulfilled?
1	Signal spacing > 1000 ft	No
2	On a one-way road or a road that has traffic predominantly in one direction, the adjacent signals are so far apart that they do not provide the necessary degree of vehicle platooning.	No
3	On a two-way road, adjacent signals do not provide the necessary degree of platooning and the proposed and the adjacent signals will collectively provide a progressive operation.	No

Warrant 7: Crash Experience 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

	Criteria		Met?	Fulfilled?
1	Adequate trial of other remedial measures has failed to reduce crash frequency.			
	Measures Tried:	N/A		
2	Five or more reported crashes, of types susceptible to correction by signal, have occurred within a 12 month period.	# of crashes per 12 months		No
		N/A		
3	Warrant 1, Condition A (80%)		Yes	Yes
	Warrant 1, Condition B (80%)		No	
	Warrant 4, Criterion A (80%)		No	
	Warrant 4, Criterion B (80%)		No	

Warrant 8: Roadway Network 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

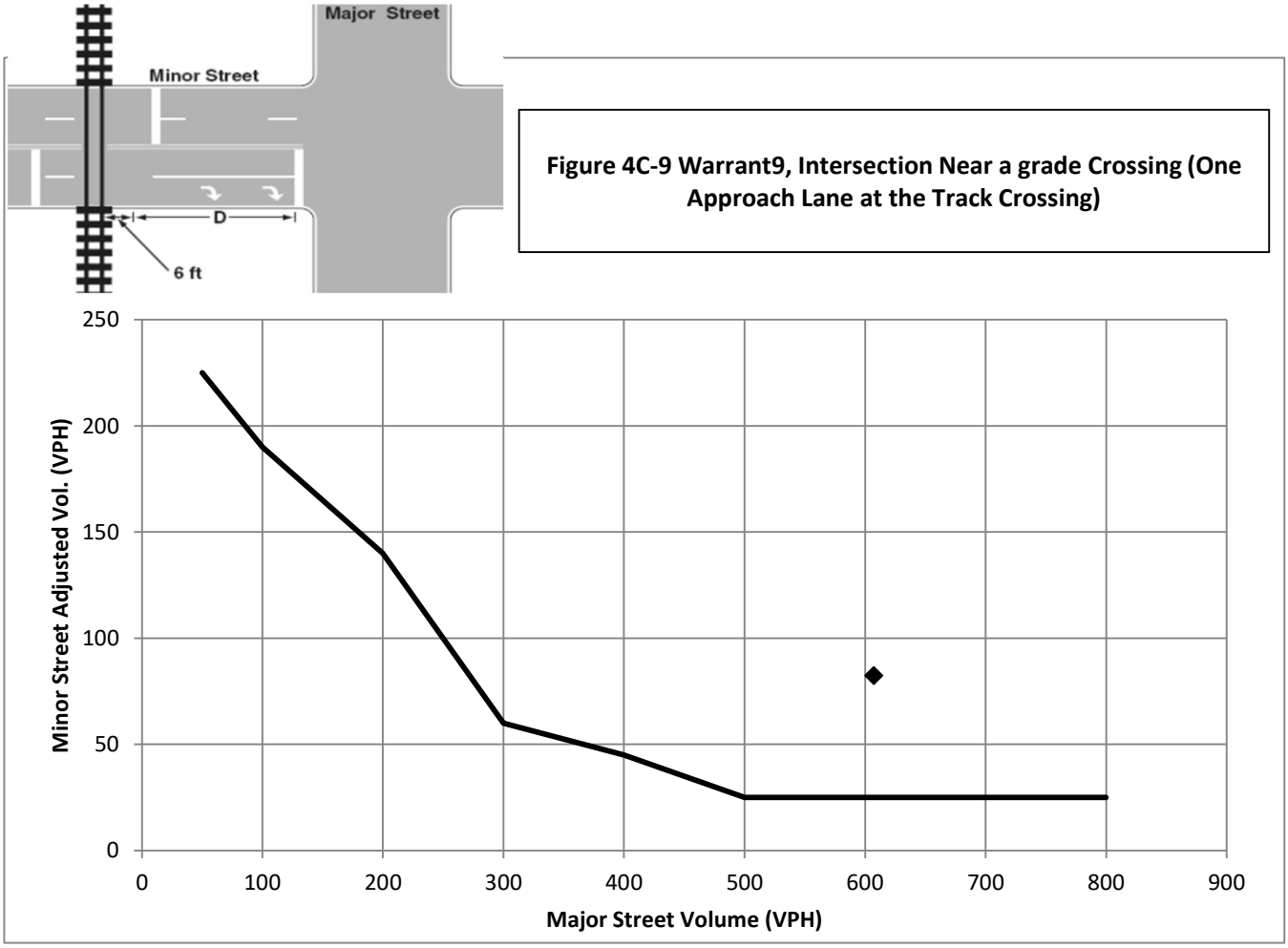
	Criteria				Met?	Fulfilled?
1	Total entering volume of at least 1,000 veh/h during typical weekday peak hour			853	No	No
	Five-year projected volumes that satisfy one or more of Warrants 1, 2, or 3.			1, 2, 3	Yes	
2	Total entering vol. of at least 1,000 veh/h for each of any 5 hrs of non-normal business day (Sat. or Sun.)					
	Hour					
	Volume					

	Characteristics of Major Routes - Select yes if all intersecting routes have characteristic	Fulfilled?
1	Part of the road or highway system that serves as the principal roadway network for through traffic flow	Yes
2	Rural or suburban highway outside of, entering, or traversing a city	No
3	Appears as a major route on an official plan	No

Warrant 9: Intersection Near a Grade Crossing 70%

Warrant Evaluated? No **Warrant Satisfied? N/A** **Manually Set To: No**

Adjustment Factors			Manually Set Peak Hour?				
Rail Traffic per Day	% High Occupancy Buses on Minor Road	% Tractor-Trailer Trucks on Minor Road	D	Peak Hour	Major Road Vol.	Minor Road Vol.	Adjusted Minor Vol.
1	0	0% to 2.5%	660	1st	607	246	82



Conclusions/Comments:

Appendix T

Sight Distance Analysis

Intersection Sight Distance Analysis

Intersection Sight Distance, ISD = 1.47*V*t_g							
Left Turns from Stop							
Driveway	Major Road	Design Speed, V	Grade (%)	Lanes	Time Gap, t_g	Calculated ISD	Design ISD
1	W. Glendenning Parkway	40	0	2	7.5	441	445
4	S. Oklahoma Drive	40	0	2	7.5	441	445
5	S. Oklahoma Drive	40	0	2	7.5	441	445
6	S. Oklahoma Drive	40	0	2	7.5	441	445
7	S. Oklahoma Drive	40	0	2	7.5	441	445
8	S. Oklahoma Drive	40	0	2	7.5	441	445
9	S. Oklahoma Drive	40	0	2	7.5	441	445
Right Turns from Stop							
Driveway	Major Road	Design Speed, V	Grade (%)	Lanes	Time Gap, t_g	Calculated ISD	Design ISD
1	W. Glendenning Parkway	40	0	2	7.5	441	445
2	W. Glendenning Parkway	40	0	2	6.5	382.2	385
3	W. Glendenning Parkway	40	0	2	6.5	382.2	385
4	S. Oklahoma Drive	40	0	2	7.5	441	445
5	S. Oklahoma Drive	40	0	2	7.5	441	445
6	S. Oklahoma Drive	40	0	2	7.5	441	445
7	S. Oklahoma Drive	40	0	2	7.5	441	445
8	S. Oklahoma Drive	40	0	2	7.5	441	445
9	S. Oklahoma Drive	40	0	2	7.5	441	445

Stopping Sight Distance Analysis

Stopping Sight Distance, SSD = 1.47*V*t + 1.075*V*V/a							
Driveway	Major Road	Design Speed, V	Grade (%)	Deceleration rate, a	Brake Reaction time, t	Calculated SSD	Design SSD
1	W. Glendenning Parkway	40	0	11.2	2.5	300.57	305
2	W. Glendenning Parkway	40	0	11.2	2.5	300.57	305
3	W. Glendenning Parkway	40	0	11.2	2.5	300.57	305
4	S. Oklahoma Drive	40	0	11.2	2.5	300.57	305
5	S. Oklahoma Drive	40	0	11.2	2.5	300.57	305
6	S. Oklahoma Drive	40	0	11.2	2.5	300.57	305
7	S. Oklahoma Drive	40	0	11.2	2.5	300.57	305
8	S. Oklahoma Drive	40	0	11.2	2.5	300.57	305
9	S. Oklahoma Drive	40	0	11.2	2.5	300.57	305

Life Connected.

Planning
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Madhuri Mohan, Planning Director
CC:	Dusty McAfee, Director of Development Services
Intiated by:	Jonathan Pollard
Date:	September 10, 2024
Re:	502 N. Illinois – Rezoning

Action Requested:
Conduct a public hearing to consider and act upon an Ordinance amending the Comprehensive Zoning Ordinance by rezoning approximately 3 acres to Downtown Code (The Bricks) zoning; generally located approximately 300 feet north of Maple Street, and approximately 875 feet east of Florida Drive, within the City Limits. (502 N. Illinois – Rezoning) (Mohan)

Background Information:
The Future Land Use Plan (FLUP) designated the subject property as being part of the Downtown Character District. When the Downtown Code was approved, the subject property was not included in the rezoning effort, preserving the property's OT-R zoning. This request is to rezone approximately 3 acres to Downtown Code (The Bricks) zoning, which would be consistent with the designation per the Future Land Use Plan. The applicant does not have any immediate plans to develop the property.

Legal Review:
This zoning ordinance follows a standard template approved by the City Attorney's Office.

Supporting Documents:
1. Location Map
2. Staff Presentation
3. Draft Ordinance

Financial Consideration:

N/A

Staff Recommendation:
Staff recommends approval as presented.



Legend

- Parcels
- Roads
- City Limits
- Subject Property

502 N Illinois Location Map

City of Celina

7/25/2024

N W E S

0 385 770

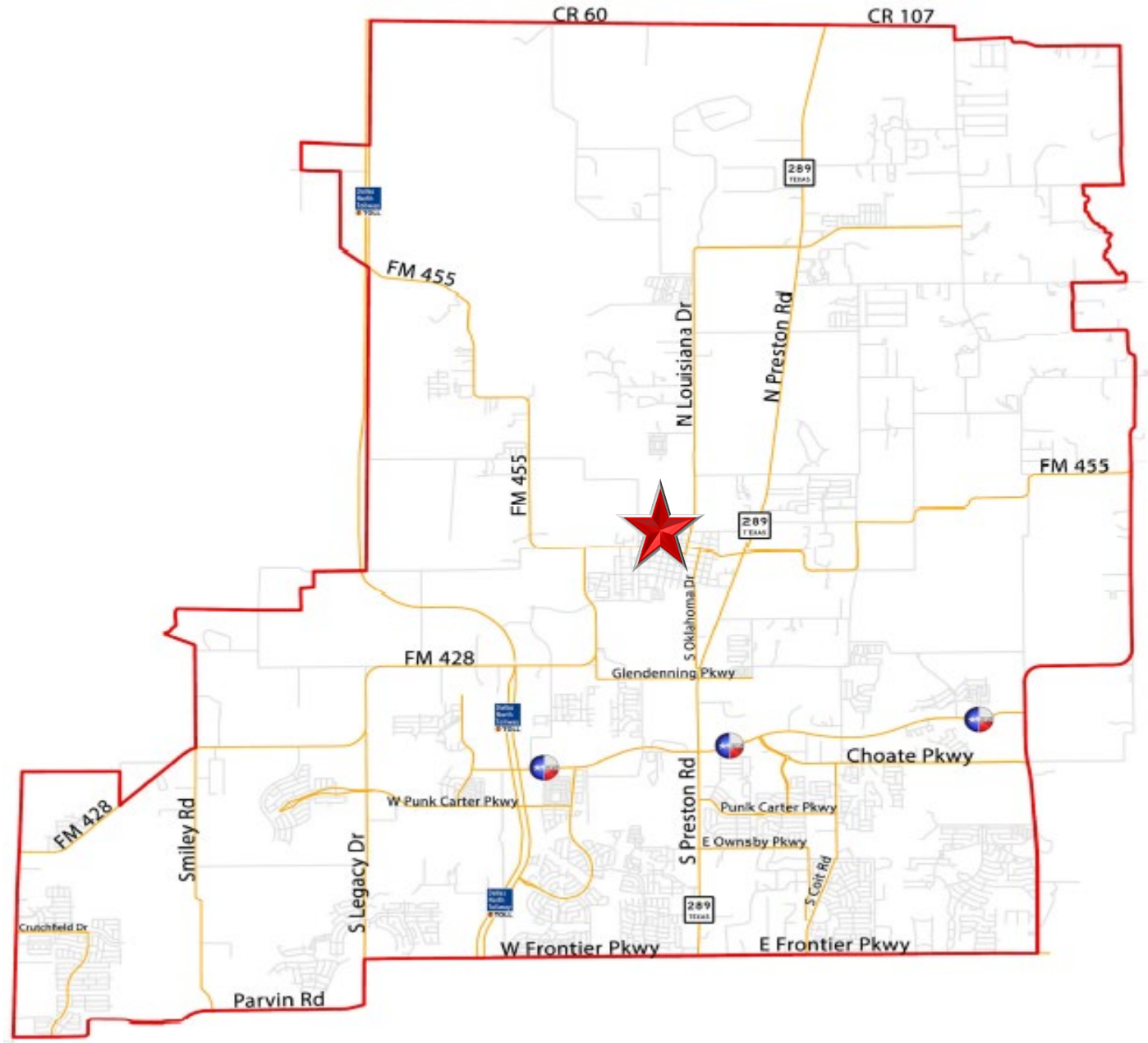
Feet

502 N. ILLINOIS

Rezoning

City Council
September 10, 2024




CR 60
CR 107
289
FM 455
N Louisiana Dr
N Preston Rd
FM 455
FM 455
289
S Oklahoma Dr
FM 428
Glendenning Pkwy
Choate Pkwy
W Punk Carter Pkwy
Punk Carter Pkwy
E Owensby Pkwy
S Preston Rd
FM 428
Smiley Rd
S Legacy Dr
S Colt Rd
289
Crutchfield Dr
W Frontier Pkwy
E Frontier Pkwy
Parvin Rd



LOCATION MAP

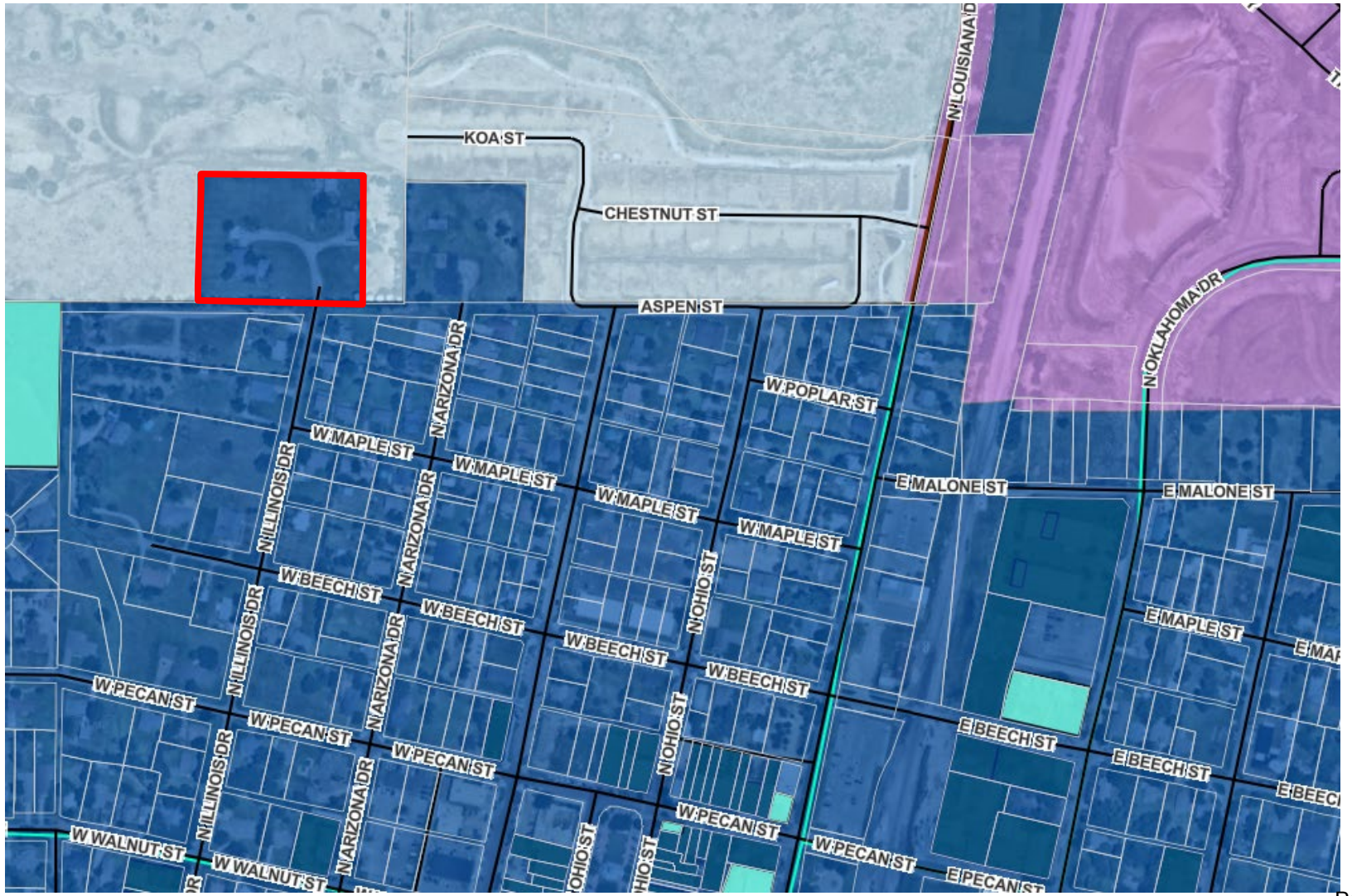
The subject property is generally located at the northern terminus of Illinois Street

BACKGROUND

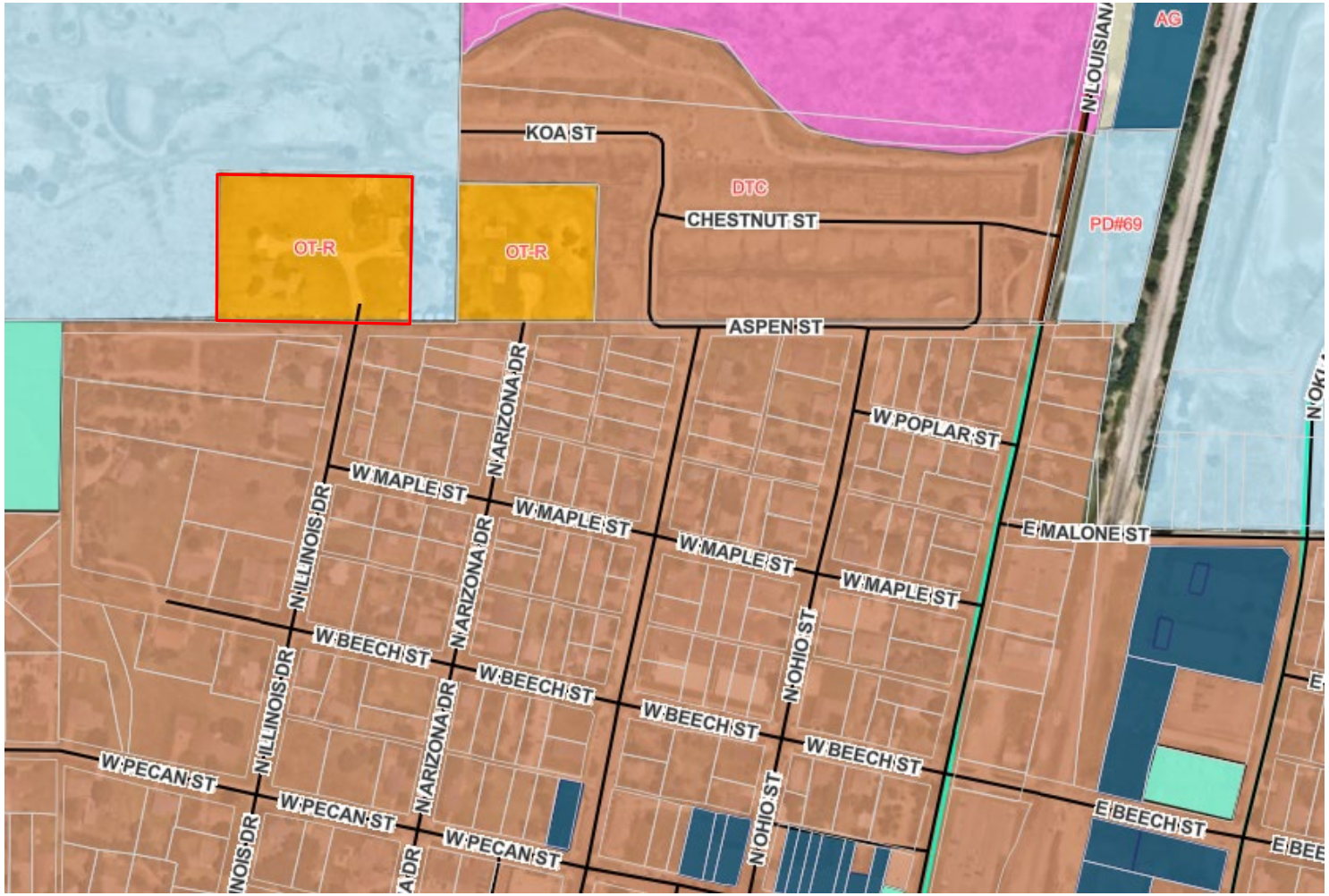
- The subject property is approximately 3 acres and within the City Limits, currently zoned Old-Town Residential District (OT-R)
- OT-R is an obsolete zoning district that only allows for single-family residential land uses
- The applicant is proposing a base zoning of Downtown Code (The Bricks)
- The Future Land Use Plan (FLUP) designates the subject property as Downtown character district

FUTURE LAND USE PLAN

- Regional Mixed-use 1
- Regional Mixed-use 2
- Community Mixed-use Center
- Preston Road Corridor
- Industry Commerce
- Downtown
- Connected Core
- Scenic Stewardship
- AgriLife



EXISTING ZONING



POLICY CONSIDERATIONS

- The Future Land Use Plan designates the subject property as being part of the Downtown character district (2021)
- When the Downtown Code was approved, the subject property was not included in the rezoning, preserving its OT-R zoning
- Although there are no immediate plans to develop the property, it is unlikely to develop in conformance with the OT-R zoning
- State law requires cities to zone property in conformance with the FLUP

RECOMMENDATION

- The Planning & Zoning Commission unanimously recommended approval at its regular meeting in August
- There was no public feedback at the public hearing
- Staff recommends approval as presented

CITY OF CELINA, TEXAS

ORDINANCE 2024-____
502 N ILLINOIS ZONING

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, AMENDING ORDINANCE NO. 2006-57, AS HERETOFORE AMENDED, THE SAME BEING THE COMPREHENSIVE ZONING ORDINANCE, AND AMENDING THE OFFICIAL ZONING MAP OF THE CITY BY DESIGNATING THE ZONING OF LAND THAT IS APPROXIMATELY 3 ACRES LOCATED IN THE THOMAS STAYTON SURVEY, ABSTRACT NO. 805, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED APPROXIMATELY 300 FEET NORTH OF MAPLE STREET, AND APPROXIMATELY 875 FEET EAST OF FLORIDA DRIVE; AS DESCRIBED IN EXHIBIT "A" AND INCORPORATED HEREIN TO BE ZONED DOWNTOWN CODE (THE BRICKS SUBDISTRICT) ZONING DISTRICT (DTC); PROVIDING FOR INCORPORATION OF PREMISES, FINDINGS, AMENDMENT OF ZONING CLASSIFICATION, ZONING DESIGNATION AND DEVELOPMENT REGULATIONS, REVISION OF ZONING MAP, COMPLIANCE; PROVIDING FOR A PENALTY NOT TO EXCEED $2,000.00 PER OFFENSE AND OTHER ENFORCEMENT MECHANISMS; PROVIDING CUMULATIVE REPEALER, SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina is a home rule municipality located in Collin and Denton County, Texas created in accordance with the provisions of the Texas Local Government Code, The Texas Constitution and operating pursuant to the enabling legislation of the state of Texas; and

WHEREAS, the City Council of the City of Celina, Texas (the "City Council") is empowered under Local Government Code 54.001 to do all acts and make all regulations which may be necessary or expedient for the promotion of the public health, safety and general welfare; and

WHEREAS, Section 211.003 of the Texas Local Government Code, empowers a municipality to, among other things, establish and amend zoning districts, classifications of land use, adopt a comprehensive plan to regulate the use of land and open spaces, adopt and amend zoning regulations, regulate population density, and regulate the use and location of buildings; and

WHEREAS, the establishment of a zoning classification has been requested for the property more specifically described in Exhibit "A" and depicted in Exhibit "B", attached hereto and incorporated as though fully set forth herein (the "Property"); and

WHEREAS, the City Council has considered, among other things, the character of the property and its suitability for particular uses, with a view of encouraging the most appropriate use of land in the City, and is in the interest of public health, safety, and welfare, and does hereby find that the requested zoning accomplishes such objectives and is consistent with the provisions of the Celina 2040 Comprehensive Plan of the City of Celina; and

WHEREAS, the Planning and Zoning Commission of the City of Celina and the City Council of the City of Celina, in compliance with the laws of the State of Texas and the ordinances of the City of Celina, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area and in the vicinity thereof; and

WHEREAS, the City Council, in the exercise of its legislative discretion has concluded that the zoning classification on the tract of land described herein should be changed and the zoning map so amended.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS

SECTION 1
INCORPORATION OF PREMISES

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2
FINDINGS

After due deliberations the City Council has concluded that the adoption of this Ordinance is in the best interest of the City of Celina, Texas and of the public health, safety and welfare.

SECTION 3
AMENDMENT OF ZONING CLASSIFICATION

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended to establish the zoning classification for the Property as Downtown Code (The Bricks Subdistrict) Zoning District (DTC).

SECTION 4
ZONING DESIGNATION AND DEVELOPMENT REGULATIONS

That Ordinance No. 2006-57 of the City of Celina, Texas, as heretofore amended, the same being the City's Comprehensive Zoning Ordinance, is hereby amended by designating the zoning on the land, described in Exhibit "A" and depicted in Exhibit "B" attached hereto and incorporated herein as Downtown Code (The Bricks Subdistrict) Zoning District (DTC).

SECTION 5
REVISION OF ZONING MAP

That the City Manager for the City of Celina is hereby directed to mark and indicate on the official Zoning District Map of the City the zoning change herein made.

SECTION 6
COMPLIANCE REQUIRED

That the property described on Exhibit "A" and depicted in Exhibit "B" hereto shall be used only in the manner and for the purposes provided for in this ordinance and the Comprehensive Zoning Ordinance, of the City of Celina as amended.

SECTION 7
PENALTY

7.01 Any person, firm or corporation violating any of the provisions or terms of this ordinance or of the Code of Ordinances as amended hereby, shall be subject to the same penalty as provided for in the Code of Ordinances of the City of Celina, and upon conviction shall be punished by a fine not to exceed Two Thousand Dollars ($2,000.00) for each offense.

7.02 If the governing body of the City of Celina determines that a violation of this Ordinance has occurred, the City of Celina may bring suit in district court to enjoin the person, firm, partnership, corporation, or association from engaging in the prohibited activity.

SECTION 8
CUMULATIVE REPEALER CLAUSE

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance. Provided however, that any complaint, action, claim or lawsuit which has been initiated or has arisen under or pursuant to such other Ordinances on this date of adoption of this Ordinance shall continue to be governed by the provisions of such Ordinance and for that purpose the Ordinance shall remain in full force and effect.

SECTION 9
SAVINGS CLAUSE

All rights and remedies of the City of Celina, Texas are expressly saved as to any and all violations of the provisions of any other ordinance affecting zoning regulation which have secured at the time of the effective date of this ordinance; and, as to such accrued violations and all pending litigation, both civil and criminal, whether pending in court or not, under such ordinances same shall not be affected by this Ordinance but may be prosecuted until final disposition by the court.

SECTION 10
SEVERABILITY

The provisions of the Ordinance are severable. However, in the event this Ordinance or any procedure provided in this Ordinance becomes unlawful, or is declared or determined by a judicial, administrative or legislative authority exercising its jurisdiction to be excessive, unenforceable, void, illegal or otherwise inapplicable, in while in part, the remaining and lawful provisions shall be of full force and effect and the City shall promptly promulgate new revised provisions in compliance with the authority's decisions or enactment.

SECTION 11
PUBLICATION CLAUSE

The City Secretary of the City of Celina is hereby directed to publish in the Official Newspaper of the City of Celina the Caption, and Effective Date of this Ordinance as required by Section 52.013 of the Local Government Code.

SECTION 12
ENGROSSMENT AND ENROLLMENT

The City Secretary is hereby directed to engross and enroll this Ordinance by copying the descriptive Caption in the minutes of the City Council and by filing this Ordinance in the Ordinance records of the City.

SECTION 13
EFFECTIVE DATE

This Ordinance shall become effective from and after its date of passage and publication as required by law.

AND IT IS SO ORDAINED.

PASSED AND APPROVED by the City Council of the City of Celina, Texas this 10th day of September, 2024.

_____
Ryan Tubbs, Mayor
City of Celina, Texas

ATTEST:

_____
Lauren Vaughns, City Secretary
City of Celina, Texas

[SEAL]

APPROVED AS TO FORM:

_____
City Attorney
City of Celina, Texas

Exhibit A
Legal Description

BEING a tact of land situated in the Thomas Stayton Survey, Abstract No. 805, Collin County, Texas, and being part of a called 79.00 acre tract of land described in a Deed to the Don Thomas Glendenning Family Trust of Record in Volume 4388, Page 21, Deed Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod set for corner which bears North 89 degrees 41 minutes 22 seconds West, a distance of 100.00 feet from the Southeast corner of said 79.00 acre tract;

THENCE North 89 degrees 41 minutes 22 seconds West along the South line of said 79.00 acre tract, a distance of 414.83 feet to a 1/2 inch iron rod set for corner;

THENCE North 01 degree 01 minute 30 seconds East, a distance of 315.00 feet to a 1/2 inch iron rod set for corner;

THENCE South 89 degrees 41 minutes 22 seconds East, a distance of 414.83 feet to a 1/2 inch iron rod set for corner;

THENCE South 01 degree 01 minute 30 seconds West, a distance of 315.00 feet to the PLACE OF BEGINNING and Containing 3.000 acres, and being a resurvey of a called 3.00 acre tract of land described in a Deed to Don Glendenning Family Trust, of record in Volume 4388, Page 36, Deed Records of said county.

Exhibit B
Depiction of Property



Life Connected.

Finance
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Robin Bromiley, Director of Finance
CC:	Karla Stovall, Assistant City Manager
Intiated by:	Brad Kearney
Date:	September 10, 2024
Re:	Ratifying the Property Tax Revenue Increase

Action Requested:
Consider and act upon an Ordinance of the City of Celina, Texas, ratifying the property tax revenue increase reflected in the annual budget for the Fiscal Year 2024-2025, beginning October 1, 2024 and ending September 30, 2025. (Bromiley)

Background Information:
There are three items on the September 10, 2024 City Council Meeting Agenda related to the adoption of the FY 2024-2025 Budget and the associated property tax rate. The Texas Tax Code, Texas Local Government Code, and the City's Home Rule Charter provide specific steps that must be taken to adopt the annual budget and property tax rate.

The Proposed FY 2024-2025 Budget is balanced across all City funds. The total authorized expenditure for all funds (including CIP funds) is $366,341,086. The Proposed Budget was created through an extensive process with all City departments based on the guiding principles established in the City's Strategic Plan, Comprehensive Plan, and Core Values. The top priorities for this year's budget are public safety, development-related activities, infrastructure maintenance, fiscal responsibility, and employee compensation and benefits. The City Manager presented the Proposed Budget to City Council on July 31, 2024 and August 13, 2024 for input, feedback, and direction. The Proposed Budget was filed with the City Secretary and posted to the City's website for review by the public.

The total General Fund expenditure authorization, which funds most City services to residents and businesses, is $54,317,128. The total Debt Service Fund expenditure authorization to pay principal and interest on the City's debt is $23,626,642. The Proposed Tax Rate to support the General Fund and Debt Service Fund is $0.598168 per $100 in value. The Proposed Tax Rate is greater than the

No-New-Revenue Rate ($0.566421) and equal to the Voter-Approval Tax Rate ($0.598168). This means that proposed property tax rate of $0.598168 per $100 in value is effectively a 5.60 percent increase in the property tax rate. This increase in revenues is being used to enhance public safety services, improve infrastructure maintenance, and invest in capital improvement projects (roads, stormwater drainage, parks, recreation facilities, etc.).

The following is a description of each of the items on the September 10, 2024 City Council agenda related to the budget and tax rate.

Public Hearing and Consideration of the FY 2024-2025 Budget

The public hearing on the Proposed FY 2024-2025 Budget gives the public an opportunity to provide feedback and input to City Council on the budget. The City is required by Local Government Code Section 102.006(a) to hold a public hearing on the budget prior to adoption. The City published a notice of the public hearing in the Celina Record on August 19, 2024, as well as posted the notice on the City's website.

City Council may consider approving the Proposed FY 2024-2025 Budget. The budget was presented to City Council on July 31, 2024 and August 13, 2024. The total authorized expenditure for all funds (including CIP funds) is $366,341,086. This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

Public Hearing and Consideration of the 2024 Property Tax Rate and Levy

The public hearing on the Proposed 2024 Property Tax Rate provides the public with an opportunity to voice their support or opposition to City Council regarding the tax rate. The City is required by Tax Code Section 26.05(d) to hold a public hearing on the proposed tax rate prior to adoption. The City published a notice of the public hearing in the Celina Record on August 19, 2024, as well as posted the notice on the City's website.

City Council may consider approving the 2024 Property Tax Rate and levying the associated taxes on properties in the City. The Proposed 2024 Tax Rate is $0.598168 per $100 in value, which is higher than the No-New-Revenue Rate and equal to the Voter-Approval Rate. Because the Proposed Rate is greater than the No-New-Revenue Rate, the City is increasing property taxes for the 2024 tax year. The Proposed Rate is effectively a 5.60 percent increase in the property tax rate. The increase in property tax revenues is being used to enhance public safety services, improve infrastructure maintenance, and invest in capital improvement projects (roads, stormwater drainage, parks, recreation facilities, etc.). Because the Proposed Rate does not exceed the Voter-Approval Rate, the City is not required to hold an election at which voters may accept or reject the Proposed Rate.

Section 26.05(b) of the Tax Code requires a motion to approve the tax rate to be made in the following form, "I move that the property tax rate be increased by the adoption of a tax rate of $0.598168, which is effectively a 5.60 percent increase in the tax rate."

Ratifying the Property Tax Revenue Increase in the FY 2024-2025 Budget

The Proposed FY 2024-2025 Budget and the associated Proposed 2024 Property Tax Rate will result in more property tax revenue being collected in FY 2024-2025 than in the prior year. Local Government Code Section 102.007(c) requires cities that adopt a budget that raises more revenue from property taxes than in the previous year to ratify the property

tax increase reflected in the budget by a separate vote. This item ratifies the property tax revenue increase associated with the budget as proposed.

In total, the FY 2024-2025 Budget raises $10,036,106 more in total property tax revenue than the previous fiscal year. Of that increase, $8,293,633 is revenue raised from new properties added to the tax roll for FY 2024-2025 (representing 82.6% of the increased property tax revenue). The remaining $1,742,473 (17.4%) is increased revenue raised from existing properties.

The following statements regarding the budget and tax rate have been included in the appropriate documents in the specified font sizes as required by state law. They are repeated here for transparency.

This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

The property tax rate will be increased by the adoption of a tax rate of $0.598168, which is effectively a 5.60 percent increase in the tax rate.

This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 3.50 percent and will raise taxes for maintenance and operations on a $100,000 home by approximately $-28.82.

Legal Review:
Legal has reviewed and approved.

Supporting Documents:
1. FY 2024-2025 Budget and Tax Rate Presentation
2. FY 2024-2025 Truth in Taxation Proposed Budget Cover Page
3. FY 2024-2025 Property Tax Revenue Ratification Ordinance

Financial Consideration:
The FY 2024-2025 Proposed Budget authorizes $366,341,086 in total expenditures to fund critical public safety services and infrastructure maintenance and expansion.

Staff Recommendation:
Staff recommends approval.

FY 2024-2025 PROPOSED BUDGET AND TAX RATE

City Council Meeting
September 10, 2024



BUDGET DRIVERS

Fastest Growing City in America

- The City's population is projected to increase by **11,015** from 43,039 to **54,054** in FY 2025
- On pace to issue more than 2,600 single family home permits for FY 2024, up from 2,220
- Increasing demand for services for development-related operations, public safety and infrastructure

Meeting Today's Needs while Planning for the Future

- Budget prepared based on the guiding principles established in City's Strategic Plan, Comprehensive Plan, and Core Values

Fiscal Responsibility

- Five-Year Budget Forecast provided for all major funds – provide an understanding of the budget impact of this year's decisions on future budgets
- Healthy fund balances for all major funds and economic stabilization fund

BUDGET FOCUS AREAS – ALL FUNDS

Development-Related Activities

Public Safety

Infrastructure Maintenance

Fiscal Responsibility

Employee Compensation & Benefits

TOTAL EXPENSES BY FUND (IN MILLIONS)

Total Budget $366.34

Governmental Funds	General Fund	$54.32
	General Debt Fund	$23.63
	Street Construction Fund	$5.06
	Roadway Impact Fee Fund	$13.80
	Governmental VERF	$0.59
	Capital Acquisition	$0.87
	Roadway Capital Recovery	$11.51
	Capital Funds	$173.43

TOTAL EXPENSES BY FUND (IN MILLIONS)

Total Budget $366.34

Enterprise Funds	Water/Wastewater Fund	$45.17
	Solid Waste Fund	$4.47
	Water/WW Capital Funds	$19.38
	Stormwater Drainage Fund	$3.18
	Utility VERF	$0.36
Component Units	EDC	$2.58
	CDC	$1.65

TOTAL EXPENSES BY FUND (IN MILLIONS)

Total Budget $366.34

Special Revenue Funds

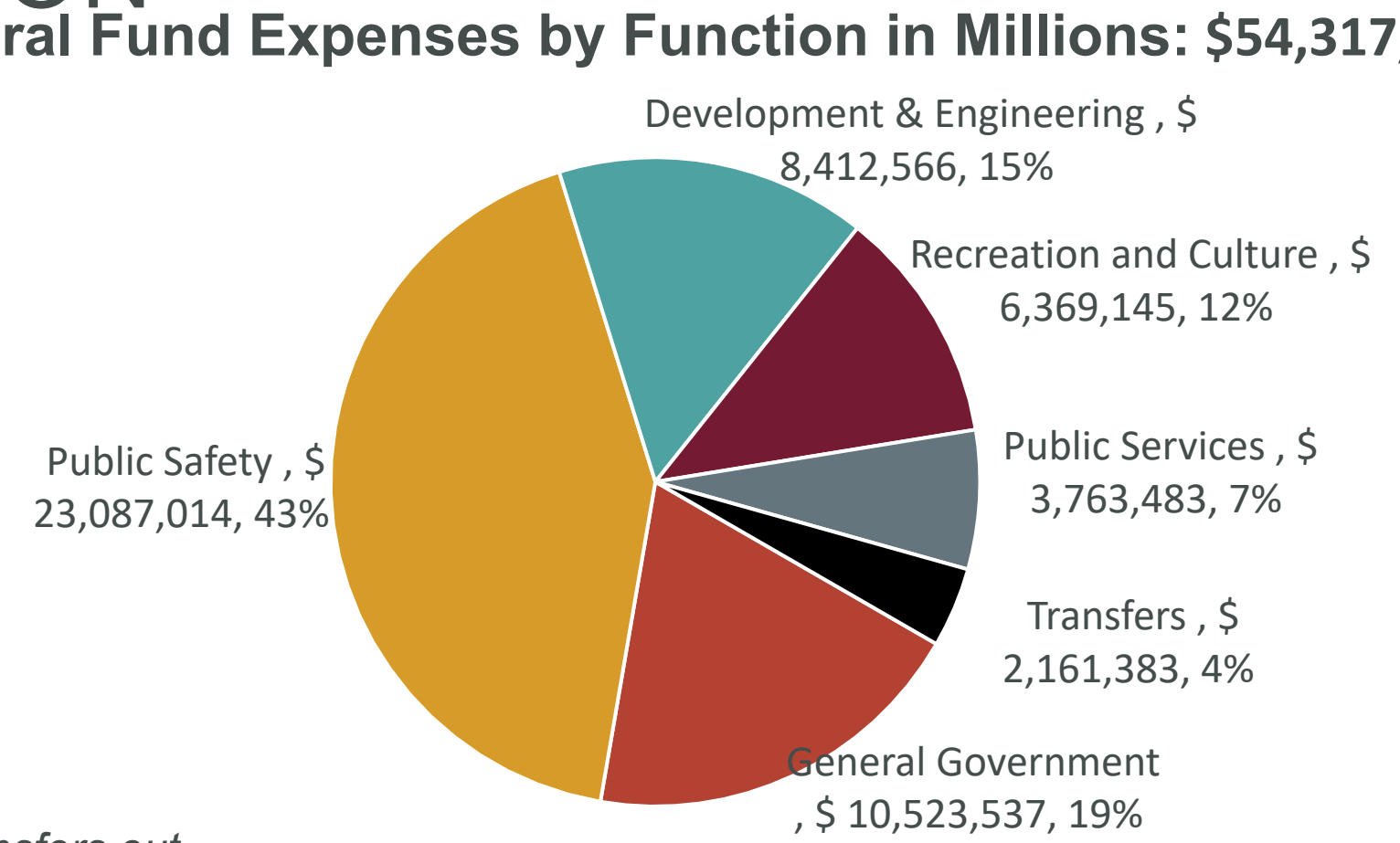
Park Fee Fund	$2.57
Downtown Fund	$0.10
PEG, Hotel, and Grants Funds	$0.00
Seizures Fund	$0.05
Court Funds	$0.04
Technology Fund	$1.20
Integrity Fund	$0.79
Stabilization Fun	$0.00
TIRZ #11 Fund	$0.59
Developer Capital Fee Funds	$1.03

GENERAL FUND
$54.32 MILLION

GENERAL FUND 5-YEAR FORECAST

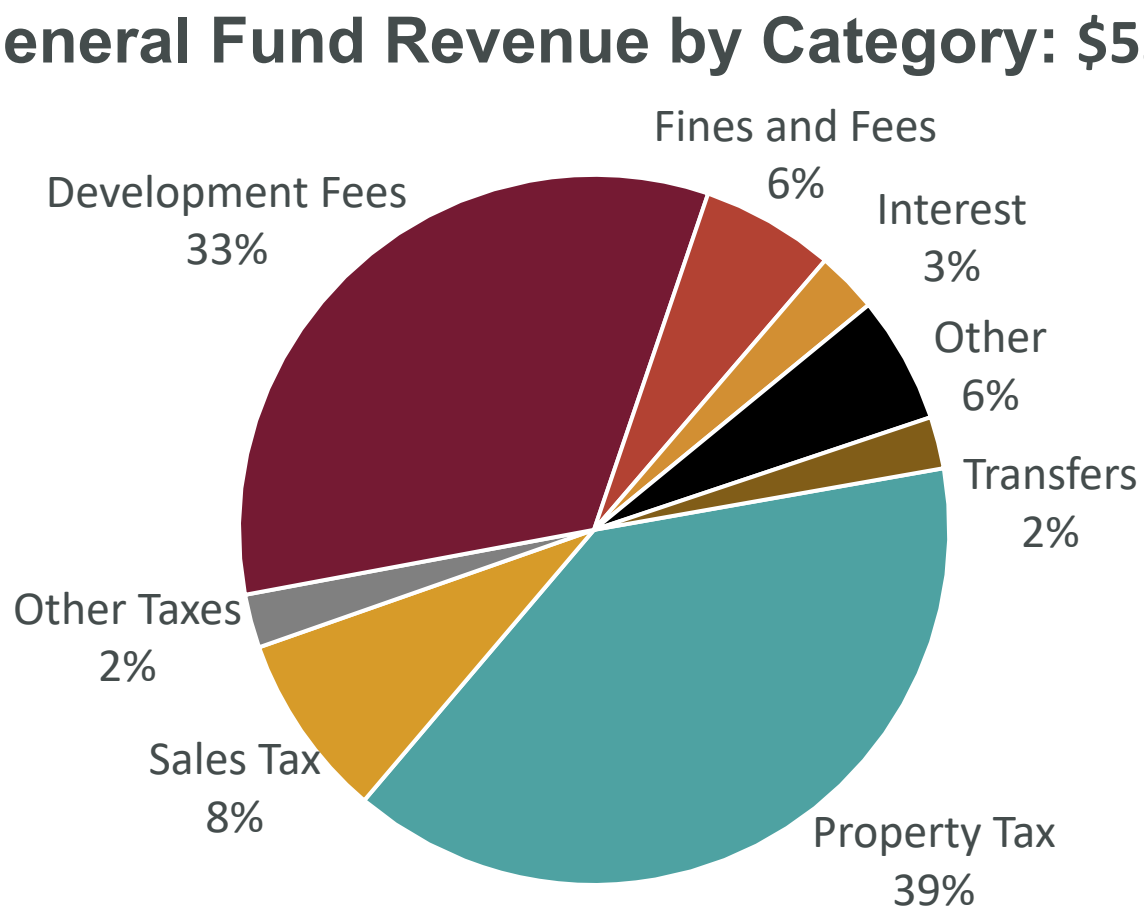
	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 23,462,308**	**$ 12,097,059**	**$ 25,102,006**	**$ 14,413,444**	**$ 13,822,030**	**$ 14,408,850**	**$ 15,135,174**	**$ 16,505,780**
Revenues								
Property Tax	12,108,227	16,672,043	16,672,043	20,946,451	23,144,428	25,290,234	28,961,497	30,899,443
Sales Tax	3,874,132	3,442,500	3,977,600	4,526,900	5,142,128	6,592,683	7,524,425	8,684,276
Development Fees	21,738,227	14,400,000	18,375,000	17,800,000	18,400,000	18,725,000	19,175,000	19,475,000
Other Taxes	1,026,997	1,075,050	1,142,700	1,308,200	1,466,300	1,634,500	1,803,000	1,934,500
Charges for Service & Fines	3,355,784	3,106,440	3,060,585	3,266,110	3,388,125	3,590,516	3,763,302	3,940,502
Interest Income	1,503,060	1,000,000	1,000,000	1,500,000	1,750,000	2,000,000	2,250,000	2,500,000
Contributions & Other	2,615,635	2,791,205	2,806,183	3,108,987	2,501,440	2,104,624	2,249,817	2,412,019
Transfers In	930,999	980,000	980,000	1,269,066	1,317,146	1,372,660	1,429,090	1,486,462
Total Revenues	**$ 47,153,063**	**$ 43,467,238**	**$ 48,014,111**	**$ 53,725,714**	**$ 57,109,567**	**$ 61,310,217**	**$ 67,156,131**	**$ 71,332,203**
Expenditures								
Personnel	23,371,504	30,034,436	30,633,070	35,683,298	36,728,047	39,330,433	41,974,632	45,276,197
Personnel Development	666,543	772,036	776,832	867,073	852,296	917,426	982,040	1,064,631
Legal & Professional Services	2,742,915	3,242,724	3,402,705	4,262,612	4,647,154	5,058,272	5,440,604	5,921,389
Materials & Supplies	2,107,476	2,811,793	2,814,385	3,487,241	3,536,677	3,944,262	4,372,623	4,884,598
Maintenance & Repair	1,196,334	1,436,299	1,449,872	1,828,830	1,976,826	2,184,552	2,410,607	2,664,540
Other	3,133,458	4,016,978	4,249,639	4,979,592	5,067,852	5,462,458	5,907,110	6,424,360
Capital	694,596	1,007,912	1,037,912	1,047,099	40,110	41,253	42,431	43,644
Decision Packages	-	-	-	-	2,374,561	2,307,035	3,277,130	2,774,085
Total Expenditures	**$ 33,912,826**	**$ 43,322,178**	**$ 44,364,415**	**$ 52,155,745**	**$ 55,223,522**	**$ 59,245,693**	**$ 64,407,178**	**$ 69,053,443**
Net Income	**$ 13,240,236**	**$ 145,060**	**$ 3,649,696**	**$ 1,569,969**	**$ 1,886,045**	**$ 2,064,524**	**$ 2,748,953**	**$ 2,278,760**
Other Financing Sources & (Uses)								
Transfers VERF	(845,914)	(988,258)	(988,258)	(1,115,760)	(1,149,233)	(1,183,710)	(1,219,221)	(1,255,798)
Transfers Capital	(10,500,000)	-	(13,350,000)	(750,000)	-	-	-	-
Transfer Fleet	-	-	-	(295,623)	(149,992)	(154,491)	(159,126)	(163,900)
Total Other Financing Sources & (Use	**$ (11,345,914)**	**$ (988,258)**	**$ (14,338,258)**	**$ (2,161,383)**	**$ (1,299,224)**	**$ (1,338,201)**	**$ (1,378,347)**	**$ (1,419,698)**
Restricted Fund Balance	$ 254,624	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Ending Fund Balance	**$ 25,102,006**	**$ 11,253,861**	**$ 14,413,444**	**$ 13,822,030**	**$ 14,408,850**	**$ 15,135,174**	**$ 16,505,780**	**$ 17,364,842**
Fund Balance % of Expenditures	**55%**	**25%**	**25%**	**25%**	**25%**	**25%**	**25%**	**25%**

GENERAL FUND EXPENSES BY FUNCTION



Includes transfers out

GENERAL FUND REVENUE



DEBT SERVICE FUND
$23.63 MILLION

TOTAL OUTSTANDING DEBT

Type	Outstanding Principal 9/30/2023	Percent	Outstanding Principal 9/30/2024	Percent	Increase (Decrease) Principal
Property Tax Supported	$ 173,810,000	49%	$ 288,030,000	60%	$ 114,220,000
Water & Sewer	161,475,000	45%	170,740,000	36%	9,265,000
Community Development Corporation	19,845,000	6%	19,245,000	4%	(600,000)
Total Outstanding Debt	**$ 355,130,000**	**100%**	**$ 478,015,000**	**100%**	**$122,885,000**

PROPERTY TAX RATE
$0.598168 / $100

PROPOSED PROPERTY TAX RATE

Type	Rate
Maintenance & Operation	$0.287061 / $100
Interest & Sinking (Debt Service)	$0.311107 / $100
Total Proposed Tax Rate	$0.598168 / $100

No-New-Revenue Tax Rate	**$0.566421 / $100**
Voter Approval Tax Rate	**$0.598168 / $100**

PROPERTY TAX RATE HISTORY

Fiscal Year	M&O Rate	I&S Rate	Total Rate
FY 2024-25 Proposed	$0.287061	$0.311107	$0.598168
FY 2023-24	$0.315878	$0.296276	$0.612154
FY 2022-23	$0.372702	$0.262057	$0.634759
FY 2021-22	$0.429385	$0.215615	$0.645000
FY 2020-21	$0.453125	$0.191875	$0.645000

TRUTH IN TAXATION

- The proposed tax rate is greater than the no-new-revenue tax rate, meaning the City is proposing to increase property taxes for the 2024 tax year
- The proposed tax rate is not greater than the voter-approval tax rate, meaning the City is not required to hold an election at which voters may accept or reject the proposed tax rate
- There are multiple statements required by state law to promote truth in taxation / transparency that are shared here

The proposed property tax rate of $0.598168 per $100 in value is effectively a 5.60 percent increase in the property tax rate

TRUTH IN TAXATION

- Looking at the General Fund and the Debt Service Fund, the FY 2024-2025 Budget raises $10,036,106 more in total property tax revenue than the previous fiscal year
  - Of that increase, $8,293,633 is revenue raised from new properties added to the tax roll for FY 2024-2025 (representing 82.6% of the increased property tax revenue)
  - The remaining $1,742,473 (17.4%) is increased revenue raised from existing properties

This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

TRUTH IN TAXATION

- The Maintenance and Operations portion of the tax rate is effectively being raised by 3.5 percent
  - This is the Voter-Approval Maintenance and Operations Rate – the maximum maintenance and operations rate that may be implemented without an election
  - While the rate is less than last year, it is an increase due to increases in property values
- The below statement is required by state law. While the statement shows a decrease in the amount of taxes collected for maintenance and operations on a $100,000 home, residents and businesses are likely to see an increase in their property tax bill due to increasing property values

This tax rate will raise more taxes for maintenance and operations than last year's tax rate. The tax rate will effectively be raised by 3.50 percent and will raise taxes for maintenance and operations on a $100,000 home by approximately $-28.82.

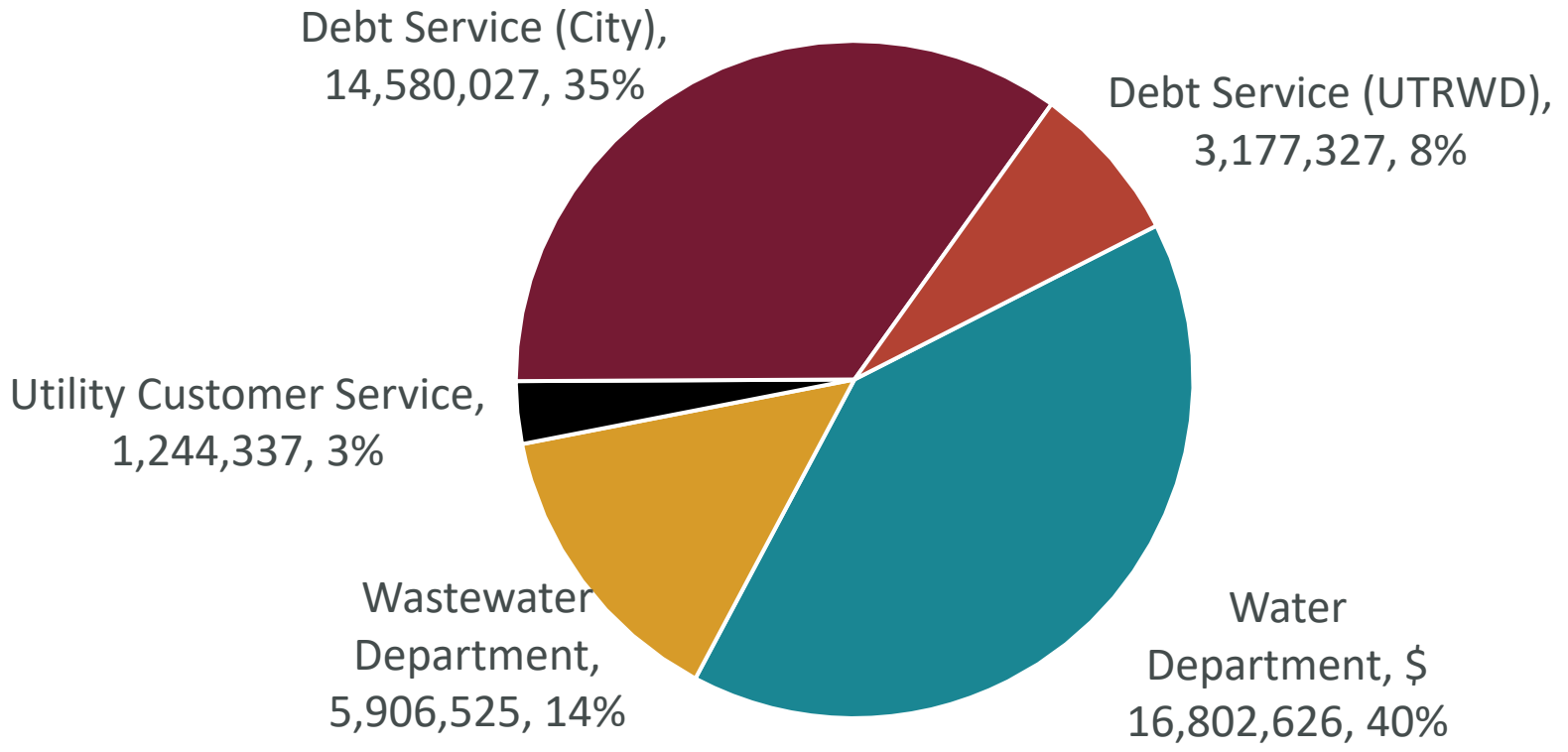
PROPRIETARY FUNDS
$72.57 MILLION

WATER UTILITIES 5-YEAR FORECAST

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 19,762,509**	**$ 18,885,751**	**$ 21,815,512**	**$ 18,892,284**	**$ 19,643,320**	**$ 20,495,723**	**$ 24,318,022**	**$ 28,356,819**
Revenues								
Water Sales	16,217,006	17,268,000	18,800,000	21,620,000	24,646,800	29,509,995	35,341,510	42,253,923
Wastewater Sales	9,359,162	10,200,000	11,500,000	13,225,000	15,076,500	22,631,699	29,493,197	34,723,341
Connection Fees	6,682,788	5,512,500	7,450,000	6,800,000	6,800,000	6,800,000	6,800,000	6,800,000
Meter Revenue	928,896	700,000	700,000	660,000	660,000	660,000	660,000	660,000
Developer Revenue	650,000	750,000	750,000	750,000	775,000	775,000	-	-
Fines & Fees	212,567	144,400	227,400	241,400	261,400	271,400	281,400	291,400
Miscellaneous Revenue	133,721	60,000	60,000	25,000	25,000	25,000	25,000	25,000
Interest Income	1,615,778	1,300,000	2,240,000	2,200,000	2,200,000	2,200,000	2,220,000	2,220,000
Other Revenue	$ 12,182,293	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000	$ 400,000
Total Revenues	**$ 47,982,209**	**$ 36,334,900**	**$ 42,127,400**	**$ 45,921,400**	**$ 50,844,700**	**$ 63,273,094**	**$ 75,221,107**	**$ 87,373,664**
Expenditures								
Water Department	13,404,187	13,262,118	13,248,434	16,802,626	19,699,690	23,183,998	27,568,773	32,029,559
Wastewater Department	15,761,088	4,321,187	4,628,800	5,906,525	6,220,718	7,079,439	8,294,601	9,589,308
Utility Customer Service	1,022,054	1,014,614	1,078,018	1,244,337	1,415,396	1,606,396	1,792,419	1,983,760
Fleet	109,253	-	-	-	-	-	-	-
Debt Service (City)	7,907,057	12,994,746	12,994,746	14,580,027	16,935,823	19,860,336	23,203,524	26,142,272
Debt Service (UTRWD)	1,702,085	1,779,835	1,779,835	3,177,327	5,984,322	7,851,844	9,115,669	8,932,076
Total Expenditures	**$ 39,905,724**	**$ 33,372,500**	**$ 33,729,833**	**$ 41,710,842**	**$ 50,255,949**	**$ 59,582,013**	**$ 69,974,986**	**$ 78,676,975**
Net Income	**$ 8,076,486**	**$ 2,962,400**	**$ 8,397,567**	**$ 4,210,558**	**$ 588,751**	**$ 3,691,081**	**$ 5,246,121**	**$ 8,696,689**
Other Financing Sources & (Uses)								
Transfers In	46,500	-	-	-	1,800,000	1,750,000	500,000	-
Transfers Out	(6,069,982)	(5,820,795)	(11,320,795)	(3,459,522)	(1,536,348)	(1,618,782)	(1,707,324)	(1,802,520)
Total Other Financing Sources & (Uses	**$ (6,023,482)**	**$ (5,820,795)**	**$ (11,320,795)**	**$ (3,459,522)**	**$ 263,652**	**$ 131,218**	**$ (1,207,324)**	**$ (1,802,520)**
Ending Fund Balance	**$ 21,815,512**	**$ 16,027,356**	**$ 18,892,284**	**$ 19,643,320**	**$ 20,495,723**	**$ 24,318,022**	**$ 28,356,819**	**$ 35,250,988**
Fund Balance % of Expenditures	**47%**	**41%**	**42%**	**43%**	**40%**	**40%**	**40%**	**44%**

WATER UTILITIES EXPENSES BY FUNCTION

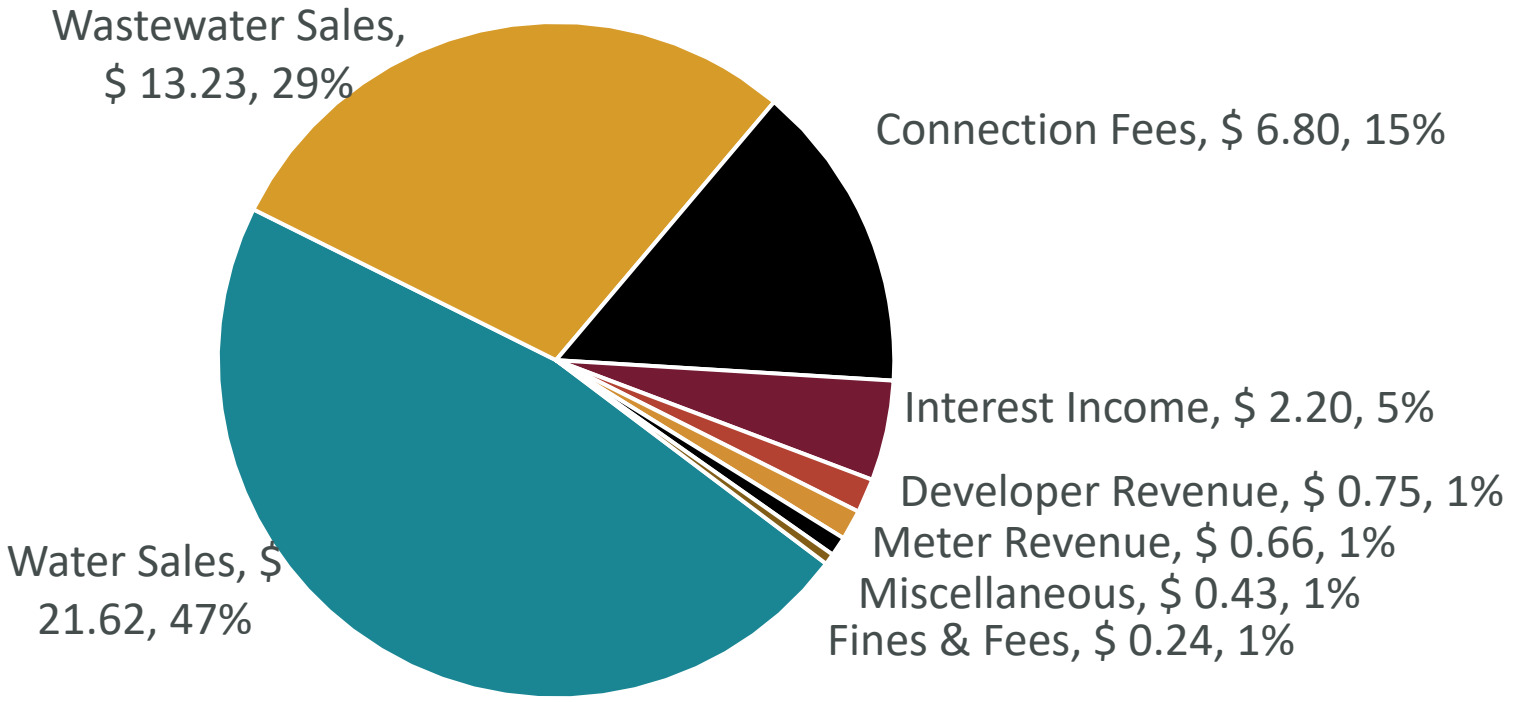
FY 2025 Proposed Budget by Function: $41,710,842



**Excludes transfers out.*

WATER UTILITIES REVENUE

FY 2025 Proposed Revenue by Category in Millions: $45,921,400



STORMWATER DRAINAGE 5-YEAR FORECAST

	Actual 2022-23	Budget 2023-24	Estimate 2023-24	Proposed 2024-25	Projected 2025-26	Projected 2026-27	Projected 2027-28	Projected 2028-29
Beginning Fund Balance	**$ 1,778,156**	**$ 2,434,248**	**$ 2,695,475**	**$ 4,951,864**	**$ 4,835,475**	**$ 2,623,363**	**$ 2,618,346**	**$ 2,423,149**
Revenues								
Stormwater Drainage Fees	1,080,350	1,240,000	1,285,000	1,415,000	1,625,000	1,868,750	2,093,000	2,302,300
Interest Income	74,829	80,000	145,000	150,000	150,000	150,000	150,000	150,000
Total Revenues	**$ 1,155,179**	**$ 1,320,000**	**$ 1,430,000**	**$ 1,565,000**	**$ 1,775,000**	**$ 2,018,750**	**$ 2,243,000**	**$ 2,452,300**
Expenditures								
Operations	231,363	414,196	414,484	902,848	1,097,421	1,190,507	1,596,611	1,462,788
Capital	363,520	570,000	5,899,811	2,209,731	2,814,000	750,000	750,000	750,000
Total Expenditures	**$ 594,883**	**$ 984,196**	**$ 6,314,295**	**$ 3,112,579**	**$ 3,911,421**	**$ 1,940,507**	**$ 2,346,611**	**$ 2,212,788**
Net Income	**$ 560,297**	**$ 335,804**	**$ (4,884,295)**	**$ (1,547,579)**	**$ (2,136,421)**	**$ 78,243**	**$ (103,611)**	**$ 239,512**
Other Financing Sources & (Uses)								
Transfers In	400,000	500,000	7,170,000	1,500,000	-	-	-	-
Transfers Out	(42,978)	(29,316)	(29,316)	(68,810)	(75,691)	(83,260)	(91,586)	(100,745)
Total Other Financing Sources & (Uses	**$ 357,022**	**$ 470,684**	**$ 7,140,684**	**$ 1,431,190**	**$ (75,691)**	**$ (83,260)**	**$ (91,586)**	**$ (100,745)**
Ending Fund Balance	**$ 2,695,475**	**$ 3,240,736**	**$ 4,951,864**	**$ 4,835,475**	**$ 2,623,363**	**$ 2,618,346**	**$ 2,423,149**	**$ 2,561,916**

SOLID WASTE FUND

- Pass-through fund
  - Revenue from trash/recycling fees
  - Payment to contractor for trash/recycling services
- Contractual CPI rate increase in December – not yet calculated
- Assume 2,000 new residential accounts per year
- Contract with Waste Connections
  - Plan to go out for RFP for service provider in FY 2025 to ensure competitive rates

OTHER FUNDS
$215.83 MILLION

OTHER FUNDS EXPENSES (IN MILLIONS)

Total Other Funds $215.83

Governmental Funds	Street Construction Fund	$5.06
	Roadway Impact Fee Fund	$13.80
	Governmental VERF	$0.59
	Capital Acquisition	$0.87
	Roadway Capital Recovery	$11.51
	Capital Funds	$173.43
Component Units	EDC	$2.58
	CDC	$1.65

OTHER FUNDS EXPENSES (IN MILLIONS)

Total Other Funds $215.83

Special Revenue Funds	Park Fee Fund	$2.57
	Downtown Fund	$0.10
	PEG, Hotel, and Grants Funds	$0.00
	Seizures Fund	$0.05
	Court Funds	$0.04
	Technology Fund	$1.20
	Integrity Fund	$0.79
	Stabilization Fun	$0.00
	TIRZ #11 Fund	$0.59
	Developer Capital Fee Funds	$1.03

SUMMARY

TOTAL EXPENDITURES – MAJOR FUNDS

Fund	FY2024	FY2025	Variance
General Fund (102)	43,322,178	52,155,745	8,833,567
Debt Service Fund (103)	16,589,795	23,626,642	7,036,847
Water/Wastewater Fund (202)	33,372,500	41,710,842	8,338,342
Solid Waste Fund (203)	3,110,000	4,470,000	1,360,000
Utility Infrastructure (205, 206, 209, 210, 213)	12,310,000	15,247,725	2,937,725
Stormwater Drainage Fund (208)	984,196	3,112,579	2,128,383
Special Revenue Funds (109, 112, 116, 118, 119, 122, 123, 311, 450, 451)	6,835,137	6,349,153	(485,984)
Other Governmental Funds (106, 107, 113, 120, 121)	7,650,890	31,825,115	24,174,225
CIP Funds	61,230,501	173,144,968	111,914,467
Economic Development Corp (401)	1,710,011	2,595,350	885,339
Community Development Corp (402)	821,257	1,651,707	830,450
Total	**$ 187,936,465**	**$ 355,889,826**	**$ 167,953,361**

STEPS TO ADOPT BUDGET

July 31 ✓
- City Manager's Proposed Budget and Tax Rate were presented to City Council

August 7 ✓
- City Manager's Proposed Budget was filed with City Secretary's Office

August 13 ✓
- The proposed budget and tax rate were discussed during the City Council Meeting
- City Council approved proposed tax rate

August 19 ✓
- Notices of Public Hearings on a Tax Increase and on the Budget were published in the *Celina Record*
- All notices and required information were published on the homepage and budget page of the City's website

STEPS TO ADOPT BUDGET

September 10

- Hold a public hearing on and consider approval of the FY 2024-2025 Budget
- Hold a public hearing on and consider approval of the 2024 Ad Valorem (Property) Tax Rate
  - Requires specific language for motion to approve (print out provided by staff)
- Consider the ratification of the property tax revenue increase reflected in the budget
  - Local Government Code 102.007(c) requires cities that adopt a budget that raises more revenue from property taxes than in the previous year to ratify the property tax increase reflected in the budget by a separate vote
  - In total, the FY 2024-2025 Budget raises $10,036,106 more in total property tax revenue than the previous fiscal year
    - Of that increase, $8,293,633 is revenue raised from new properties added to the tax roll for FY 2024-2025 (representing 82.6% of the increased property tax revenue)
    - The remaining $1,742,473 (17.4%) is increased revenue raised from existing properties

QUESTIONS?

FY 2024-2025
PROPOSED BUDGET AND FINANCIAL PLAN

This budget will raise more total property taxes than last year's budget by $10,036,106 or 30.51%, and of that amount, $8,293,633 is tax revenue to be raised from new property added to the tax roll this year.

The above information is presented on the cover page of the City of Celina's FY 2025 Proposed Budget to comply with requirements of Section 102.005(b) of the Texas Local Government Code.

Tax Rate	FY 2023-24 Adopted	FY 2024-25 Proposed
Property Tax Rate	$ 0.612154	$ 0.598168
No-New-Revenue Tax Rate	$ 0.519067	$ 0.566421
No-New-Revenue M&O Rate	$ 0.305197	$ 0.277354
Voter-Approval Tax Rate	$ 0.612154	$ 0.598168
Debt Rate	$ 0.296276	$ 0.311107

The total amount of municipal debt obligations secured by property taxes for the City of Celina is $478,015,000.

ORDINANCE NO. 2024-_____

AN ORDINANCE OF THE CITY OF CELINA, TEXAS RATIFYING THE PROPERTY TAX REVENUE IN THE FISCAL YEAR 2024-2025 BUDGET AS A RESULT OF THE CITY RECEIVING MORE REVENUES FROM PROPERTY TAX IN THE FISCAL YEAR 2024-2025 BUDGET THAN IN THE PREVIOUS FISCAL YEAR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Celina Fiscal Year 2024-2025 Budget approved by City Council on September 10, 2024 requires raising more revenue from property taxes than in the previous fiscal year; and

WHEREAS, Local Government Code 102.007(c), requires the City to ratify by a separate vote and providing the necessary disclosure language in the ratification, when there is an increase to the property tax revenues in the proposed budget as compared to the previous year; and increases compared to the previous year as reflected in an approved budget; and

WHEREAS, as a result of the approval of the Fiscal Year 2024-2025 Budget, the City Council finds that it must ratify the increased revenue from property taxes.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CELINA, TEXAS, THAT:

Section 1. The increased revenue from property taxes in the 2024-2025 Budget is hereby ratified, with the following declaration:

> **"THIS BUDGET WILL RAISE MORE REVENUE FROM PROPERTY TAXES THAN LAST YEAR'S BUDGET BY AN AMOUNT OF $10,036,106, WHICH IS A 30.51 PERCENT INCREASE FROM LAST YEAR'S BUDGET. THE PROPERTY TAX REVENUE TO BE RAISED FROM NEW PROPERTY ADDED TO THE TAX ROLL THIS YEAR IS $8,293,633."**

Section 2. This Ordinance shall become effective immediately upon its passage.

PASSED and APPROVED by the City Council of the City of Celina, Texas on the 10th day of September 2024.

_____
Ryan Tubbs, Mayor

ATTEST:

_____
Lauren Vaughns, City Secretary

Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Lauren Vaughns, City Secretary
CC:	Robert Ranc, City Manager
Intiated by:	Lauren Vaughns
Date:	September 10, 2024
Re:	Appointment of applicants to various City boards and commissions

Action Requested:
Consider and act upon appointments and removals to fill terms on various City boards, commissions, committees, and corporations. (Vaughns)

Background Information:
Boards and Commissions provide vital service to City Council in making recommendations and provide an opportunity for residents to engage in the City's governance. The City Council appoints members to City boards, commissions, committees, and corporations each year. Board members serve 2-3 year terms. EDC and P&Z are limited to 3 consecutive terms. Existing members who are not term limited are eligible to reapply.

The process is administered through the City Secretary's office. Applications were accepted from June 26, 2024, to July 26, 2024. At the City Council meeting on August 13, 2024, Council provided staff guidance regarding the next steps for the Board appointment, which included appointing an application review panel and setting a date for the interviews. City Council served as the review panel and met on Wednesday, August 28, 2024, to review and appoint 18 of the 36 open positions. On Saturday, September 7, 2024, City Council will interview applicants and is provided an additional opportunity to make appointments to the remaining 18 positions. The final appointments of any open positions remaining will be made at the regular council meeting on September 10th. The new appointments will start on October 01, 2024.

Legal Review:
N/A

Supporting Documents:

1. Presentation

Financial Consideration:

N/A

Staff Recommendation:

N/A

BOARD AND COMMSSION APPOINTMENTS

Lauren Vaughns
September 10, 2024



BOARD AND COMMISSION APPOINTMENT TIMELINE

~~**June 26 – July 26**~~	~~Applications accepted~~
~~**August 13**~~	~~City Council review process of Board and Commission appointments~~ ~~City Council to appoint review panel (if process approved)~~ ~~Panel to set date to review applicants (if process approved)~~ ~~Council to set date for interviews of those selected~~
~~**August 27**~~	~~Council reviewed applications~~
~~**September 7**~~	~~Interviews for applicants selected~~
September 10	Appointments made
October	Newly appointed members being term

QUESTIONS

Life Connected.

Administration
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Kimberly Brawner, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Drew Jenks
Date:	September 10, 2024
Re:	Government Center Parking Garage GMP1, P33

Action Requested:
Consider and act to authorize Amendment 1 to add the Guaranteed Maximum Price (GMP) for the construction of the Government Center parking garage through the Construction Manager At Risk, Swinerton, in the amount of $19,303,385.00 (Brawner)

Background Information:
On April 9, 2024, the city selected Swinerton Builders to provide construction manager at risk (CMAR) services for constructing the government center complex. The complex includes a ~100,000-square-foot, four-story building and a four-story parking garage which is a separate structure from the government center. The parking garage has an approximate 35,000-square-foot footprint and will have an aggregate area of approximately 140,000 square feet. The garage will have approximately 400 spaces and be located on the west side of North Arizona Drive between West Walnut Street (FM 455) and West Pecan Street. The parking garage includes elevators, trash compactors, space for generators for the government center, and special event storage. Parking options include standard parking spaces (9' x 18'), oversized parking spaces (10' x 20'), motorcycle, bicycle, and golf cart parking. The garage also includes space for the bookmobile storage and an off-site book drop. Infrastructure is being included for the possibility of electric charging stations.

On August 8, 2024, Swinerton and the City received responses to RFP 2024-121 for the CMAR subcontractor bids for the government center parking garage. The CMAR service includes the construction of the new Government Center Parking Garage and additional components to service the Government Center, including generators and additional electrical service components. The total GMP for the parking garage is $19,303,385.00.

Legal Review:
The GMP form has been previously reviewed and approved.

Supporting Documents:
1. Staff Presentation
2. Celina Garage GMP Deliverable 2024-09-04

Financial Consideration:
Funding is available through bonds. Expenditures will not exceed funds appropriated and funds will be committed to the purchase order.

Staff Recommendation:
Staff recommends approving the GMP as presented.

GOVERNMENT CENTER GMP - AMENDMENT 1 PARKING GARAGE

September 10, 2024




From Walnut Street


From Pecan Street
GARAGE

Current GMP

Element	Cost
Site Work	$842,570
Parking Garage	$18,460,815
Total Cost	$19,303,385

Material Adjustment

Starting Price: $19,303,391

1. Steel handrails in lieu of aluminum - $197 K
2. Remove Parking Guidance System - $180 K

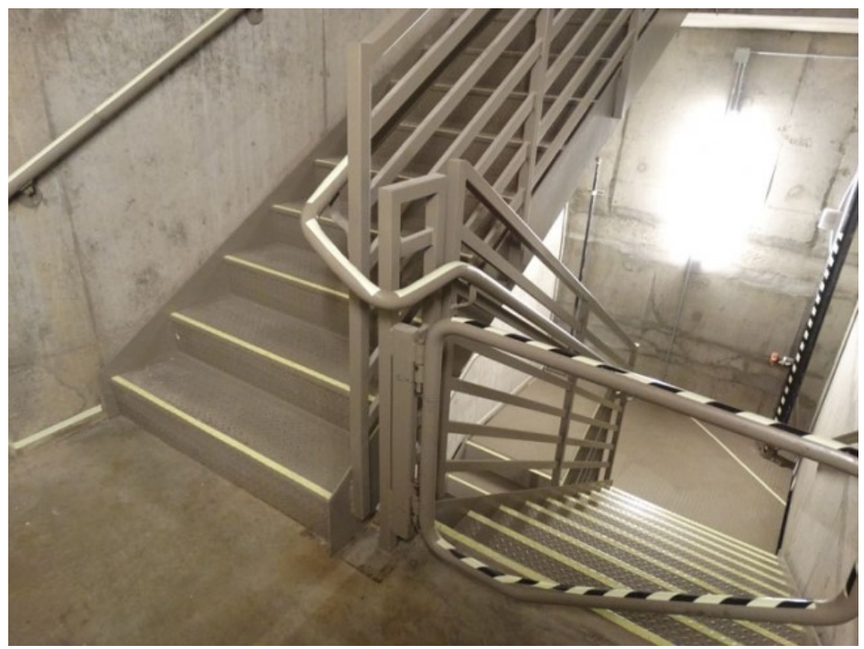
Total savings: $377k

Revised price: $18,926,391 M









Possible Major Scope Adjustments

Garage

- Concrete Garage vs Brick Garage: $1M
- Eliminate one floor of the garage: $1.4M

Total possible savings: $2.4M





Total Possible Savings

Element	Cost
Site Work	$842,570
Parking Garage	$18,460,815
Total Current Cost	$19,303,385

Element	cost
Initial Cost	$19,303,385
Possible Material Adjustment	($377,000)
Major Modification (reduce # of floors)	$1,400,000
Major Modification (no brick)	$1,000,000
Revised Cost	$16,526,385

Requested Council Action

- Approval of overall project budget/funding of $94 M

- Approval of $19,303,385 for construction of the parking garage as designed
  - Demolition of existing buildings
  - Site preparation
  - Generator Purchase
  - Electrical components
  - Parking Garage Construction

Purpose	Amount
~~Design~~	~~$7,901,838~~
~~GMP (preconstruction)~~	~~$75,000~~
Amendment 1 (parking garage)	$19.3 M
Foundation (Amendment 2)	$1 M
Building (Amendment 3)	$52.6 M
Landscaping (Amendment 4)	$3.5 M
Misc	$9 M
TOTAL	$93.4 M

Schedule Going Forward

~~Apr 9, 2024 – council award CMAR~~

~~May 2024 – Preliminary GMP~~

Sept 2024 – Amendment 1 – Parking Garage

Oct 2024 –

- Downtown Meeting (10/10)
- Groundbreaking (10/15)
- Construction start (11/1)

Nov 7, 2024 – Coffee with Contractor

(1st Thursday of the month after EDC)

Jan 2025 – Amendment 2 (early release)

May 2025 – Amendment 3 (building)

Oct 2025 – Garage complete

Dec 2025 – Furniture Procurement

Nov 2026 – Government Center complete





Questions?



SWINERTON

GMP

Celina Government Center Garage

SUBMITTED TO:

Mrs. Kimberly Brawner, Assistant
City Manager
City of Celina KBrawner@celina-tx.gov

August 28, 2024



TABLE OF CONTENTS

1 Cover Letter
2 Garage GMP Estimate Summary
3 Overall Project Estimate Update
4 Qualifications
5 VE Log
6 Subcontractor Proposals and Bid Leveling
7 Schedule
8 Logistics Plan
9 Bid Participation Report



TAB 1

COVER LETTER

SWINERTON

2200 Main Street, 3rd Floor
Dallas, TX 75201
214.888.2800

swinerton.com

Kimberly Brawner
Assistant City Manager
City of Celina, TX

Kim,

I wanted to thank you again for the opportunity to submit this GMP for the Celina Government Center Garage. As we have stated in our interview and throughout the preconstruction process, our team is committed to the success of this project and the continued growth of the City of Celina. We bring a family approach to everything we do and live by our core values: Ownership, Integrity, Leadership, Passion, and Excellence. We hope to prove those are the lifeblood of our team over the next few months and years.

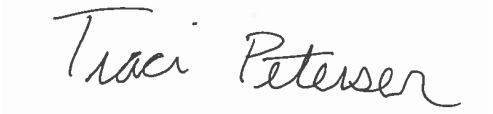
In the following proposal, we have included the Garage GMP Estimate Summary, Overall Project Estimate Update, Qualifications, VE log, Subcontractor Proposals and Bid Leveling, Schedule, and a Logistics plan for the site.

Assuming a Council approval of the Garage GMP in September, we plan to mobilize October with the Government Center breaking ground in May.

We hope this package meets your expectations of information requested and provides you, Robert, Dawn, Barbara, Karla, Dusty and the other members of the City team a level of comfort that we are the right team for the job. We have created a thorough plan of execution to bring the garage to life within budget and agreed upon schedule as we understand the great need for added parking. We are already looking ahead and planning to ensure the addition of the Government Center will be a seamless transition next spring.

We are ready and excited to hit the ground running!

Sincerely,



Traci Petersen

Traci Petersen
Sr. Project Manager
Traci.petersen@swinerton.com



TAB 2

GARAGE GMP ESTIMATE SUMMARY

SWINERTON

City of Celina
Government Center Garage GMP

Master Estimate Summary

	Package Description		Estimating Lead	Potential Subcontractor(s)	Total Cost
Direct Costs					
1	00.10 Final Cleaning		Chris	**Swinerton**	$ 20,226
2	01.20 General Requirements		Chris	**Swinerton**	$ 947,339
3	02.40 Demolition		Chris	The Demo Company	$ 37,780
5	03.00 Concrete		Benny	**Swinerton**	$ 5,352,168
9	04.20 Unit Masonry		Benny	Fenimore-Blythe	$ 1,184,111
11	05.10 Structural Steel		Chris	Alamo	$ 561,903
12	05.50 Metal fabrications		Chris	Aaron Arch	$ 244,020
17	07.10 Waterproofing		Ariel	Kemco	$ 245,327
18	07.21 Insulation		Ariel	Alpha	$ 38,466
21	07.50 Membrane Roofing		Ariel	Sterling	$ 55,300
26	08.10 Doors, Frames and Hardware		Ariel	Dallas Door	$ 108,335
27	08.33 OH Coiling Doors		Ariel	OGD	$ 26,094
31	09.20 GWB & framing		Ariel	**Swinerton**	$ 77,211
32	09.23 Plaster and Stucco		Ariel	Triangle	$ 49,793
37	09.90 Painting		Ariel	Shahan	$ 59,749
40	10.14 Signage		Chris	Dallas Digital Signs	$ 146,908
45	11.12 Parking Guidance System		Chris	Mitchell Time & Parking	$ 180,089
56	14.00 Elevators		Chris	TK	$ 287,489
58	21.00 Fire Suppression		Chris	Caruth	$ 230,065
59	22.00 Plumbing		Chris	JL Parker	$ 611,980
60	23.00 HVAC		Chris	Venture Mech	$ 369,850
61	26.00 Electrical		Chris	FSG	$ 3,247,971
62	27.00 Communications		Chris	FSG	$ 198,355
68	31.00 Earthwork		Benny	RPMX CONSTRUCTION LLC	$ 573,152
72	32.12 Striping		Chris	Striping Company	$ 13,574
73	32.13 Concrete Paving		Benny	ALPHA & OMEGA	$ 79,595
78	33.00 Utilities		Chris	Tridal	$ 357,380
	Subtotal Direct Costs				**$ 15,304,231**
Indirect Costs			**Cost Basis**		
	Project Escalation	0.00%	Direct Cost	$ -	$ -
	Owner Contingency	3.00%	Direct Cost	$ 459,127	$ 459,127
	Design Contingency	0.00%	Direct Cost	$ -	$ -
	Contractor Contingency	3.00%	Direct Cost	$ 459,127	$ 459,127
	Subtotal				**$ 918,254**
	Preconstruction Services	1	Lump Sum	$ 35,000	$ 35,000
	General Conditions	1	Lump Sum	$ 1,323,193	$ 1,323,193
	General Requirements	1	Lump Sum	$ 683,166	$ 683,166
	Subtotal				**$ 2,041,359**
	Building Permit Fees	0	Lump Sum	$ -	$ -
	Subtotal				**$ -**
	Subcontractor Default Insurance (SDI)	1.15%	Direct Cost	$ 221,989	$ 221,989
	General Liability Insurance	1.15%	Total	$ 221,989	$ 221,989
	Builder's Risk Insurance	0.25%	Total	$ 48,258	$ 48,258
	Performance & Payment Bond	0.99%	Total	$ 191,104	$ 191,104
	Subtotal				**$ 683,340**
	Contractor Fee	1.88%	Prev Subtotal	$ 356,207	$ 356,207
	Subtotal				**$ 356,207**
	Subtotal Indirect Costs				**$ 3,999,160**
	Total Construction Costs				**$ 19,303,391**

SWINERTON

Swinerton Dallas
Billing Rates

SWINERTON

Project: Celina Parking Garage, Celina, TX
Garage GMP
August 28, 2024

Position	Base Labor Rate (Hourly)	Billing Labor Rates (Hourly)
Chief Estimator	$ 122.21	**$ 210.71**
Preconstruction Manager	$ 99.24	**$ 171.11**
Sr Estimator	$ 84.63	**$ 145.91**
Estimator	$ 68.62	**$ 118.31**
Operations Mgr	$ 134.74	**$ 232.31**
Project Executive	$ 118.04	**$ 203.51**
Sr Project Mgr	$ 108.99	**$ 187.91**
Project Mgr	$ 83.93	**$ 144.71**
Assistant Project Mgr	$ 72.80	**$ 125.51**
Sr Project Engineer	$ 61.25	**$ 105.60**
Project Engineer	$ 53.59	**$ 92.40**
Intern Project Engineer	$ 52.20	**$ 90.00**
Sr Project Field Administrator	$ 62.64	**$ 108.00**
Project Field Administrator	$ 45.24	**$ 78.00**
Field Operations Mgr	$ 124.30	**$ 214.31**
General Superintendent	$ 120.62	**$ 207.96**
Sr Superintendent	$ 105.30	**$ 181.56**
Superintendent	$ 85.82	**$ 147.96**
Assistant Superintendent	$ 66.33	**$ 114.36**
Quality Control Manager	$ 85.82	**$ 147.96**
Division Safety Mgr	$ 85.82	**$ 147.96**
Safety Mgr	$ 85.82	**$ 147.96**
Sr Scheduler	$ 89.50	**$ 154.31**
Scheduler	$ 89.50	**$ 154.31**
Assistant VDC Manager	$ 59.57	**$ 102.71**
MEP Coordinator	$ 72.10	**$ 124.31**
Accountant	$ 57.07	**$ 98.40**
Jr Accountant	$ 57.07	**$ 98.40**
Carpenter Foreman	$ 40.60	**$ 70.00**
Carpenter Leadman	$ 36.25	**$ 62.50**
Carpenter Journeyman	$ 34.80	**$ 60.00**
Carpenter Apprentice	$ 27.55	**$ 47.50**
Laborer Foreman	$ 40.60	**$ 70.00**
Laborer Leadman	$ 34.80	**$ 60.00**
Laborer Journeyman	$ 32.63	**$ 56.25**
Laborer Apprentice	$ 26.10	**$ 45.00**



TAB 3

OVERALL PROJECT ESTIMATE UPDATE

Celina Administration Building

Estimate Version: Updated Cost with Garage GMP

Owner: City of Celina

Architect: HED

August 28, 2024

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
01 Site				**$ 842,570**	**$ 7.64**
02 41 16 Structure Demolition				**$ 37,780**	**$ 0.34**
Demolition - Engineering & Fire Department Admin	1.00	ls	$ 15,000.00	$ 15,000	$ 0.14
Demolition - Celina Police Station	1.00	ls	$ 22,780.00	$ 22,780	$ 0.21
31 20 00 Earth Moving				**$ 352,177**	**$ 3.20**
SWPPP Plan Development	1.00	ls	$ 420.84	$ 421	$ 0.00
Asphalt Demo	51,619.00	sf	$ 0.87	$ 44,945	$ 0.41
Lime Stabilization 6" Pavment subgrade 6" @ 7%	6,750.00	sf	$ 1.61	$ 10,880	$ 0.10
Public Work - Turn Lane & Drive Approach Allowance	1.00	ls	$ 17,414.15	$ 17,414	$ 0.16
8" Recycled Con Flexbase Cap & Garage Pad	1.00	ls	$ 68,214.00	$ 68,214	$ 0.62
Condition Existing Soil	11,851.85	cy	$ 7.32	$ 86,756	$ 0.79
Rough Grading	22,888.00	sf	$ 1.74	$ 39,858	$ 0.36
Concrete Flatwork Demo	7,700.00	sf	$ 0.87	$ 6,704	$ 0.06
Haul off Pier Spoils	821.50	cy	$ 24.00	$ 19,716	$ 0.18
Allowance for Modifications to Annex Yard	1.00	ls	$ 25,000.00	$ 25,000	$ 0.23
Sub Grade of Laydown Area	3,218.00	sy	$ 8.50	$ 27,353	$ 0.25
SWPPP maintenance	1.00	ls	$ 4,916.60	$ 4,917	$ 0.04
31 25 00 Erosion and Sedimentation Controls				**$ 24,946**	**$ 0.23**
Erosion and Sedimentation Controls - Silt Fencing	850.00	lf	$ 2.03	$ 1,727	$ 0.02
Erosion and Sedimentation Controls - Stabilized Entrance	2.00	ea	$ 5,804.72	$ 11,609	$ 0.11
Erosion and Sedimentation Controls - SWPPP	1.00	ls	$ 2,902.36	$ 2,902	$ 0.03
Removal of Construction Entrance	2.00	ea	$ 1,160.94	$ 2,322	$ 0.02
Removal of Silt Fence	1.00	ls	$ 1,451.18	$ 1,451	$ 0.01
Respread Stockpiled Topsoil	1.00	ls	$ 2,902.36	$ 2,902	$ 0.03
Backfill Curb & Gutter	1.00	ls	$ 2,031.65	$ 2,032	$ 0.02
32 13 13 Concrete Paving				**$ 79,595**	**$ 0.72**
City Approach	1,200.00	sf	$ 9.57	$ 11,486	$ 0.10
4" Sidewalks	6,320.00	sf	$ 5.10	$ 32,262	$ 0.29
Mechanical Pad	2.00	ea	$ 3,190.45	$ 6,381	$ 0.06
Curb & Gutter	200.00	lf	$ 22.33	$ 4,467	$ 0.04
Tie ins at Colorado St - Allowance	1.00	ls	$ 25,000.00	$ 25,000	$ 0.23
33 00 00 Utilities				**$ 348,072**	**$ 3.16**
Water to within 5' of building	1.00	ls	$ 74,052.72	$ 74,053	$ 0.67
Sanitary to within 5' of building	1.00	ls	$ 53,515.61	$ 53,516	$ 0.49
Public Storm	1.00	ls	$ 113,557.17	$ 113,557	$ 1.03
Demo of 700 LF of gas	700.00	lf	$ 36.99	$ 25,892	$ 0.23
Relocation of exising water meter	1.00	ls	$ 5,548.32	$ 5,548	$ 0.05
Relocation of fiber, telephone allowance	1.00	ls	$ 36,988.80	$ 36,989	$ 0.34
Fire Protection	1.00	ls	$ 34,704.42	$ 34,704	$ 0.31
Haul off Spoil	1.00	ls	$ 3,812.81	$ 3,813	$ 0.03
02 Parking Garage				**$ 14,461,655**	**$ 131.21**
01 35 00 Special Procedures				**$ 125,116**	**$ 1.14**
Traffic Control/Flaggers	11.00	mo	$ 11,374.14	$ 125,116	$ 1.14
01 51 33 Temporary Telecommunications				**$ 15,750**	**$ 0.14**
Time Lapse Camera	1.00	ls	$ 15,750.00	$ 15,750	$ 0.14
01 54 19 Temporary Cranes				**$ 540,000**	**$ 4.90**
Mobile Crane	9.00	mo	$ 60,000.00	$ 540,000	$ 4.90
01 74 13 Progress Cleaning				**$ 236,475**	**$ 2.15**
Ongoing Cleanup	1.00	ls	$ 236,475.00	$ 236,475	$ 2.15
01 74 23 Final Cleaning				**$ 20,226**	**$ 0.18**
Final Cleaning	134,842.00	sf	$ 0.15	$ 20,226	$ 0.18
01 78 29 Final Site Survey				**$ 30,000**	**$ 0.27**
Final As-Built Survey	1.00	ls	$ 5,000.00	$ 5,000	$ 0.05
Licensed Survey	1.00	ls	$ 25,000.00	$ 25,000	$ 0.23
03 00 00 Concrete				**$ 5,352,147**	**$ 48.56**
Wall 12" x 16' / 150PCY	1,997.00	sf	$ 35.07	$ 70,028	$ 0.64
Wall 12" x 8' avg / 150PCY	3,464.00	sf	$ 35.07	$ 121,471	$ 1.10
GB 36x24 / 150PCY	979.00	lf	$ 350.67	$ 343,304	$ 3.11
30"x30" Column / 300 PCY Rebar / 5000PSI	108.00	cy	$ 759.78	$ 82,056	$ 0.74
DP42 - 65' deep Cased	695.00	cy	$ 759.78	$ 528,048	$ 4.79
Columns 24x24x16' / 150 PCY	142.00	cy	$ 759.78	$ 107,889	$ 0.98
Bumper Wall 8" x 4' / 150PCY	22,534.00	sf	$ 29.22	$ 658,496	$ 5.97
5" Slab on Grade	35,794.00	sf	$ 8.18	$ 292,876	$ 2.66
Elevator Pit Slab	1.00	ea	$ 14,611.17	$ 14,611	$ 0.13
Ready Stair	4.00	ea	$ 17,533.40	$ 70,134	$ 0.64
GB 24x24 / 150PCY	82.00	lf	$ 292.22	$ 23,962	$ 0.22
Safety Manager	11.00	mo	$ 7,298.13	$ 80,279	$ 0.73
Concrete Supervision	9.00	mo	$ 21,535.00	$ 193,815	$ 1.76
DP24 - 65' deep Cased	91.00	cy	$ 759.78	$ 69,140	$ 0.63
DP48 - 65' deep Cased	121.00	cy	$ 759.78	$ 91,933	$ 0.83
Barrier Cable	736.00	lf	$ 87.67	$ 64,523	$ 0.59

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
Columns 24x24x10' / 150 PCY	44.00	cy	$ 759.78	$ 33,430	$ 0.30
48x34 PT Beams	118.00	cy	$ 701.34	$ 82,758	$ 0.75
16x34 PT Beams	628.00	cy	$ 701.34	$ 440,439	$ 4.00
7" PT Slab w/One Way Beams	2,311.00	cy	$ 701.34	$ 1,620,787	$ 14.71
Columns 30x30x10' / 150 PCY	9.00	cy	$ 759.78	$ 6,838	$ 0.06
12x34 PT Beams	182.00	cy	$ 701.34	$ 127,643	$ 1.16
Columns 30x30x4' / 150 PCY	4.00	cy	$ 759.78	$ 3,039	$ 0.03
Columns 24x24x4' / 150 PCY	18.00	cy	$ 759.78	$ 13,676	$ 0.12
Safety Maintenance	11.00	mo	$ 14,892.74	$ 163,820	$ 1.49
Allowance for 1000 LBS Post Tensioning Ref S-003	1,000.00	lb	$ 2.15	$ 2,150	$ 0.02
Allowance for Pressure Injecting Epoxy Cracks Ref S-003	500.00	lf	$ 20.00	$ 10,000	$ 0.09
Allowance Routing for Ceiling of non Structrual Floor Cracks Ref S-003	1,000.00	lf	$ 10.00	$ 10,000	$ 0.09
Allowance For Cooling/Heating Of Concrete Operations	1.00	ls	$ 25,000.00	$ 25,000	$ 0.23
04 00 00 Masonry				**$ 40,673**	**$ 0.37**
Quality Control Manager	11.00	mo	$ 3,697.54	$ 40,673	$ 0.37
04 21 13 Brick Masonry				**$ 787,012**	**$ 7.14**
Brick Masonry - Running Bond	20,806.00	vsf	$ 26.17	$ 544,414	$ 4.94
Brick Masonry: Stacked Soldiers	3,000.00	vsf	$ 34.89	$ 104,665	$ 0.95
Brick Masonry - Stacked Soldiers at Garage Camps	1,500.00	lf	$ 34.89	$ 52,332	$ 0.47
Dumpsters for Masonry Work	1.00	ls	$ 85,600.00	$ 85,600	$ 0.78
04 22 00 Concrete Unit Masonry				**$ 367,499**	**$ 3.33**
CMU Interior Walls	15,048.00	sf	$ 24.42	$ 367,499	$ 3.33
05 50 00 Metal Fabrications				**$ 397,290**	**$ 3.60**
Structural Allowance	10.00	tn	$ 6,500.00	$ 65,000	$ 0.59
Structural Steel	18.00	tn	$ 17,495.00	$ 314,910	$ 2.86
Pipe Protection Bent Plates	25.00	ea	$ 500.00	$ 12,500	$ 0.11
Verticle Supports for Barrier Cable	4.00	ea	$ 1,220.00	$ 4,880	$ 0.04
05 51 00 Metal Stairs				**$ 164,619**	**$ 1.49**
Metal Pan Stairs	12.00	ea	$ 13,718.22	$ 164,619	$ 1.49
05 52 00 Metal Railings				**$ 244,018**	**$ 2.21**
Aluminum Rails with Stainless-Steel Cabling at Stair 1 and Stair 2	680.00	lf	$ 358.85	$ 244,018	$ 2.21
07 10 00 Dampproofing and Waterproofing				**$ 7,365**	**$ 0.07**
Waterproofing at Elevator Pit	1,020.00	sf	$ 7.22	$ 7,365	$ 0.07
07 11 00 Dampproofing				**$ 37,336**	**$ 0.34**
Dampproofing at Masonry	3,229.00	vsf	$ 11.56	$ 37,336	$ 0.34
07 15 00 Sheet Metal Waterproofing				**$ 61,941**	**$ 0.56**
Sheet Metal Waterproofing	134,842.00	sf	$ 0.46	$ 61,941	$ 0.56
07 18 00 Traffic Coatings				**$ 77,540**	**$ 0.70**
Traffic Coatings	134,842.00	sf	$ 0.58	$ 77,540	$ 0.70
07 21 00 Thermal Insulation				**$ 38,466**	**$ 0.35**
R 38 With Intumesscent Ignition Barrier	28,700.00	vsf	$ 1.34	$ 38,466	$ 0.35
07 27 36 Sprayed Foam Air Barrier				**$ 28,597**	**$ 0.26**
Sprayed Foam Air Barrier	2,109.00	sf	$ 13.56	$ 28,597	$ 0.26
07 51 00 Built-Up Bituminous Roofing				**$ 55,299**	**$ 0.50**
Carlisle PVC system	880.00	sf	$ 62.84	$ 55,299	$ 0.50
07 92 00 Joint Sealants				**$ 32,548**	**$ 0.30**
Joint Sealants, Interior	134,842.00	sf	$ 0.24	$ 32,548	$ 0.30
08 11 13 Hollow Metal Doors and Frames				**$ 108,340**	**$ 0.98**
Double Door Exterior (HM)	8.00	pr	$ 5,500.00	$ 44,000	$ 0.40
Single Door Exterior (HM)	7.00	ea	$ 2,850.00	$ 19,950	$ 0.18
Door Hardware	23.00	ea	$ 1,930.00	$ 44,390	$ 0.40
08 33 00 Coiling Doors and Grilles				**$ 26,094**	**$ 0.24**
Rollup Door @ Garage Entry	2.00	ea	$ 13,047.00	$ 26,094	$ 0.24
09 21 16 Gypsum Board Assemblies				**$ 77,238**	**$ 0.70**
Aluminum Studs, Sheathing, Metal, At Canopy Fascias - Allowance	276.00	sf	$ 101.00	$ 27,876	$ 0.25
Drywall & Framing, Plywood at MDF/IDF Rooms	1.00	ls	$ 42,237.00	$ 42,237	$ 0.38
Fire Extinguishers	16.00	ea	$ 445.31	$ 7,125	$ 0.06
09 27 00 Plaster Fabrications				**$ 49,782**	**$ 0.45**
Plaster - 3 Coat Stucco with Metal Lath	1,839.00	sf	$ 27.07	$ 49,782	$ 0.45
09 91 00 Painting				**$ 58,369**	**$ 0.53**
Paint Bollards, CMU, Doors, Finish and Paint Drywall	1.00	ls	$ 58,369.00	$ 58,369	$ 0.53
10 14 00 Signage				**$ 146,908**	**$ 1.33**
Vehicular Post and Panel	21.00	ea	$ 1,051.09	$ 22,073	$ 0.20
PS-100	1.00	ea	$ 9,424.76	$ 9,425	$ 0.09
Reflective Signage	13.00	ea	$ 393.24	$ 5,112	$ 0.05
Column Level Signage	45.00	ea	$ 161.64	$ 7,274	$ 0.07
Handicap Signage	12.00	ea	$ 50.37	$ 604	$ 0.01
Headache Bars	8.00	ea	$ 1,493.33	$ 11,947	$ 0.11
S1-NX	16.00	ea	$ 268.36	$ 4,294	$ 0.04
PS-R6	2.00	ea	$ 1,610.18	$ 3,220	$ 0.03

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
PS-R5	4.00	ea	$ 268.36	$ 1,073	$ 0.01
Box Entrance Sign	1.00	ea	$ 41,720.74	$ 41,721	$ 0.38
Blade Style Parking	2.00	ea	$ 19,318.89	$ 38,638	$ 0.35
Room Code Signage	24.00	ea	$ 63.63	$ 1,527	$ 0.01
11 12 00 Parking Control Equipment				**$ 180,089**	**$ 1.63**
Parking Guidance System	1.00	ls	$ 105,089.00	$ 105,089	$ 0.95
Rough in for Guidance System	1.00	ls	$ 75,000.00	$ 75,000	$ 0.68
14 20 00 Elevators				**$ 299,489**	**$ 2.72**
Elevators	8.00	stop	$ 34,436.12	$ 275,489	$ 2.50
Temporary Elevator Protection	4.00	ea	$ 6,000.00	$ 24,000	$ 0.22
21 10 00 Water-Based Fire-Suppression Systems				**$ 230,065**	**$ 2.09**
Complete Fire Suppression Dry type System (with Heat Trace)	1.00	ls	$ 195,155.00	$ 195,155	$ 1.77
Nitrogen Generator for Pre-Action	1.00	ls	$ 34,910.00	$ 34,910	$ 0.32
22 00 00 Plumbing				**$ 611,980**	**$ 5.55**
Plumbing System For Water, Storm, Sanitary	1.00	ls	$ 445,980.00	$ 445,980	$ 4.05
Booster Pumps for Building	1.00	ls	$ 52,000.00	$ 52,000	$ 0.47
Natural Gas Piping	1.00	ls	$ 76,000.00	$ 76,000	$ 0.69
Gas Solenoid - No Spec	1.00	ls	$ 22,000.00	$ 22,000	$ 0.20
BIM Coordination	1.00	ls	$ 8,500.00	$ 8,500	$ 0.08
Firestopping	1.00	ls	$ 7,500.00	$ 7,500	$ 0.07
23 00 00 HVAC				**$ 369,850**	**$ 3.36**
HVAC System - Garage FCU, Splits, Controls	1.00	ls	$ 357,000.00	$ 357,000	$ 3.24
Exhaust for Generators	4.00	ea	$ 2,500.00	$ 10,000	$ 0.09
CO Monitoring System	1.00	ls	$ 2,850.00	$ 2,850	$ 0.03
26 00 00 Electrical				**$ 1,879,098**	**$ 17.05**
Primary Comm Conduits	1.00	ls	$ 47,435.89	$ 47,436	$ 0.43
Electrical Distribution - Garage Only	1.00	ls	$ 845,083.69	$ 845,084	$ 7.67
Electrical Feeders	1.00	ls	$ 249,636.82	$ 249,637	$ 2.26
Electrical Primary	1.00	ls	$ 54,408.96	$ 54,409	$ 0.49
Grounding	1.00	ls	$ 47,203.57	$ 47,204	$ 0.43
Branch Power	1.00	ls	$ 41,978.33	$ 41,978	$ 0.38
Mechanical Power	1.00	ls	$ 172,512.15	$ 172,512	$ 1.57
Communications Rough in	1.00	ls	$ 6,007.33	$ 6,007	$ 0.05
Dual EV Ready Spaces	15.00	ea	$ 589.91	$ 8,849	$ 0.08
Lightning Protection	1.00	ls	$ 110,683.73	$ 110,684	$ 1.00
Acceptance Testing	1.00	ls	$ 20,565.28	$ 20,565	$ 0.19
Commissioning	1.00	ls	$ 47,233.98	$ 47,234	$ 0.43
Firestopping	1.00	ls	$ 4,257.07	$ 4,257	$ 0.04
Refeed to Annex Building	1.00	ls	$ 16,648.78	$ 16,649	$ 0.15
Temp Power and Lighting	1.00	ls	$ 77,492.00	$ 77,492	$ 0.70
Temp Power Consumption	1.00	ls	$ 30,041.00	$ 30,041	$ 0.27
Christmas Lights GFI	1.00	ls	$ 20,000.00	$ 20,000	$ 0.18
Security Rough in	1.00	ls	$ 79,061.03	$ 79,061	$ 0.72
26 32 00 Packaged Generator Assemblies				**$ 579,541**	**$ 5.26**
Emergency Generator A and ATS	1.00	ls	$ 579,541.25	$ 579,541	$ 5.26
26 50 00 Lighting				**$ 613,429**	**$ 5.57**
Electrical - Parking Garage Lighting	1.00	ls	$ 197,678.72	$ 197,679	$ 1.79
Electrical - Parking Garage Lighting Controls	1.00	ls	$ 415,750.00	$ 415,750	$ 3.77
27 20 00 Data Communications				**$ 198,355**	**$ 1.80**
Wire and connections for Comm and Security - No Cameras or Access Control	1.00	ls	$ 128,355.00	$ 128,355	$ 1.16
Access Control Point	1.00	ea	$ 4,000.00	$ 4,000	$ 0.04
Cameras	33.00	ea	$ 2,000.00	$ 66,000	$ 0.60
28 46 00 Fire Detection and Alarm				**$ 175,918**	**$ 1.60**
Fire Alarm - Addressable Emergency/Voice Communication (With Electrical)	1.00	ls	$ 175,917.81	$ 175,918	$ 1.60
31 20 00 Earth Moving				**$ 174,312**	**$ 1.58**
Stormwater Management	11.00	mo	$ 681.00	$ 7,491	$ 0.07
Site Security Fence, Maintence	11.00	mo	$ 15,165.55	$ 166,821	$ 1.51
32 17 23 Pavement Markings				**$ 13,574**	**$ 0.12**
Parking Lot Striping	1.00	ls	$ 13,574.00	$ 13,574	$ 0.12
33 00 00 Utilities				**$ 9,308**	**$ 0.08**
Temp Water - Garage	11.00	mo	$ 546.18	$ 6,008	$ 0.05
Temp Water - Set Up	1.00	ls	$ 3,300.00	$ 3,300	$ 0.03
03 Building				**$ 43,022,168**	**$ 390.34**
01 35 00 Special Procedures				**$ 212,110**	**$ 1.92**
Traffic Control/Flaggers	17.00	mo	$ 11,374.14	$ 193,360	$ 1.75
Barricades	1.00	ls	$ 18,750.00	$ 18,750	$ 0.17
01 54 13 Temporary Elevators				**$ 162,469**	**$ 1.47**
Material Lift Rental Operator	10.00	mo	$ 12,186.60	$ 121,866	$ 1.11
Material Lift Rental	10.00	mo	$ 4,060.30	$ 40,603	$ 0.37
01 54 19 Temporary Cranes				**$ 1,214,369**	**$ 11.02**
Tower Crane (400 Series)	12.00	mo	$ 39,541.00	$ 474,492	$ 4.31

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
Tower Crane Moblize/Demobilize	2.00	ls	$ 50,000.00	$ 100,000	$ 0.91
Tower Crane Operator	12.00	mo	$ 33,323.11	$ 399,877	$ 3.63
Mobile Crane for Basement	4.00	mo	$ 60,000.00	$ 240,000	$ 2.18
01 74 13 Progress Cleaning				**$ 1,114,487**	**$ 10.11**
Ongoing Cleanup	1.00	ls	$ 1,114,487.00	$ 1,114,487	$ 10.11
01 74 23 Final Cleaning				**$ 44,087**	**$ 0.40**
Final Cleaning	110,218.00	sf	$ 0.40	$ 44,087	$ 0.40
01 76 00 Protecting Installed Construction				**$ 10,061**	**$ 0.09**
Wall Protection	25,153.00	sf	$ 0.40	$ 10,061	$ 0.09
03 00 00 Concrete				**$ 5,691,201**	**$ 51.64**
Pan Stair Infill	8.00	ea	$ 7,963.94	$ 63,711	$ 0.58
Concrete Supervision	11.00	mo	$ 20,654.09	$ 227,195	$ 2.06
Safety Maintenance	18.00	mo	$ 13,795.67	$ 248,322	$ 2.25
Crane Slab	1.00	ls	$ 74,661.90	$ 74,662	$ 0.68
5" Slab on Grade	23,847.00	sf	$ 8.96	$ 213,655	$ 1.94
Columns 24x24 150 PCY Level 1	42.00	cy	$ 1,244.37	$ 52,263	$ 0.47
DP42 - 60' deep Cased	1,117.00	cy	$ 746.62	$ 833,973	$ 7.57
DP24 - 60' deep Cased	77.00	cy	$ 746.62	$ 57,490	$ 0.52
One-SidedWall 12" x 16.5 / 150PCY	10,579.00	sf	$ 49.77	$ 526,566	$ 4.78
12" Mat Slab / 150 PCY	13.00	cy	$ 497.75	$ 6,471	$ 0.06
Columns 30x24 150 PCY Basement	74.00	cy	$ 1,244.37	$ 92,083	$ 0.84
Columns 30x24 150 PCY Level 1	75.00	cy	$ 1,244.37	$ 93,327	$ 0.85
Columns 24x24 150 PCY Basement	39.00	cy	$ 1,244.37	$ 48,530	$ 0.44
21" Pan Slab	87,601.00	sf	$ 27.87	$ 2,441,771	$ 22.15
Columns 24x24 150 PCY Level 2	36.00	cy	$ 1,244.37	$ 44,797	$ 0.41
Columns 30x24 150 PCY Level 2	67.00	cy	$ 1,244.37	$ 83,372	$ 0.76
Columns 24x24 150 PCY Level 3	36.00	cy	$ 1,244.37	$ 44,797	$ 0.41
Columns 30x24 150 PCY Level 3	64.00	cy	$ 1,244.37	$ 79,639	$ 0.72
Columns 24x24 150 PCY Level 4	26.00	cy	$ 1,244.37	$ 32,353	$ 0.29
Columns 30x24 150 PCY Level 4	51.00	cy	$ 1,244.37	$ 63,463	$ 0.58
Grade Slab @ LEVEL 1 for entrances	8.49	cy	$ 497.75	$ 4,226	$ 0.04
CONCRETE PAD @ VESTIBULE 24"	19.04	cy	$ 497.75	$ 9,476	$ 0.09
CONCRETE PAD @ BRICK COLUMN 24"	12.74	cy	$ 497.75	$ 6,341	$ 0.06
12" ELEVATOR PIT WALL	642.00	sf	$ 49.77	$ 31,955	$ 0.29
4'-0"X4'-0"X3'-0" PIER CAP	8.00	cy	$ 647.07	$ 5,177	$ 0.05
2" POLISHED CONCRETE ON 3 PLY CLT	3,194.00	sf	$ 27.87	$ 89,029	$ 0.81
Quality Control Manager	18.00	mo	$ 3,697.54	$ 66,556	$ 0.60
Safety Manager	18.00	mo	$ 8,333.33	$ 150,000	$ 1.36
04 21 13 Brick Masonry				**$ 2,297,488**	**$ 20.84**
Stone Veneer Govt Building - Header, Sills, Jamb, Parapet Cap/Band	6,160.00	lf	$ 31.75	$ 195,580	$ 1.77
Interior Brick Masonry	2,172.00	vsf	$ 32.70	$ 71,023	$ 0.64
Dumpsters for Masonry Work	1.00	ls	$ 132,885.00	$ 132,885	$ 1.21
Brick Masonry	36,500.00	vsf	$ 52.00	$ 1,898,000	$ 17.22
04 22 00 Concrete Unit Masonry				**$ 207,436**	**$ 1.88**
CMU Interior Walls	7,250.00	sf	$ 28.61	$ 207,436	$ 1.88
05 50 00 Metal Fabrications				**$ 1,700,604**	**$ 15.43**
Architectural Elements	35.00	tn	$ 9,188.78	$ 321,607	$ 2.92
Structural Steel - Structural Steel Allowance	219.00	tn	$ 6,100.17	$ 1,335,936	$ 12.12
Divider Beams	1.00	tn	$ 6,799.11	$ 6,799	$ 0.06
Steel for Skyfold	1.00	ea	$ 9,065.49	$ 9,065	$ 0.08
Elevator Guide Rails	4.00	tn	$ 6,799.11	$ 27,196	$ 0.25
05 51 00 Metal Stairs				**$ 273,593**	**$ 2.48**
Metal Pan Stairs	16.00	ea	$ 17,099.56	$ 273,593	$ 2.48
05 71 13 Fabricated Metal Spiral Stairs				**$ 659,750**	**$ 5.99**
Glass Balcony Railing at Monumental Stair	1,450.00	lf	$ 455.00	$ 659,750	$ 5.99
06 10 00 Rough Carpentry				**$ 27,555**	**$ 0.25**
Rough Carpentry	110,218.00	sf	$ 0.25	$ 27,555	$ 0.25
06 13 00 Heavy Timber Construction				**$ 991,254**	**$ 8.99**
Mass Timber Elements - Beams	1.00	ea	$ 395,631.00	$ 395,631	$ 3.59
Mass Timber Elements - CLT	1.00	ea	$ 324,644.00	$ 324,644	$ 2.95
Mass Timber Elements - Stairs	1.00	ea	$ 270,979.00	$ 270,979	$ 2.46
06 40 00 Architectural Woodwork				**$ 521,888**	**$ 4.74**
RR Vanity and Stone Top	74.50	lf	$ 550.00	$ 40,975	$ 0.37
Lower Cabinets P-lam and PL Top	52.50	lf	$ 375.00	$ 19,688	$ 0.18
Lower Cabinets P-lam and Stone Top	190.00	lf	$ 650.00	$ 123,500	$ 1.12
Island with Stone Top	139.50	lf	$ 900.00	$ 125,550	$ 1.14
Wood Base	750.00	lf	$ 41.00	$ 30,750	$ 0.28
Allowance for Thematic Column Wrap	1.00	ea	$ 20,000.00	$ 20,000	$ 0.18
Allowance for Interactive Play Unit	1.00	ea	$ 35,750.00	$ 35,750	$ 0.32
Upper Cabinets P-lam	106.50	lf	$ 200.00	$ 21,300	$ 0.19
B-3 Soelbery Laminate Tambour Paneling	160.00	lf	$ 200.00	$ 32,000	$ 0.29
Reception Desk	48.75	lf	$ 1,200.00	$ 58,500	$ 0.53

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
Banquette	18.50	lf	$ 750.00	$ 13,875	$ 0.13
07 11 00 Dampproofing				**$ 145,600**	**$ 1.32**
Air Barrier At Exterior Cavity Walls and Soffits	35,000.00	sf	$ 4.16	$ 145,600	$ 1.32
07 14 00 Fluid-Applied Waterproofing				**$ 126,982**	**$ 1.15**
Sheet Waterproofing	13,000.00	sf	$ 7.77	$ 101,010	$ 0.92
Third Party Consultant	1.00	ea	$ 7,500.00	$ 7,500	$ 0.07
Waterproofing at Elevator Pit	1,020.00	sf	$ 18.11	$ 18,472	$ 0.17
07 42 13 Metal Wall Panels				**$ 95,715**	**$ 0.87**
Composite Metal Panel - Columns	617.00	sf	$ 45.00	$ 27,765	$ 0.25
Composite Metal Panel - 4th Floor Fascia	716.00	sf	$ 45.00	$ 32,220	$ 0.29
Composite Metal Panel - Rooftop Soffit	794.00	sf	$ 45.00	$ 35,730	$ 0.32
07 52 00 Modified Bituminous Membrane Roofing				**$ 574,477**	**$ 5.21**
Carlisle PVC	26,018.00	sf	$ 22.08	$ 574,477	$ 5.21
07 81 00 Applied Fire Protection				**$ 82,527**	**$ 0.75**
Intumescent Fireproofing - Exposed Steel	1.00	ls	$ 27,391.00	$ 27,391	$ 0.25
Applied Fireproofing - Spray at Roof Beams, Columns, Decks	1.00	ls	$ 55,136.00	$ 55,136	$ 0.50
07 92 00 Joint Sealants				**$ 58,416**	**$ 0.53**
Joint Sealants	110,218.00	sf	$ 0.53	$ 58,416	$ 0.53
08 00 00 Openings				**$ 775,358**	**$ 7.03**
Single Door Exterior (HM)	4.00	ea	$ 2,850.00	$ 11,400	$ 0.10
Double Door Exterior (HM)	3.00	pr	$ 5,500.00	$ 16,500	$ 0.15
Single Door Interior (HM)	191.00	ea	$ 2,650.00	$ 506,150	$ 4.59
Single Door Interior (WD)	54.00	ea	$ 2,200.00	$ 118,800	$ 1.08
Standard Frames with Install	164.00	ea	$ 747.00	$ 122,508	$ 1.11
08 05 00 Common Work Results for Openings				**$ 579,600**	**$ 5.26**
Hardware For Doors	252.00	ea	$ 2,100.00	$ 529,200	$ 4.80
Install Door and Hardware	252.00	ea	$ 200.00	$ 50,400	$ 0.46
08 33 00 Coiling Doors and Grilles				**$ 45,000**	**$ 0.41**
Security Grille 60' - with Steel	1.00	ls	$ 25,000.00	$ 25,000	$ 0.23
Security Grille 47' - with Steel	1.00	ls	$ 20,000.00	$ 20,000	$ 0.18
08 43 00 Storefronts				**$ 840,980**	**$ 7.63**
Exterior Storefront DFH (Pair)	4.00	pr	$ 10,500.00	$ 42,000	$ 0.38
Exterior Storefront DFH (Single)	20.00	ea	$ 5,500.00	$ 110,000	$ 1.00
Interior Glass Walls/Storefronts	6,760.00	sf	$ 48.00	$ 324,480	$ 2.94
Interior Glass DFH (Pair)	5.00	pr	$ 9,000.00	$ 45,000	$ 0.41
Interior Glass DFH (Single)	16.00	ea	$ 4,500.00	$ 72,000	$ 0.65
Ground Level Storefront System	4,500.00	sf	$ 55.00	$ 247,500	$ 2.25
08 44 00 Curtain Wall and Glazed Assemblies				**$ 1,574,500**	**$ 14.29**
Curtain Wall W-1	11,200.00	sf	$ 85.00	$ 952,000	$ 8.64
Window Wall W-2	8,300.00	sf	$ 75.00	$ 622,500	$ 5.65
08 81 00 Glass Glazing				**$ 154,927**	**$ 1.41**
Skyfold Operable Partition	1.00	ea	$ 154,927.00	$ 154,927	$ 1.41
09 21 16 Gypsum Board Assemblies				**$ 3,376,716**	**$ 30.64**
2HR Wall	1,886.00	lf	$ 248.00	$ 467,728	$ 4.24
Non-Rated Wall	10,523.00	lf	$ 206.00	$ 2,167,738	$ 19.67
Exterior Framing	2,833.00	lf	$ 250.00	$ 708,250	$ 6.43
1HR Rated Wall	150.00	lf	$ 220.00	$ 33,000	$ 0.30
09 30 00 Tiling				**$ 118,133**	**$ 1.07**
WT-A2 Vanity Ceramic Tile Walls	1,960.00	sf	$ 15.81	$ 30,988	$ 0.28
WT-A3 Ceramic Tile Backsplash (3')	50.00	sf	$ 19.48	$ 974	$ 0.01
WT-A1 Ceramic Tile Wet Walls	6,687.00	sf	$ 8.52	$ 56,973	$ 0.52
WT-A4 Ceramic Tile Backsplash (3')	50.00	sf	$ 19.26	$ 963	$ 0.01
WT-A5 Ceramic Tile Backsplash (3')	100.00	sf	$ 32.07	$ 3,207	$ 0.03
WT-L1 Ceramic Tile Walls	1,104.00	sf	$ 6.80	$ 7,507	$ 0.07
Schluter Trim	2,665.00	lf	$ 4.43	$ 11,806	$ 0.11
Schluter Accessories	1.00	ls	$ 5,715.00	$ 5,715	$ 0.05
09 50 00 Ceilings				**$ 56,712**	**$ 0.51**
Gypsum Ceiling	7,089.00	sf	$ 8.00	$ 56,712	$ 0.51
09 51 00 Acoustical Ceilings				**$ 462,745**	**$ 4.20**
2x4 ACT (ACT-2)	15,020.00	sf	$ 10.75	$ 161,465	$ 1.46
4x4 ACT (ACT-1)	24,141.00	sf	$ 12.48	$ 301,280	$ 2.73
09 54 00 Specialty Ceilings				**$ 695,576**	**$ 6.31**
ACP-1 Tectum Clouds	1,347.00	sf	$ 40.44	$ 54,473	$ 0.49
AB-L1 Soelberg Muto Baffles	1,209.00	lf	$ 70.25	$ 84,932	$ 0.77
AB-L3 Soelberg Muto Baffles	83.00	lf	$ 515.45	$ 42,782	$ 0.39
AB-L2 Soelberg Muto Baffles	1,201.00	lf	$ 210.45	$ 252,750	$ 2.29
AB-A1 Soelberg Muto Baffles	2,378.00	lf	$ 70.25	$ 167,055	$ 1.52
WMP1	1,257.00	sf	$ 74.45	$ 93,584	$ 0.85
09 62 00 Specialty Flooring				**$ 5,108**	**$ 0.05**
Sealed Concrete SC-A1, SC-A2, SC-A3	19,647.00	sf	$ 0.26	$ 5,108	$ 0.05

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
09 65 00 Resilient Flooring				**$ 117,657**	**$ 1.07**
Rubber Base	16,080.00	lf	$ 1.24	$ 19,939	$ 0.18
LVT-A1	1,780.00	sf	$ 7.56	$ 13,457	$ 0.12
LVT-A2	3,450.00	sf	$ 8.76	$ 30,222	$ 0.27
LVT-LX	3,875.00	sf	$ 6.03	$ 23,366	$ 0.21
Transitions	1.00	ls	$ 1,210.00	$ 1,210	$ 0.01
VCT	11,160.00	sf	$ 2.64	$ 29,462	$ 0.27
09 68 00 Carpeting				**$ 234,027**	**$ 2.12**
CPT-LX	6,685.00	sy	$ 33.19	$ 221,875	$ 2.01
Adhesive	1.00	ls	$ 1,526.00	$ 1,526	$ 0.01
Floor Prep	1.00	ls	$ 5,626.00	$ 5,626	$ 0.05
Moisture Meter	1.00	ls	$ 5,000.00	$ 5,000	$ 0.05
09 84 33 Sound-Absorbing Wall Units				**$ 246,784**	**$ 2.24**
AWP-A1 Soelberg Muto Panels	1,187.00	sf	$ 45.05	$ 53,480	$ 0.49
AWP-A5 Maharam Direct Apply	1,043.00	sf	$ 10.10	$ 10,535	$ 0.10
AWP-A4 Soelberg Muto VU Panels	459.00	sf	$ 42.22	$ 19,381	$ 0.18
AWP-A6 Fabric Wrapped Panels	167.00	sf	$ 43.53	$ 7,270	$ 0.07
AWP-L1 Soelberg Muto Panels	1,363.00	sf	$ 37.50	$ 51,116	$ 0.46
AWP-A2 & A3 Soelberg Custom PRI	713.00	sf	$ 65.02	$ 46,357	$ 0.42
AWP-A2 Soelberg Custom PRI at Lobby Wall	902.00	sf	$ 65.02	$ 58,645	$ 0.53
09 91 00 Painting				**$ 643,872**	**$ 5.84**
Painting & Staining	110,218.00	sf	$ 4.53	$ 499,288	$ 4.53
Wall Covering GWC-A1, WC-L1	4,096.00	sf	$ 23.19	$ 94,986	$ 0.86
Paint Touch Up	110,218.00	sf	$ 0.45	$ 49,598	$ 0.45
10 14 00 Signage				**$ 167,500**	**$ 1.52**
Signage Allowance	1.00	ls	$ 150,000.00	$ 150,000	$ 1.36
Monument Sign	1.00	ea	$ 7,500.00	$ 7,500	$ 0.07
Code Signage	200.00	ea	$ 50.00	$ 10,000	$ 0.09
10 21 13 Toilet Compartments				**$ 132,750**	**$ 1.20**
Toilet Compartments	40.00	ea	$ 3,100.00	$ 124,000	$ 1.13
Urinal Screen	5.00	ea	$ 1,750.00	$ 8,750	$ 0.08
10 28 13 Toilet Accessories				**$ 95,605**	**$ 0.87**
24"x36" Mirror	42.00	ea	$ 500.00	$ 21,000	$ 0.19
Toilet Paper Dispenser	21.00	ea	$ 225.00	$ 4,725	$ 0.04
Baby Station	9.00	ea	$ 2,800.00	$ 25,200	$ 0.23
Toilet Seat Cover Dispenser	21.00	ea	$ 150.00	$ 3,150	$ 0.03
Specialties Robe Hook	21.00	ea	$ 100.00	$ 2,100	$ 0.02
Grab Bar - 36in	15.00	ea	$ 85.00	$ 1,275	$ 0.01
Grab Bar - 42in	19.00	ea	$ 95.00	$ 1,805	$ 0.02
Soap Dispenser	42.00	ea	$ 375.00	$ 15,750	$ 0.14
Waste Receptacle	4.00	ea	$ 500.00	$ 2,000	$ 0.02
Recessed Towel Disp. and Trash Rec.	13.00	ea	$ 850.00	$ 11,050	$ 0.10
Towel Disp	4.00	ea	$ 650.00	$ 2,600	$ 0.02
Sanitary Napkin Disposal	18.00	ea	$ 275.00	$ 4,950	$ 0.04
10 40 00 Safety Specialties				**$ 52,000**	**$ 0.47**
Photoluminescent Markings at Exit Stairs	8.00	flt	$ 6,500.00	$ 52,000	$ 0.47
10 44 16 Fire Extinguishers				**$ 18,720**	**$ 0.17**
Fire Extinguisher Cabinet	36.00	ea	$ 400.00	$ 14,400	$ 0.13
Fire Extinguishers	36.00	ea	$ 120.00	$ 4,320	$ 0.04
10 71 13 Exterior Sun Control Devices				**$ 64,900**	**$ 0.59**
Level 1 - Soffits	2.00	ea	$ 32,450.00	$ 64,900	$ 0.59
11 30 13 Residential Appliances				**$ 29,315**	**$ 0.27**
Microwave	4.00	ea	$ 523.80	$ 2,095	$ 0.02
UC Ice Machine	4.00	ea	$ 2,924.00	$ 11,696	$ 0.11
Commercial Cafe System	2.00	ea	$ 625.00	$ 1,250	$ 0.01
Toaster	2.00	ea	$ 174.00	$ 348	$ 0.00
Coffee Maker	1.00	ea	$ 2,144.00	$ 2,144	$ 0.02
Top Freezer	4.00	ea	$ 1,390.00	$ 5,560	$ 0.05
UC Refrigerator	3.00	ea	$ 2,074.00	$ 6,222	$ 0.06
12 24 00 Window Shades				**$ 83,145**	**$ 0.75**
SH-A1 & A2 Manual Shades	214.00	ea	$ 388.53	$ 83,145	$ 0.75
12 48 13 Entrance Floor Mats and Frames				**$ 6,500**	**$ 0.06**
Entry Mat	2.00	ea	$ 3,250.00	$ 6,500	$ 0.06
14 20 00 Elevators				**$ 560,980**	**$ 5.09**
Elevators - (Building Levels (B1-4) 600 fpm	15.00	stop	$ 32,032.00	$ 480,480	$ 4.36
Elevator Cab Finish Allowance	2.00	ea	$ 5,000.00	$ 10,000	$ 0.09
Temporary Elevator Protection	3.00	ea	$ 6,000.00	$ 18,000	$ 0.16
Temporary Elevator Use	14.00	mo	$ 3,500.00	$ 49,000	$ 0.44
Elevator Cab Finish Allowance - Service	1.00	ea	$ 3,500.00	$ 3,500	$ 0.03
21 10 00 Water-Based Fire-Suppression Systems				**$ 459,609**	**$ 4.17**
Water-Based Fire-Suppression Systems	110,218.00	sf	$ 4.17	$ 459,609	$ 4.17

Description	Quantity		Unit Price	Amount	Cost/sf
System > Masterformat Level 3			TOTAL	110,218 sf	
21 13 19 Preaction Sprinkler Systems				**$ 20,000**	**$ 0.18**
Added Preaction Sprinkler Systems for MDF, Electrical, MEdia Rm	1.00	ls	$ 20,000.00	$ 20,000	$ 0.18
21 30 00 Fire Pumps				**$ 55,000**	**$ 0.50**
Fire Pump	1.00	ea	$ 55,000.00	$ 55,000	$ 0.50
22 00 00 Plumbing				**$ 1,704,633**	**$ 15.47**
Plumbing Building	110,218.00	sf	$ 13.80	$ 1,521,008	$ 13.80
Perimeter drain for outside basement wall	645.00	lf	$ 125.00	$ 80,625	$ 0.73
Temp Gas Service	1.00	ls	$ 63,000.00	$ 63,000	$ 0.57
Add for Siphonic Drains	1.00	ls	$ 40,000.00	$ 40,000	$ 0.36
23 00 00 Heating, Ventilating, and Air Conditioning				**$ 5,866,216**	**$ 53.22**
VRF Units at Main Electrical and IDF	8.00	ea	$ 7,471.82	$ 59,775	$ 0.54
Chilled water fan coil units at incubator	2,200.00	sf	$ 30.00	$ 66,000	$ 0.60
UFAD HVACE System	110,218.00	sf	$ 29.59	$ 3,261,351	$ 29.59
Chiller and Piping	1.00	ls	$ 1,481,500.00	$ 1,481,500	$ 13.44
Access Flooring System	83,115.00	sf	$ 11.50	$ 955,823	$ 8.67
Classic Concrete Top	4,600.00	sf	$ 9.08	$ 41,768	$ 0.38
23 00 00 HVAC				**$ 324,787**	**$ 2.95**
UFAD Supervision	18.00	mo	$ 15,368.00	$ 276,624	$ 2.51
BIM Coordination	1.98	mo	$ 24,337.00	$ 48,163	$ 0.44
26 00 00 Electrical				**$ 1,494,421**	**$ 13.56**
Electrical Coordination & Supervision	17.00	mo	$ 12,647.00	$ 214,999	$ 1.95
Branch Power	1.00	ls	$ 434,523.00	$ 434,523	$ 3.94
HVAC Branch Power	1.00	ls	$ 259,384.41	$ 259,384	$ 2.35
Acceptance Testing	1.00	ls	$ 39,963.00	$ 39,963	$ 0.36
Commissioning	1.00	ls	$ 81,088.00	$ 81,088	$ 0.74
Fire Stopping - Electrical	1.00	ls	$ 41,977.66	$ 41,978	$ 0.38
Temp Power Consumption	1.00	ls	$ 42,452.00	$ 42,452	$ 0.39
Temp Power and Lighting	1.00	ls	$ 380,034.00	$ 380,034	$ 3.45
26 27 33 Power Distribution Units				**$ 860,971**	**$ 7.81**
Distribution	1.00	ls	$ 416,326.61	$ 416,327	$ 3.78
Feeders	1.00	ls	$ 360,116.00	$ 360,116	$ 3.27
Primary Duct Bank	1.00	ls	$ 84,528.51	$ 84,529	$ 0.77
26 41 00 Facility Lightning Protection				**$ 176,251**	**$ 1.60**
Grounding	1.00	ls	$ 29,461.39	$ 29,461	$ 0.27
Lighting Protection	1.00	ls	$ 146,789.71	$ 146,790	$ 1.33
26 50 00 Lighting				**$ 2,476,875**	**$ 22.47**
Lighting Control/Branch Allowance	1.00	ls	$ 462,828.00	$ 462,828	$ 4.20
Lighting Allowance	1.00	ls	$ 2,014,047.00	$ 2,014,047	$ 18.27
27 00 00 Communications				**$ 167,536**	**$ 1.52**
Security Rough In	110,221.00	sf	$ 1.52	$ 167,536	$ 1.52
27 20 00 Data Communications				**$ 120,141**	**$ 1.09**
Tele Data Rough In	110,221.00	sf	$ 1.09	$ 120,141	$ 1.09
27 40 00 Audio-Video Communications				**$ 182,967**	**$ 1.66**
Audio/Visual Rough In	110,221.00	sf	$ 1.66	$ 182,967	$ 1.66
28 00 00 Electronic Safety and Security				**$ 235,867**	**$ 2.14**
ERRCS/Public Safety DAS System	110,218.00	sf	$ 2.14	$ 235,867	$ 2.14
28 46 00 Fire Detection and Alarm				**$ 289,314**	**$ 2.62**
Fire Alarm System	110,500.00	sf	$ 2.62	$ 289,314	$ 2.62
31 20 00 Earth Moving				**$ 700,909**	**$ 6.36**
Flex Base Cap	534.00	tn	$ 163.65	$ 87,389	$ 0.79
Export Soil for Basement	16,978.00	cy	$ 15.32	$ 260,100	$ 2.36
Moisture Condition @ basement pad	8,888.89	cy	$ 10.21	$ 90,784	$ 0.82
Site Security Fence, Maintence	17.00	mo	$ 14,949.18	$ 254,136	$ 2.31
Stormwater Management	17.00	mo	$ 500.00	$ 8,500	$ 0.08
31 41 00 Shoring				**$ 527,000**	**$ 4.78**
Reinforced Concrete Fascia Temporary Retention System	12,302.00	ls	$ 37.96	$ 467,000	$ 4.24
Fall Protection Guardrail	690.00	lf	$ 14.49	$ 10,000	$ 0.09
Shoring Engineering	1.00	ls	$ 10,000.00	$ 10,000	$ 0.09
Shoring Mobilization	1.00	ls	$ 18,000.00	$ 18,000	$ 0.16
Pier Wells (To avoid adjacent foundation, if necessary)	1.00	ls	$ 22,000.00	$ 22,000	$ 0.20
33 00 00 Utilities				**$ 8,491**	**$ 0.08**
Temp Water - Building	17.00	ls	$ 499.47	$ 8,491	$ 0.08
05 Rooftop Patio				**$ 2,072,365**	**$ 18.80**
05 50 00 Metal Fabrications				**$ 237,969**	**$ 2.16**
Penthouse Columns	5.00	tn	$ 6,799.11	$ 33,996	$ 0.31
Penthouse Beams	30.00	tn	$ 6,799.11	$ 203,973	$ 1.85
05 71 13 Fabricated Metal Spiral Stairs				**$ 129,675**	**$ 1.18**
Glass Balcony Railing at Rooftop	285.00	lf	$ 455.00	$ 129,675	$ 1.18
07 14 00 Fluid-Applied Waterproofing				**$ 124,830**	**$ 1.13**
HFA Waterproofing, Drainage Panel, Protection Sheet, Level 4 (Pavers & Green Roof)	9,000.00	sf	$ 13.87	$ 124,830	$ 1.13

Celina Administration Building

Estimate Version: Updated Cost with Garage GMP

Owner: City of Celina

Architect: HED

August 28, 2024

Description System > Masterformat Level 3	Quantity		Unit Price	TOTAL 110,218 sf Amount	Cost/sf
08 81 00 Glass Glazing				**$ 152,376**	**$ 1.38**
Large Glass Accordian Doors	2.00	ea	$ 76,188.00	$ 152,376	$ 1.38
09 29 00 Gypsum Board				**$ 5,020**	**$ 0.05**
Catering Kitchen FRP and Mop Sinks	940.00	sf	$ 5.34	$ 5,020	$ 0.05
10 71 13 Exterior Sun Control Devices				**$ 236,280**	**$ 2.14**
Rooftop Trellis 25' x 23' - Avadek	575.00	sf	$ 60.00	$ 34,500	$ 0.31
Rooftop Trellis 48' x 21' - Avadek	1,008.00	sf	$ 60.00	$ 60,480	$ 0.55
Rooftop Trellis 45' x 29' - Avadek	1,305.00	sf	$ 60.00	$ 78,300	$ 0.71
Roof Screen for Mech Equipment	1,500.00	sf	$ 42.00	$ 63,000	$ 0.57
11 40 00 Foodservice Equipment				**$ 150,000**	**$ 1.36**
Roof Catering Kitchen Equipment Allowance	1.00	ea	$ 150,000.00	$ 150,000	$ 1.36
23 00 00 Heating, Ventilating, and Air Conditioning				**$ 130,202**	**$ 1.18**
DOAS Unit for Mechanical Room Adjacent to Kitchen	1,500.00	sf	$ 65.00	$ 97,500	$ 0.88
Chilled Water Handling Unit at Rooftop Kitchen	1,313.00	sf	$ 24.91	$ 32,702	$ 0.30
26 00 00 Electrical				**$ 100,713**	**$ 0.91**
Branch Power - Rooftop	1.00	ls	$ 100,713.00	$ 100,713	$ 0.91
26 50 00 Lighting				**$ 60,000**	**$ 0.54**
Lighting Allowance - Rooftop	1.00	ls	$ 60,000.00	$ 60,000	$ 0.54
32 13 13 Concrete Paving				**$ 156,654**	**$ 1.42**
Seat Wall	100.00	lf	$ 29.84	$ 2,984	$ 0.03
Concrete Planter Walls w/Footing	500.00	lf	$ 307.34	$ 153,670	$ 1.39
32 14 00 Unit Paving				**$ 152,425**	**$ 1.38**
Paver 4 - Hanover 24" x 24" x 2" Concrete	3,266.00	sf	$ 15.47	$ 50,521	$ 0.46
W1 - Bison IPE Paver 24" x 24"	1,725.00	sf	$ 59.07	$ 101,904	$ 0.92
32 33 00 Site Furnishings				**$ 229,228**	**$ 2.08**
SF-6 - Fused BX 30' x 10"L x 24"Wx 24"H	2.00	ea	$ 16,895.00	$ 33,790	$ 0.31
SF-6 - Fused Custom shape x 24"H	1.00	ea	$ 71,178.00	$ 71,178	$ 0.65
SF-6 - Integrated Benches	1.00	ea	$ 58,670.00	$ 58,670	$ 0.53
SF-4 - BX Steel Pc 48x48x48	2.00	ea	$ 5,168.00	$ 10,336	$ 0.09
SF-5 - BX Steel Pc 48x48x48 with Integrated Bench w 18" Seat	3.00	ea	$ 15,723.00	$ 47,169	$ 0.43
Freight	3.00	ea	$ 2,695.00	$ 8,085	$ 0.07
32 90 00 Planting				**$ 206,994**	**$ 1.88**
Event Lawn Turf Allowance	811.00	sf	$ 27.36	$ 22,189	$ 0.20
Unspecified Tree #1 - 3" Cal B&B	4.00	ea	$ 514.00	$ 2,056	$ 0.02
Bed Mix 39" Depth	77.00	cy	$ 45.25	$ 3,484	$ 0.03
Hydrangea Oakleaf (Planting Layer 3) - 7 gal 42" OC	35.00	ea	$ 64.43	$ 2,255	$ 0.02
Sleeves	140.00	lf	$ 767.00	$ 107,380	$ 0.97
Mulch - Shredded Hardwood at 3" depth	6.00	cy	$ 24.67	$ 148	$ 0.00
Freight & Labor	1.00	ls	$ 3,923.00	$ 3,923	$ 0.04
Irrigation	1.00	ls	$ 13,022.00	$ 13,022	$ 0.12
D-2 Drainage 6" Atrium Grate	17.00	ea	$ 297.18	$ 5,052	$ 0.05
Holly Yaupon Dwarf (Planting Layer 2) - 3 Gal 36" OC	35.00	ea	$ 16.43	$ 575	$ 0.01
MI-4 Artificial Turf	2,140.00	sf	$ 21.03	$ 44,999	$ 0.41
PVC 2" Perforated With Cap	20.00	lf	$ 13.30	$ 266	$ 0.00
Washed Gravel - 1/2" 6" depth	12.00	cy	$ 137.08	$ 1,645	$ 0.01
06 Community Garden				**$ 1,330,387**	**$ 12.07**
04 22 00 Concrete Unit Masonry				**$ 7,725**	**$ 0.07**
CMU Wall at Outdoor Kitchen, Reading Terrace, Benches	270.00	sf	$ 28.61	$ 7,725	$ 0.07
05 50 00 Metal Fabrications				**$ 218,811**	**$ 1.99**
Foundation with pier for Arched light sculpture	36.00	ea	$ 994.63	$ 35,807	$ 0.32
Structural Steel - Courtyard Lighting	30.00	tn	$ 6,100.17	$ 183,005	$ 1.66
26 00 00 Electrical				**$ 60,287**	**$ 0.55**
Branch Power - Garden	1.00	ls	$ 60,287.00	$ 60,287	$ 0.55
26 50 00 Lighting				**$ 244,000**	**$ 2.21**
Lighting Allowance - Garden	1.00	ls	$ 212,811.50	$ 212,812	$ 1.93
Lighting Allowance - Sculptures	1.00	ls	$ 31,188.50	$ 31,189	$ 0.28
32 13 13 Concrete Paving				**$ 309,349**	**$ 2.81**
Transformer Pad	2.00	ea	$ 4,973.13	$ 9,946	$ 0.09
City Approach	1,200.00	sf	$ 17.90	$ 21,484	$ 0.19
Footing for receptacle	2.00	ea	$ 447.58	$ 895	$ 0.01
Curb & Gutter	200.00	lf	$ 34.81	$ 6,962	$ 0.06
4" Sidewalks	6,320.00	sf	$ 9.95	$ 62,860	$ 0.57
Concrete Subslab under Pavers (P1,P2,P3)	6,905.00	sf	$ 11.94	$ 82,415	$ 0.75
Mow Strips	643.00	lf	$ 29.84	$ 19,186	$ 0.17
8" X 18" Concrete Band @ Synthetic Turf	130.00	lf	$ 39.79	$ 5,172	$ 0.05
Color Concrete Border - C2	170.00	sf	$ 44.76	$ 7,609	$ 0.07
Toping slab for Hardscape Area @ Terrace	8,090.00	sf	$ 7.96	$ 64,372	$ 0.58
Footing for benches	23.00	ea	$ 646.51	$ 14,870	$ 0.13
Foundation for reading terrace	12.00	cy	$ 646.51	$ 7,758	$ 0.07
Foundation for pebble seat	5.00	ea	$ 646.51	$ 3,233	$ 0.03
Foundation for Shade Sail Pole	1.00	ea	$ 2,586.03	$ 2,586	$ 0.02

Celina Administration Building

Estimate Version: Updated Cost with Garage GMP

Owner: City of Celina

Architect: HED

August 28, 2024

Description System > Masterformat Level 3	Quantity		Unit Price	TOTAL 110,218 sf Amount	Cost/sf
32 13 73 Concrete Paving Joint Sealants				**$ 10,071**	**$ 0.09**
Site Joint Sealants	13,500.00	sf	$ 0.75	$ 10,071	$ 0.09
32 14 00 Unit Paving				**$ 131,480**	**$ 1.19**
Paver 1 - Hanover 6" x 18" x 2" Concrete	3,325.00	sf	$ 18.85	$ 62,677	$ 0.57
Paver 2 - Hanover 6" x 18" x 2" Concrete	3,155.00	sf	$ 18.85	$ 59,472	$ 0.54
Paver 3 - Hanover 6" x 18" x 2" Concrete	495.00	sf	$ 18.85	$ 9,331	$ 0.08
32 33 00 Site Furnishings				**$ 223,113**	**$ 2.02**
Bollards - Vestre/Landscape Forms/Forms & Surfaces	15.00	ea	$ 1,200.00	$ 18,000	$ 0.16
SF-1 - Pebble Bench 24"x18"	2.00	ea	$ 1,868.00	$ 3,736	$ 0.03
SF-4- BX-Steel PC 48x48x48"	3.00	ea	$ 5,168.00	$ 15,504	$ 0.14
Overhead Fabric Canopy Structure Allowance	3.00	ea	$ 25,000.00	$ 75,000	$ 0.68
SF-2- Pebble Bench 48"x28"	3.00	ea	$ 1,458.67	$ 4,376	$ 0.04
Freight	1.00	ls	$ 8,674.00	$ 8,674	$ 0.08
SF-3- FGP Litter Receptacle	4.00	ea	$ 2,750.50	$ 11,002	$ 0.10
W-2 6' Cypress Block	20.00	ea	$ 2,993.80	$ 59,876	$ 0.54
W-3 9' Cypress Block	6.00	ea	$ 4,490.83	$ 26,945	$ 0.24
32 33 43 Site Seating and Tables				**$ 29,843**	**$ 0.27**
Brick Masonry Reading Terrace	628.00	vsf	$ 25.55	$ 16,043	$ 0.15
Stone Cap	110.00	lf	$ 55.00	$ 6,050	$ 0.05
Stone Veneer at Reading Terrace and Benches	250.00	sf	$ 31.00	$ 7,750	$ 0.07
32 90 00 Planting				**$ 95,708**	**$ 0.87**
Live Oak - 3" Cal B&B	6.00	ea	$ 514.17	$ 3,085	$ 0.03
Magnolia Little Gem - 3" Cal B&B	5.00	ea	$ 514.20	$ 2,571	$ 0.02
Purple Wintercreeper (Planting Layer 1) - 1 Gal (18" OC)	693.00	ea	$ 5.48	$ 3,798	$ 0.03
Mulch -Shredded Hardwood 3"	49.00	cy	$ 24.67	$ 1,209	$ 0.01
Irrigation	1.00	ls	$ 21,111.00	$ 21,111	$ 0.19
Freight	1.00	ea	$ 4,193.00	$ 4,193	$ 0.04
Schedule 40 Sleeves	540.00	lf	$ 8.78	$ 4,743	$ 0.04
Bed Mix 12" Depth	196.00	cy	$ 45.41	$ 8,900	$ 0.08
D-2 - Drainage - 6" Atrium Grate Black	46.00	ea	$ 282.87	$ 13,012	$ 0.12
Unspecified Tree #1 - 3" Cal B&B	4.00	ea	$ 514.00	$ 2,056	$ 0.02
Unspecified Tree #2 - 3" Cal B&B	6.00	ea	$ 514.00	$ 3,084	$ 0.03
Unspecified Tree #3 - 3" Cal B&B	2.00	ea	$ 514.00	$ 1,028	$ 0.01
Holly Yaupon Dwarf (Planting Layer 2) - 3 Gal (36" OC)	300.00	ea	$ 16.45	$ 4,935	$ 0.04
Hydrangea Oakleaf (Planting Layer 3) - 7 Gal (42" OC)	140.00	ea	$ 64.43	$ 9,020	$ 0.08
Carolina Jessamine (Planting Layer 1) - 1 Gal (18" OC)	45.00	ea	$ 8.22	$ 370	$ 0.00
Commercial Labor Crew	350.00	hr	$ 35.98	$ 12,593	$ 0.11
Direct				**$ 61,729,144**	**$ 560.06**
General Conditions				$ 3,403,533	$ 30.88
General Requirements				$ 1,619,807	$ 14.70
Design Contingency (Building)	2.00	%		$ 928,498	$ 8.42
Owner's Contingency	3.00	%		$ 1,851,874	$ 16.80
Contractor Contingency	3.00	%		$ 1,851,874	$ 16.80
Subtotal				**$ 71,384,731**	**$ 647.67**
Subcontractor Default Insurance	1.15	%		$ 879,622	$ 7.98
PSI General Liability	1.15	%		$ 879,622	$ 7.98
Builder's Risk	0.25	%		$ 191,222	$ 1.73
Performance & Payment Bond	0.99	%		$ 757,240	$ 6.87
Subtotal 1				**$ 74,092,437**	**$ 672.24**
Contractor Fee	1.88	%		$ 1,392,938	$ 12.64
Preconstruction Services				$ 75,000	$ 0.68
Subtotal 2				**$ 75,560,375**	**$ 685.55**
Escalation (Building)	2.00	%		$ 928,498	$ 8.42
Construction Total				**$ 76,488,874**	**$ 693.98**
GRAND TOTAL				**$ 76,488,874**	**$ 693.98**

SWINERTON

TAB 4

QUALIFICATIONS

City Of Celina

Celina Government Center Parking Garage

GMP Garage Only - ESTIMATE QUALIFICATIONS

8/28/2024

Contents

1. General Qualifications
2. Project Document List
3. Trade-specific Qualifications
4. Allowance Summary
5. Scope Variance from SD set
6. Value Engineering List

1. General

General Qualifications

1. The purpose of this GMP for the Garage only is to serve as a communication tool for the project team by defining the cost and scope of the Project. Swinerton Builders has evaluated the documents and prepared a GMP based on the reasonable intent of these documents.
2. General Project Information:
    a. Parking Garage 123,814 GSF
3. The estimate for the parking garage is based on a construction duration of 11 months with an anticipated construction start of 10/05/24.
4. Costs are based upon regular working hours with the understanding that excessively disruptive work shall be performed off-hours and will be coordinated with the project team.
5. The estimate includes a 3% contractor contingency and 0% design contingency. Owner contingency included at 3% per owner's request.
    a. Contractor Contingency - This contingency is to be used by the Contractor to account for scope gaps between trade contractors, contract default by trade contractors, cost of corrective work not provided elsewhere, and expediting/acceleration to meet schedule completion dates. This contingency does not apply to scope changes, unforeseen conditions, or adjustments to project allowances.
6. General Liability CCIP program included as 1.15%.
7. Builder's Risk Insurance included at 0.25%.
8. Subcontractor Default Insurance included at 1.15%.
9. General Contractor performance and payment bonds.
10. Maintenance Bonds.
11. Safety manager included.
12. Quality control manager included.
13. BIM included.
14. Prevailing wage rates assumed as number TX20240239.
15. Proposal is good for 60 days and is contingent upon a mutually agreeable construction contract.
16. Swinerton includes a 12-month warranty on completed work commencing at substantial completion.

17. Refer to estimate detail for additional comments and scope clarifications.
18. Time lapse camera included.
19. Labor Rates are fixed for the duration of the project and are not auditable.

General Exclusions

1. Cost escalation.
2. Any off-site work not shown.
3. Sales tax. Project is assumed to be tax-exempt.
4. Unforeseen conditions.
5. Building permit fees.
6. Plan check fees.
7. Utility company fees and/or assessments.
8. Design and engineering fees.
9. Professional liability insurance.
10. Full time site security guards/services.
11. Third party commissioning agent.
12. Air quality monitoring.
13. Noise monitoring.
14. Provisions for latent soils conditions and hazardous materials removal and/or remediation.
15. Hazardous material abatement.
16. Cost of temporary utility consumption during course of construction (water, sewer, gas, power).
17. No specific targeted percentage of GMP was included minority/diverse business participation.
18. Upgrades to existing building elements and systems found to be non-code compliant not shown on drawings.
19. Warranty repairs associated with existing systems and/or equipment.

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2. Project Document List

1. Celina Government Center Parking Garage Issued for Bid-Permit Drawings (Dated 07/11/2024)
2. Project Manual for Celina Parking Garage Issued for Bid-Permit Specifications (Dated 07/11/2024)
3. Geotechnical Report (Dated 09/19/2023)
4. Responses to RFIs (Dated 8/01/2024)

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3. Trade-specific Qualifications

Division 1 – General Requirements

Division 2 – Existing Conditions

A. Qualifications
    1. Police Department building demoed in its entirety. Assumes no deep foundations.
    2. Fire Admin modular building demoed in its entirety.
B. Exclusions
    1. Third modular building assumed to be demoed prior to scope work.
    2. Hazardous materials.

Division 3 – Concrete

A. Qualifications
    1. Barrier wall cap is by concrete.
    2. Vapor retarder is used under foundation not termite.
B. Exclusions
    1. Pier casing.
    2. Third party structural slab review for constructability.
C. Allowances
    1. Allowance for 5000 lbs. reinforcement including install. Ref S-003 - $ 4,600.
    2. Allowance for 1000 lbs. post tensioning. Ref. S-003 - $ 2,150.
    3. Allowance for pressure injecting epoxy for cracks. Ref. S-003 500 LF - $ 10,000.
    4. Routing and sealing of nonstructural floor cracks. Ref. S-003 1000 LF - $ 10,000.
    5. Heating/cooling concrete if necessary - $25,000.

Division 4 - Masonry

A. Qualifications
    1. Burnished CMU used for the exposed area shown on 1/A-202 and 2/A-202.

Division 5 - Metals

A. Qualifications
    1. Guardrails to be aluminum railings with stainless-steel cabling.
    2. (4) Supports for barrier cable on level 1 ramp only.
    3. (25) Pipe protection bent plates included.
B. Allowances
    1. 10-ton allowance per S-003 at $6,500 per ton ($65,000 total allowance).

Division 7 – Thermal and Moisture

is this necessary

A. Qualifications
    1. Sheet metal flashing and trim and manufactured gutters and downspouts to be selected from manufacturer's standard full color line. Custom or specialty colors are not included.
    2. Roofing includes minimum R-25 insulation per 075400 2.04.A.4.
    3. Roofing includes a standard 55 mph wind warranty from the manufacturer.
B. Exclusions
    1. Sheet waterproofing at below grade garage ramp walls. This work isn't shown in the drawings.
    2. Level 2 traffic coating or water repellent over level 1 rooms. This work isn't shown in the drawings.
    3. Water repellent at roof level concrete unit masonry per 071900 1.2.A.2. There isn't any exposed CMU at roof level.
    4. Spray foam insulation at wall assembly F (4/A-501, 5 & 6/A-561). Standard rigid insulation is included instead.
    5. Cant strip shown on 9/A-511. Cant strips aren't required on a PVC system.
    6. Reglets and counterflashing under metal coping cap per 7/A-511. PVC assumed to wrap parapet wall and terminate under metal coping cap.
    7. Duro-Last roofing system per 075400 2.01. A Carlisle roofing system has been included.

Division 8 - Openings

A. Qualifications
   1. Overhead coiling doors are included with factory applied PT-3 per the door schedule on A-601. A polyester baked enamel finish from the manufacturer's full color line (including custom colors) per 083613 2.03.A.5.a is excluded.

what color does that leave the doors?

Division 9 - Finishes

A. Exclusions
   1. Smooth or specialty stucco finish.
   2. Any gypsum board or acoustic panel ceilings. These are included on the ceiling plan legend on A-121 – A-123 but couldn't be located on the plans.
   3. Wall type D. This wall is detailed on A-571 but couldn't be located on the plans.

B. Allowances
   1. An allowance of $29,229 has been included for 6" metal studs, insulation, plywood backing for roof membrane, blocking at the parapet cap, gypsum sheathing, and painted break metal for the 2' canopy parapets shown on 7/A-511.

Division 10 - Specialties

A. Qualifications
   1. (24) Room signage plaques included.
   2. (8) Headache Bar included.
   3. (13) Reflective Signage.
   4. (12) Handicap Signage.
   5. (45) Column Level Signage.
   6. (1) PS-100
   7. (1) Box entrance signage
   8. (2) Blade style standoff parking sign as allowance
   9. Generic signage samples only are included.

should be one on each entrance

Division 11 - Equipment

A. Qualifications
   1. Parking guidance system included. EnSightful edge System with (5) EnSight Eyes Vehicle counting Cameras. (3) Variable Message Signs. (1) POE managed 12 port switches.

B. Exclusions
   1. Bike racks.

Division 14 – Conveying Systems

A. Qualifications
   1. 4000 lb capacity.
   2. 200 fpm speed.
   3. TK Evolution 200 Series elevators are included.

Division 21 – Fire Protection

A. Qualifications
   1. Fire protection system is per drawings.

2. Heat trace for wet portion is included.
3. Dry system throughout parking areas.
4. Nitrogen system for pre-action at MDF/IDF rooms.

Division 22 – Plumbing

A. Qualifications
1. Booster pumps needed for the building included.
2. Natural gas for future generators included.
3. PVC below grade in lower garage for all storm drainage and sanitary drains.
4. All drains above grade to be cast iron piping.
5. Included $22,000 for solenoid valves as no spec was provided.

B. Exclusions
1. No perforated foundation drains.
2. FARS system.
3. Seismic bracing.

Division 23 – HVAC

A. Qualifications
1. Exhaust for future generators included.
2. AABC certified TAB in enclosed spaces.
3. CO monitoring system included.
4. Controls by Climatec.

Division 26 - Electrical

A. Qualifications
1. Value engineered light fixture package included.
2. Conduit and string for (15) EV chargers included at $7,260.
3. Primary communication conduits to edge of property included at $39,000.
4. Lightning protection included.
5. Refeed of Annex Building included at $13,688.

B. Exclusions
1. Any gear for government center not shown on the drawings.

C. Allowances
1. Christmas Lights GFI - $20,000.

Division 27 - Communications

A. Qualifications
1. Fiber and wire for communications ports and camera ports.
2. Buildout of MDF/IDF rooms.
3. (149) horizontal drops of CAT6 cable for communication and cameras.
4. (1) 5’ and (1) 10’ patch cord for each new cable installed.
5. (1) 12-strand OS2 from IDF 131 to new garage MDF and fiber terminations.
6. Panduit cable is included.
7. (33) Cameras included at $2,000 each.
8. (1) Card reader included at $4,000 each.

B. Exclusions

1. Rough in only for low voltage for Admin Building.

Division 28 – Electronic Safety and Security

A. Qualifications
   1. Fire alarm systems being bid per drawings and not per AHJ.
   2. Complete fire alarm system included.

Is this price included?

B. Exclusions
   1. ERCCS System.

Division 31 - Earthwork

A. Qualifications
   1. Assumed that all on site materials will be suitable for embankment.
   2. Assumed only surface dewatering is required.
   3. Dust control mitigated through watering methods only.

Do we have other options?

B. Exclusions
   1. Perimeter drainage.
   2. Handling or removal of any hazardous, contaminated debris.
   3. Termite treatment. No specification provided.

Division 32 – Exterior Improvements

A. Qualifications
   1. Power wash of concrete only where striping will be placed.
B. Exclusions
   1. North Arizona Dr. Development is not in the scope of parking garage.
   2. Landscaping or irrigation. This will be completed during building construction.
C. Allowances
   1. Allowance for modifications to the existing annex yard - $25,000.
   2. Allowance for Concrete Repairs on Colorado - $25,000.

Division 33 - Utilities

A. Exclusions
   1. City utility inspection fee.
   2. Gas by Atmos.
   3. New primary power by Oncor. Conduit only included.

4. Allowance Summary

The following allowances are currently included within the estimate.

#	Description	Qty	UM	Unit Price	Total Price
1	Allowance for 5000 lbs. reinforcement including installation.	5000	LB	$0.92	$4,600
2	Allowance for 1000 lbs. post tensioning. Ref. S-003	1000	LB	$2.15	$2,150
3	Allowance for pressure injecting epoxy for cracks. Ref. S003	500	LF	$20	$10,000
4	Routing and sealing of nonstructural floor cracks. Ref. S-003	1000	LF	$10	$10,000
5	Cooling/heating of concrete operations	1	LS	$25,000	$25,000
6	Tonnage allowance per S-003	10	Tons	$6,500	$65,000
7	Allowance at canopy fascia over stairs	1	LS	$29,229	$29,229
8	Modifications to annex yard	1	EA	$25,000	$25,000
9	Concrete Repairs at Colorado	1	EA	$25,000	$25,000
10	Christmas Lights GFI	1	LS	$20,000	$20,000
11					
12					
13					
14					
15					
16					
17					
18					
19					
20					
21					
22					
	Total Value of Allowances				**$215,979**

5. Scope Variance

SD to Permit Set

1. 10 Ton allowance mentioned on S-003. (offered as a VE) - $65,000.
2. Aluminum guardrails with stainless steel cable. Assumed steel guardrails - $197,375.
3. Roof sq ft and 115 mil PVC. Would have assumed 80 mil - $33,300.
4. Hardware for doors assumed $500 per door, up $2,600 per door - $60,684.
5. Added drywall at storage rooms, MDF, IDF rooms. Assumed CMU only - $43,062.
6. Added paint at CMU walls and drywall finish - $42,369.
7. Added traffic coatings at PT slab. We did not assume any - $77,540.
8. Added silane sealer to floor slab exposed to the sky. We did not assume any - $34,836.
9. Added signage scope. Carried only code required signage last time - $140,258.
10. Added nitrogen generator for pre-action system - $34,910.
11. Added dry-type fire suppression system. Assumed only standpipe system - $120,914.
12. Added wire and connections for communication and security (cameras by owner) - $128,355.
13. Held a 2% owner contingency last round and were requested to carry 3% this round. - $614,347.
14. Added time lapse cameras for the site - $15,745.

Total of $1,608,695

- Items above are included in GMP and are considered scope additions.





TAB 5

VE LOG

6. Value Engineering List

Parking Garage

1. Steel handrails in lieu of aluminum and stainless-steel cables - $197,375.
2. Remove parking guidance system - $180,089.
3. Schindler elevator spec - $37,539.
4. Remove exhaust for future generators - $10,000.
5. PVC for drainage and vents in lieu of cast steel - $45,000.
6. Remove steel allowance - $65,000.
7. Aluminum feeders in lieu of copper over 100 Amps - $24,025.
8. Aluminum bus bars and transformers - $5,012.
9. Remove concrete encased conduit for primary feeders - $31,951.
10. Removal of nitrogen generator for pre-action system - $34,910.

Total of $630,901

Building

1. Operable door in lieu of Skyfold - $79,000.
2. Reduce tonnage allowance by 45 tons - $365,000.
3. Adjust materials of site furnishings on rooftop - $43,000.
4. Adjust materials at courtyard – $7,000.
5. Aluminum wire for feeders greater than 100 Amps – $62,000.
6. Aluminum windings and bus bars on transformer and gear - $77,000.
7. VE lighting fixture package - $334,000.
8. Allow MC cable for in-wall drops to receptacles and line voltage switches - $128,000.
9. VE plumbing fixture package - $62,000.
10. Move construction of building up to May - $1,029,000.

Total of $2,186,000



TAB 6

SUBCONTRACTOR PROPOSALS AND BID LEVELING

Subcontractor Bid Analysis

Trade: **00.10 Final Cleaning**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Chris**

						Selected Sub		**x**	
					Subcontractor	**Swinerton**		**Swinerton**	
					Phone	-			
					Contact	0			
					email	0			
					Scope Complete	Yes		Yes	
					Rank	1		1	
					Delta To Low	0%		0.00%	
					Enter SBE %	0%			
					SBE $$$	$	-	$	-
Spec or Dwg #	**Item**	**Description**		**Total Cost**		**$**	**20,226**	**$**	**20,226**
Standard Requirements (if entered here, costs will be included with Breakout #1)				**$**	**-**	**$**	**-**	**$**	**-**
		Prequalification Status					-		
		MSA Status					-		
		Single Project Limit				$	-		
		Aggregate Limit				$	-		
		Exclude Sales Tax			-	$	-		
		Textura			-	$	-		
		Prevailing Wages Included			-	$	-		
		Responses to RFIs Included			-	$	-		
		Scope sheet included			-	$	-		
		Schedule included			-	$	-		
Trade Specific Requirements									
Base Bid				**$**	**20,226**	**$**	**20,226**	**$**	**20,226**
		Base Bid		$	20,226	$	20,226	$	20,226
				$	-	$	-		
				$	-	$	-		
		Total Base Bid (excl. Bond)		**$**	**20,226**	**$**	**20,226**	**$**	**20,226**

Subcontractor Bid Analysis

Trade: **01.20 General Requirements**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Chris**

	Selected Sub	x
Subcontractor	Swinerton	Swinerton
Phone	-	
Contact	0	
email	0	
Scope Complete	Yes	Yes
Rank	1	1
Delta To Low	0%	0.00%
Enter SBE %	0%	
SBE $$$	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost					
				$	947,339	$	947,339	
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$**	**-**	**$**	**-**	
		Prequalification Status			-			
		MSA Status			-			
		Single Project Limit		$	-			
		Aggregate Limit		$	-			
		Exclude Sales Tax	-	$	-			
		Textura	-	$	-			
		Prevailing Wages Included	-	$	-			
		Responses to RFIs Included	-	$	-			
		Scope sheet included	-	$	-			
		Schedule included	-	$	-			
Trade Specific Requirements								
Base Bid			**$ 1,324,885**	**$**	**947,339**	**$**	**947,339**	
		Base Bid	$ -	$	-			
		Ongoing Cleanup	$ 614,021	$	236,475	$	236,475	
		Mobile Crane	$ 540,000	$	540,000	$	540,000	
		Traffic Controller	$ 125,114	$	125,114	$	125,114	
		Final As-Built Survey	$ 5,000	$	5,000	$	5,000	
		Licensed Survey	$ 25,000	$	25,000	$	25,000	
		Timelapse Cameras	$ 15,750	$	15,750	$	15,750	
			$ -	$	-			
			$ -	$	-			
		Total Base Bid (excl. Bond)	**$ 1,324,885**	**$**	**947,339**	**$**	**947,339**	

Self-Perform Cleanup

SWINERTON

Job Name: Celina Parking Structure GM
Job Number:
Date: 08/19/24

Inclusions

1. Trash buggies provided for every floor where subs are performing work.
2. Brooms/shovels as required for Swinerton Craft Only.
3. Trash bags 55 gallon 100/BX
4. Small tools
5. Kleen sweep drum
6. Daily manpower required to collect, remove and dispose of construction debris
7. Scope includes sweeping & pickup of dust, material cut off (conduit, wire, piping, drywall, studs PVC, cast iron, HVAC waste, Insulation) & small debris (screws/bolts/wood) etc.
8. Cleanup to be performed daily on jobsite, and will be performed as directed and per schedule
9. Trash buggies will be provided throughout the project for subs to place their waste into in an effort
10. No Trash hits the floor policy is required by other subs.

Qualifications

1.- HVAC- small construction debris (i.e. cutoffs, insulation, flex etc.)
Does not include cleanup of demo or large debris. (i.e. pallets, carts, large ductwork, etc..)
2.- Plumbing- Small Debris (i.e.Cuttoffs, Insulation, PVC, etc.)
Does not include cleanup of large debris. (i.e. pallets, carts, etc..)
3.- Electrical- Small Debris (i.e.Cuttoffs, Insulation, flex, etc.)
Does not include cleanup of large debris. (i.e. pallets, carts, Spools, etc..)
4.- Concrete- Only cleanup of minor construction debris.
Does not include cleanup of large debris. (i.e. pallets, carts, Spools, etc..)
5.-Metal Decking- Small debris (cut offs less than 4') no large debris
Does not include striping or removal of forms, large concrete debris, scraping concrete, etc.
6.-Structural Steel- Small debris (cut offs, bolts, nuts)
Does not include large debris (that's heavy or Sharpe)
7- Removal of empty boxes or bags for Wet trades such as Plasters/Tapping Mud/Concrete and CMU
Does not include removal of pallets, no spoil clean up, no scrapping of floors or sweeping of dust etc.
8- Drywall/Metal studs- debris cut-offs sweeping of dust
Does not include stocking or moving of materials
9- Mil Work/Case work- (i.e.wood/dust cut-off and construction debris)
Does not include cleanup of large debris. (i.e. pallets, carts, etc..)

Exclusions

1. Implementation of no trash hits the floor policy.
2. Put work in place/Misc. Labor Work.
3. Double handling of trash due to dumpsters not being emptied in a timely manner.
4. Man Lift Operators
5. Trash Dumpsters
6. Operate scissor-lifts, man lifts or any machinery

7. Use of: ladders, perry's, and scaffolds
8. Trash bin set up/orders
9. Cleanup for wet trades: plasters/concrete/fireproofing/tapping mud
10. Cleaning of office trailers/maintaining parking lots
11. Porta Potty Cleanup
12. Final cleanup
13. Overtime hours
14. Moving/stocking materials for subs
15. Making/protection

Grand Total	$	236,475

Subcontractor Bid Analysis

02.40 Demolition

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Chris**

	Selected Sub							
							x	
Subcontractor	**he Demo Compan**	**Demolition Specialties**	**Liberty Demo**	**Precision Demo**	**Veit National**	**SCS**	**The Demo Company**	**Tactical Demo**
Phone	(817) 565-4898	(817) 915-5569	(469) 446-4602	(469) 919-2740	(903) 809-1555	(214) 502-7606	(817) 565-4898	(214) 998-0528
Contact	Michael Brdecka	Todd Ingersoll	Luke White	Chris Wright	Chester Grace	Ryon Pittsinger	Michael Brdecka	Zack Payne
email	ael@thedemocompany	todd@demotx.com	luke@liberty-demolition.com	chris.wright@precisiondemolition.co	estimating@veitnational.com	ittsinger@sw-construction.co	michael@thedemocompany.com	zpayne@tacticaldemo.com
Scope Complete	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rank	1	6	7	4	3	2	1	5
Delta To Low	0%	101.16%	241.72%	39.99%	30.47%	11.17%	0.00%	42.67%
Enter SBE %	0%							
SBE $$$	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost							
				$ 37,780	$ 76,000	$ 129,100	$ 52,890	$ 49,290	$ 42,000	$ 37,780	$ 53,900
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		Yes	Yes	No	Yes	No	Yes	Yes	Yes
		MSA Status		Yes	Yes	No	Yes	No	Yes	Yes	Yes
		Single Project Limit		$ 3,311,822	$ 1,254,491	N/A	$ 250,000	NA	$ 250,000	$ 3,311,822	$ 1,458,357
		Aggregate Limit		$ 7,451,599	$ 2,822,604	N/A	$ 562,500	NA	$ 562,500	$ 7,451,599	$ 3,281,303
		Exclude Sales Tax	-	excl	excl	excl	excl	excl	excl	excl	excl
		Textura	-	incl	incl	incl	incl	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl	incl	incl	incl	incl
		Scope sheet included	-	$ -							
		Schedule included	-	$ -							
Trade Specific Requirements											
Base Bid			$ -	$ 37,780	$ 76,000	$ 129,100	$ 52,890	$ 49,290	$ 42,000	$ 37,780	$ 53,900
		Base Bid	$ -	$ -		$ 129,100					
			$ -	$ -							
		Base Bid	$ -	$ -							
		Site	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Sawcut Existing Pavment	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Remove Existing CMU Site Wall	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Remove Curbs and Gutters	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Remove Asphalt Paving	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Remove Concrete Paving	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Remove Sidewalks	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Remove Trees	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Removal of Existing Power Poles	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
		Existing Culvert to be Removed	$ -	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork	With Earthwork
			$ -	$ -							
		Buildings	$ -	$ -	$ 76,000		$ 52,890	$ 49,290	$ 42,000		
		Remove Modular Fire Admin	$ -	$ 15,000	incl	incl	incl	incl	incl	$ 15,000	$ 29,000
			$ -	$ -							
		Remove Existing 1 Story Police Department	$ -	$ 22,780	incl	incl	incl	incl	incl	$ 22,780	$ 24,900
		Remove Existing Foundations	$ -	incl	incl	incl	incl	incl	incl	incl	incl
			$ -	$ -							
		Rough Grade of Site for Positive Draings	$ -	incl	incl	incl	incl	incl	incl	incl	incl
		2' below grade	$ -	incl	incl	incl	incl	Up to 3'	incl	incl	incl
			$ -	$ -							
		Dumpsters for Demo Work only	$ -	incl	incl	incl	incl	incl	incl	incl	incl
			$ -	$ -							
			$ -	$ -							
		Total Base Bid (excl. Bond)	$ -	$ 37,780	$ 76,000	$ 129,100	$ 52,890	$ 49,290	$ 42,000	$ 37,780	$ 53,900

printed: 8/23/2024, 12:50 PM

August 12, 2024

RE: Celina Government Center DD Budget

Thank you for the opportunity to propose on the referenced project. Please see below for a list of inclusions, clarifications and exclusions.

Work Included in our Scope:

SITE

- Sawcut Existing Pavement at Limits of Removal
- Remove Existing Curbs & Gutters
- Remove Existing Site Asphalt, Assuming 4". Excludes Removing Base
- Remove Existing Site Concrete, Assuming 6"
- Remove Existing Site Sidewalks, Assuming 4"
- Remove Existing Metal and Concrete Culverts and Concrete Headwalls
- Remove Existing Trees
- Rough Grade Site for Positive Drainage
- Excludes SWPPP

BUILDINGS

- Remove Existing Modular Fire Admin Building in It's Entirety
- Remove Existing 1 Story Police Department Building in It's Entirety. Assuming Wood Structure
- Remove Existing Foundations up to 3' Below Existing Grade
- Rough Grade Site for Positive Drainage
- Demolition Permit & 10 Day State Notification Included

SITE……..	**$**	**53,255.00**
POLICE DEPARTMENT BUILDING……	**$**	**22,780.00**
FIRE ADMIN MODULAR BUILDING……	**$**	**15,000.00**

Please let me know if you have any questions.

Thanks,

Michael Brdecka

The Demo Company

817-565-4898

Clarifications:

- The Demo Company retains full salvage rights to all material, equipment and building components it demolishes, handles and/or hauls from the site unless noted otherwise (UNO) above.
- Proposal is based on (50)-hour work week, Monday - Friday UNO above.
- One mobilization is included UNO; additional mobilizations are $4,500/ea.
- Temporary protection is limited to that which is deemed necessary by TDC.
- Substructure and foundation removal is limited to 2' below grade UNO above.
- Pricing is only valid for 30 days after date of proposal.

General Exclusions:

- Permits and permit fees
- Engineering and engineered drawings
- Right-of-Way (ROW) closures and Traffic Control
- Additional Firewatch outside of scope or Security
- Temporary fencing and/or barricades
- Temporary facilities and/or utilities (i.e. temporary power / water necessary for electric sawcutting)
- Temporary weatherproofing
- Temporary protection not specifically listed above
- Layout of any kind, i.e. limits of work, openings, MEP, etc.
- GPR and/or laser scanning
- Noise and/or vibration monitoring and cancellation
- Hidden conditions (i.e. concealed VCT, above ceiling pony walls, underground structures)
- SWPPP and/or erosion control measures
- Site demolition UNO above
- Earthwork, i.e. cut, fill, backfill, final grading, etc. UNO above
- Hazardous material / contaminated soils abatement, handling and disposal UNO above
- Shoring and/or bracing UNO above
- Abrading of surfaces for subsequent Trades and/or finishes
- Removal of mud beds UNO above
- Floor preparation of any kind (i.e. removal of adhesives / mastics) UNO above
- Removal of additional layers of drywall/gypsum/sheetrock; one layer included UNO above
- Removal of ceiling suspension clips/fasteners embedded in concrete deck UNO above
- MEP / Utility make-safe, demo and haul-off UNO above
- Ballast separation and disposal
- Third-party oversight, monitoring and/or sampling
- Relocation of Owner salvaged items outside the limits of work

August 15, 2024

Mr. Chris Dencklau
Swinerton Builders
2200 Main Street, Suite 300
Dallas, TX 75201

Re: Celina Government Bldgs Celina, TX
Demolition - Revised

Demolition Specialties (DS) is pleased to submit our proposal for all labor, material, equipment and disposal for the above referenced project. Pricing is based on standard DS insurance policy. Below are our inclusions and exclusions that pertain to this quotation.

- **Scope of Work and Inclusions:**
  - DS has priced the project to have DS dumpsters and trailers to be within 25' of the work area.
  - Drawing C300 dated 7/11/24. 1 Phase.
  - Wreck trailer complex and brick building down to minus 2'.

- **Exclusions:**
  - Sales tax, permits, disconnects, site utilities, site demo, salvage for reuse, sub-base, phasing, tenant debris/furnishings, lay out, erosion controls, SW3P, temp fencing, installation of temporary protection, dust control, relocations, modifications, OT, patch and repair, prep work, scope and drawings other than listed herein.

- **Pricing:** Base Bid $ 76,000.00

Demolition Specialties is grateful for the opportunity to bid this project and if you should have any questions concerning this quotation, please feel free to contact me on my cell or at the office. This proposal is valid for 30 days.

Respectfully submitted,

Todd Ingersoll
DEMOLITION SPECIALTIES
817-915-5569- Cell
972-438-3366 – Office

Celina Government Center Garage GMP

100 North Colorado St. Celina, TX 75009

LIBERTY
DEMOLITION

Contact Person
Luke White

Phone
(469) 446-4602

Email
Luke@liberty-demolition.com

We will Strive to ***Inspire*** people to do the things that Inspire them.

We are absolutely committed to ***Impacting*** Peoples lives in a Positive Manner. Treat the Janitor like the CEO…

We are going to Challenge the Status quo for what's expected in a Trade Partner. We want to Reimagine processes and disrupt the Industry through ***Innovation*** and Passion

Every single one of us come to work every day to do something we ***LOVE***.

Plans Dated: 07/11/2024
Addendum: *N/A*
Date: *08/16/2024*

C-300 – Civil Demolition Plan

- Demo Existing One-Story Building (Portables) as Indicated
- Demo Existing One-Story Building (Brick) as Indicated
- Demo Existing Foundation (Brick Building) as Indicated
- Saw Cut Full Depth as Indicated
- ***INCLUDE*** Dumpsters and Haul Off of Debris
- ***EXCLUDE*** MEP Demo/Haul off
- ***EXCLUDE*** Removal of Utilities
- ***EXCLUDE*** Removal of Culvert, Headwall, Storm Lines, Overhead Lines

Base Bid >>>>----------> $ 129,100.00

EXCLUSIONS:

- Demo Permit / P&P Bonds or Bid Bonds
- Abatement and/or Removal of Hazardous Materials
- MEP Makes Safes or Utilities Disconnects
- MEP Demo & Haul-off UON
- Floor Prep. Glue and adhesives will be removed within an 1/8"
- Street and Sidewalk Closures
- Layout of any sort. (i.e. MEP - Openings - Limits of Demolition, etc.)
- Floor and Finish Protection of Existing to Remain Finishes. UON
- Build Backs
- Salvaging of and item not Included in Demo Notes
- Additional Layers of Gypsum Board, Brick, CMU One layer included UON
- Hidden Conditions. Such as Additional Layers of Flooring or Above Ceilings Structures
- Site Fencing or SWPPP.
- Final Grading or Backfilling
- Only Responsible for Structural Demo to 2' Below Grade
- Bid Assumes 40/hr. Work Week and One Mobilization. Additional Remobilizations are $1,500.00.
- General Conditions

PRECISION DEMOLITION

Interior, Selective and Wrecking Demolition

Corporate Office
1125 East State Highway 121
Lewisville, TX 75057
972.434.0800
972.434.0803

South Texas Office
5909 Gardendale Drive
Houston, TX 77092
281.846.3809
281.336.0845

August 8th, 2024

Attn: Mr. Christopher Dencklau
Swinerton Builders
2200 Main St., Suite 300
Dallas, TX 75201

Phone: (469) 836-0908
christopher.dencklau@swinerton.com

Re: Celina Government Center Garage

We at Precision Demolition are pleased to submit to you our proposal for the above referenced project. In consideration of the pricing listed below we propose to perform the scope described below. Per Demolition Plan C-300 Dated 07.11.24. We acknowledge no Addenda. Specific clarifications and conditions will be listed below.

Work included in our scope:

Selective Demolition Per Demolition Plan C-300

- Removal and disposal of one-story brick building and slab.
- Removal and disposal of portable buildings.

Selective Demolition Total********$52,890.00**

(Fifty-Two Thousand, Eight Hundred Ninety US Dollars)

Add Alternate #1: Sales Tax

- Sales tax if a resale/tax exempt certificate are not available.

Add Alternate #1 Total********$4,364.00**

(Four Thousand, Three Hundred Sixty-Four US Dollars)

Add Alternate #1:
Selective Demolition Per Demolition Plan C-300

- Removal and disposal of concrete paving.
- Removal and disposal of asphalt.
- Saw Cut
- Removal and disposal of headwall.
- Removal and disposal of trees.
- Removal and disposal of culverts.
- Removal and disposal of driveway approach.
- Removal and disposal of sidewalk.
- Removal and disposal of curb.

Add Alternate #1 Total**********$79,975.00

(Seventy-Nine Thousand, Nine Hundred Seventy-Five US Dollars)

Add Alternate #1: Sales Tax

- Sales tax if a resale/tax exempt certificate are not available.

Add Alternate #1 Total**********$6,598.00

(Six Thousand, Five Hundred Ninety-Eight US Dollars)

Exclusions

Precision Demolition excludes the following:

- Sales tax
- Layout.
- Shoring/bracing
- Cutting or installation of lintels.
- Permits, fees, or bonds.
- Prep for new finishes
- Infill or patching.
- Temporary facilities.
- Water/weather proofing.
- Salvage of materials or items for re-use.
- Cutting, capping or make safes of utilities.
- Floor prep. Glue and adhesives will be removed to a 1/8".
- Cleaning, moving and storage of contents from affected areas.
- Removal of hazardous materials i.e. asbestos, lead paint, etc.
- Hidden underground structures, beams, pits, tanks, etc.
- Excavation, final grading, backfill, dewatering or compaction.
- SWPPP

Conditions

Precision Demolition's proposal is based on the following conditions:

- Maximum thickness of 4" of paving. Additional thicknesses will have costs associated.
- Remove all piers and grade beams to 2' below adjacent grade.
- All demolished materials become property of Precision Demolition unless specifically called out salvage or reuse in the contract.
- Clear and ready access to the site. General Contractor is responsible for providing vertical access/egress.
- Use of stairs for egress or to expedite materials is not included in our pricing. Precision Demolition will have costs associated if stairs are the only form of egress for materials out of the building.
- Pricing based on the removal of a single layer of drywall, flooring, and ceilings. Additional layers not specified already in the above proposal will have additional cost associated.
- Affected areas to be evacuated prior to start of project.
- One (1) mobilization and demobilization to project site included in our proposal. Additional Mobilization is $3,950.00
- Pricing in this proposal based on a schedule of Monday – Friday working 40 hours per week. Weekend or Overtime work would have additional costs associated.
- Pricing valid for 60 days from date of this proposal.

No extra work is to be performed by Precision Demolition LLC unless authorized in writing by an owner's representative. This proposal assumes clear/ready and unrestricted access to project site. If you should have any questions concerning the scope of work outlined in this proposal, please feel free to contact me at the office at (972) 434-0800 or on my mobile at (469) 919-2740.

Sincerely,



Estimator / Chris Wright
Precision Demolition, LLC

TEXO The Construction Association

NATIONAL DEMOLITION ASSOCIATION

Southwest Construction Services | Southwest Demolition Services

Serving Texas

Concrete Sawing and Removal, Interior Demolition, Exterior Demolition, Selective Demolition and Wrecking

August 14, 2024

Swinerton Builders
Attn: Christopher Dencklau
Email: christopher.dencklau@swinerton.com
Phone: 469-836-0908
Project: Celina Government Center & Garage
Address: 100 N. Colorado, Celina, TX

Base Proposal

Southwest Construction Services will provide all labor, materials, tools and equipment for the following:

Item #1 (Site)
SCS will Demo & Haul Off the following:

- Demo Trees - 6 EA
- Demo Asphalt Paving - 47,908 SF
- Sawcut - 315 LF
- Demo Concrete Sidewalk - 2,225 SF
- Demo Concrete Paving - 10,025 SF
- Demo Concrete Driveway - 279 SF
- Demo Concrete Driveway - 245 SF
- Demo Culverts - 307 LF
- Demo Concrete Headwall - 31 LF

Lump Sum $28,650.00

Item #2 (Building)
SCS will Demo & Haul Off the following:

- Demo Single Story Brick Building - 3,860 SF
- Demo Wooden Stairs & Decks - 240 SF
- Demo One Story Building - 6,399 SF

Lump Sum $42,000.00

Sales Tax is excluded from this proposal. Please add .0825 to the lump sum if needed.
Note: If SCS has to provide certified payroll, FC Background Checks, Drug Testing, Badging or orientations (1HR Max) to any contract/invoice/PO work will be $150.00 per man.
Inclusions
Insurance, Slurry Control

Exclusions:

SDS not Responsible for Adhesive removal
SDS not Responsible for Layout of any sort, i.e. MEP, Openings, Demo Limits, Utilities, etc.
SDS not Responsible for any MEP Make-Safe, Locates, Disconnects, or Re-routing
SDS not Responsible for any Permits, Barricades, Traffic Control, or Flaggers
SDS not Responsible Salvaging any goods or Material. SDS will Price upon Request
SDS assumes ownership of ALL Demolished Material unless called to salvage in the contract
SDS not Responsible for any Hazardous or Regulated Material Removal, Testing, or Consulting i.e. Asbestos, Lead Paint, Fluids etc. SDS will Price upon Request
SDS not Responsible for any Site Fencing or SWPPP. SDS will Price upon Request
SDS not Responsible for any Shoring or Bracing. SDS will Price upon Request
SDS not Responsible for any Backfilling or Final Grading
SDS only Responsible for Structural Demo to 2' Below Grade
SDS' bid assumes Clear and Ready Access to all Scope Items.
SDS not Responsible for Dust Protection beyond watering. GC/Owner to provide access to water.
SDS not Responsible for Waterproofing or Weatherproofing, SDS will Price upon Request
SDS' bid assumes a 40hr work week and one mobilization.
SCS bid is limited to the above mentions Scope and any Additional Items will be priced upon Request

Proposal is valid for 60 calendar days

Thank you,
Southwest Construction Services

Accepted: _____
Date: _____

Ryon Pittsinger
Vice President, Demolition Sales
214-502-7606

11430 Newkirk Street, Dallas, Texas 75229 • OFFICE 214.879.9948 FAX 214.879.9981
sw-construction.com

Submitted: August 8, 2024

PROJECT PROPOSAL

Celina Government Center Garage GMP



Veit National, Corp.

Chester Grace
Senior Project Manager
(903) 809-1555

P: (763) 428-2242 | F: (763) 428-1334

14000 Veit Place, Rogers, MN **55374**

Swinerton Builders

Christopher Dencklau
christopher.dencklau@swinerton.com

Swinerton Builders - Dallas
Christopher Dencklau

Project: Celina Government Center Garage

Location: 105 North Arizona Drive, Celina, TX
Date: August 6, 2024

INCLUDES

Demolition of single-story brick and portable buildings
Demolition of foundations up to 8" in depth
Removal of piers, footings or grade beams to a maximum of 3' below grade
Removal of grade beams and footings up to 24" wide
Removal of concrete and asphalt pavement up to 6" in depth
Removal of sidewalk
Removal of trees
Saw cutting
Mobilization
Supervision/Coordination
Hauling & Legal disposal of demolition and concrete rubble materials
Rough grade site for positive drain
Obtain demo permits, Insurance and 10-day notification to the State Health Department

Buildings Demolition.....$ 47,290.00
Site Demolition.....$ 53,544.00

EXCLUDES/CLARIFICATIONS

Asbestos Abatement
Payment and performance bonds
Removal of base material under pavement
Removal of approaches
Construction Site Fencing
Make safe
Removal of basement and backfill
Removal of any unforeseen underground materials or tanks
Hazardous Materials – Lead Based Paints, Asbestos, Chemicals, Universal & Regulated Waste, Etc.
Street/sidewalk closures, Traffic Control or Barricades
Personal Property Removal (MSW/Mattresses/Clothes/General Trash)
Shoring/Temporary Bracing/Underpinning
Any/All Salvage Work
Temporary Dust Partitions
Disconnect, reconnect, rerouting, capping, protection, relocating & removal of any utilities either above ground including storm sewer and fire suppression systems
Restoration of Building to Remain

Veit National, Corporation | Chester Grace, Senior Project Manager | M: (945) 259-0410 | chester.grace@veitnational.com | 14000 Veit Place Rogers, MN 55374

Well Abandonment
Pre/Post – Condition Surveying
Engineered Demolition Plan
Layout of any sort
Removal of transformers
SWPPP, erosion control, silt fence, seeding and backfill
Tree protection, Tree survey and Tree protection
1 Mobilization included (Additional mobilizations $3,500 per piece of equipment)
Fees from the State Health Department – Bill sent to owner

Price is based on Veit National receiving all salvaged rights including copper, steel, tin, aluminum, iron, etc.

If you have any questions, please call me at: 903-809-1555 (Mobile)

Respectfully,

Chester Grace

Veit National, Corporation | Chester Grace, Senior Project Manager | M: (945) 259-0410 | chester.grace@veitnational.com | 14000 Veit Place Rogers, MN 55374

Veit National

Veit National Corporation (VNC) is a member of the Veit family of companies (Veit). Veit is a specialty contractor serving the industrial, commercial, and municipal marketplace for over 95 years in demolition, utilities, CIPP, foundations, earthwork, marine, and industrial cleaning services. Veit completes an average of 500 projects annually. The gross revenue for Veit has exceeded $200 million each of the last five years; we are on track to exceed $300 million in revenue in 2023 for the second year in a row.

Along with strong project revenue, Veit utilizes a $40 million revolving line of credit from BMO Harris. In addition, Veit is qualified to bond single projects up to $100 million with an aggregate work program bond capacity of up to $300 million.
Veit purchased American Infrastructure Technologies Inc. (AITC) on December 31, 2020. AITC focused on utility services in the Southeast United States. Since that acquisition, Veit has renamed the entity Veit National Corporation and expanded the employee count and company capabilities to include demolition services.

To ensure success, Veit dedicated top demolition talent to lead the VNC demolition team: they are Mike Flahave, Senior Director of Demolition, Project Management and Strategy, and Ryan Olson, Senior Director of Demolition, Operations and Business Development. They have helped the Veit enterprise earn a solid reputation for completing fast-track and di icult demolition projects on time and within budget.

As we continue to launch VNC under the leadership of Veit, we continue to see our profits increase annually.

Please contact me directly if you have further questions or would like additional information.

Sincerely,
Steve Hedtke
Chief Executive Officer, Veit

Building Communities Stronger

DEMOLITION SERVICES







Veit National is a growing specialty contractor providing pipe rehabilitation and demolition services to help build communities stronger. Our work sets the stage for progress by strengthening our infrastructure and clearing the way for development in our region.

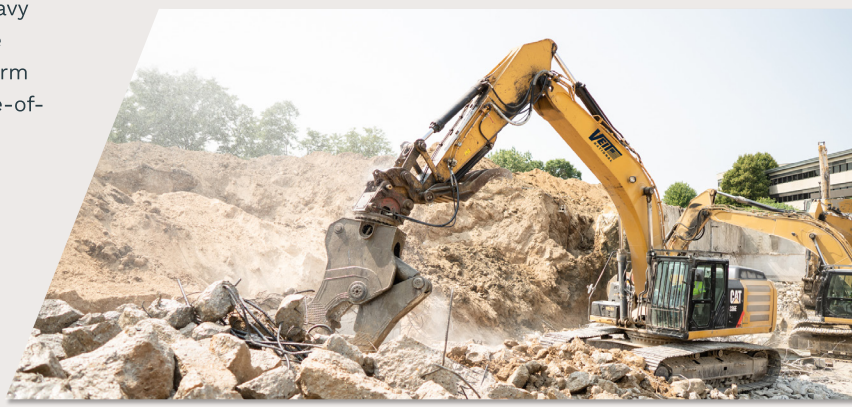
We're here to build lasting relationships by helping to solve our client's biggest challenges, whether they are repairing something old or making way for something new. We're committed to delivering quality work and creating a customer experience that is unmatched in our industry.

SERVICES

- Commercial Demolition
- Industrial Demolition
- Selective Demolition
- Civil Demolition
- Explosive Demolition
- Recycling and Salvage
- Emergency Response

WE BREAK EVERYTHING BUT OUR WORD

Veit National offers full-service demolition capabilities performed with exacting precision and safety. We approach projects by gaining a full understanding of the owners' goals and objectives, beyond the scope of our work. We then create comprehensive strategies for demolition services that set our clients up for success. Our team of industry experts bring decades of combined experience and knowledge in heavy demolition to the table of every project they're involved with. We are equipped with highly specialized heavy machinery and tools to perform our work safely and efficiently. Our equipment fleet consists of state-of-the-art machines operated and maintained with pride.



LOCATION

Texas Office

8224 S I35W Frontage Road
Suite C
Alvarado, TX 76009

Chester Grace, Senior Project Manager / Estimator
(903) 809-1555

For more information, visit our website at **VeitNational.com**

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/14/2023

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER NFP Prop & Casualty Serv Inc. PO Box 370 612 Tenney Mountain Highway Plymouth NH 03264	**CONTACT NAME:** Edgar Mendoza **PHONE (A/C, No, Ext):** 949-414-4041 **FAX (A/C, No):** **E-MAIL ADDRESS:** edgar.mendoza@nfp.com
INSURED VEIT&CO-01 Veit National Corporation 14000 Veit Place Rogers, MN 55374	**INSURER(S) AFFORDING COVERAGE** / **NAIC #** **INSURER A :** Navigators Insurance Company 42307 **INSURER B :** Endurance American Specialty Insurance Company 41718 **INSURER C :** Zurich American Insurance Company 16535 **INSURER D :** Steadfast Insurance Company 26387 **INSURER E :** Zurich Insurance Company Ltd (Canada Branch) **INSURER F :**

COVERAGES **CERTIFICATE NUMBER:** 1792365209 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:			GLO5648730-01	1/1/2024	1/1/2025	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG	$ 2,000,000 $ 300,000 $ 10,000 $ 2,000,000 $ 4,000,000 $ 4,000,000 $
C	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY X MCS-90			BAP5648731-01	1/1/2024	1/1/2025	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident)	$ 2,000,000 $ $ $ $
A B	**UMBRELLA LIAB** X OCCUR X **EXCESS LIAB** CLAIMS-MADE DED RETENTION $			MR24EXC204697IV ELD30000907805	1/1/2024 1/1/2024	1/1/2025 1/1/2025	EACH OCCURRENCE AGGREGATE	$ 15,000,000 $ 15,000,000 $
E C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		WC5648729-01 WC5146868-01	1/1/2024 1/1/2024	1/1/2025 1/1/2025	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
D	Contractors Pollution Liability Professional Liability			EOC 5166979-01	1/1/2024	1/1/2025	Each Claim Each Claim Retention	10,000,000 5,000,000 50,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
VEIT NATIONAL CORPORATION FKA American Infrastructure Technologies Corporation (AITC)

CERTIFICATE HOLDER

For Informational Purposes Only

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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CNA SURETY

8500 Tower, 8500 Normandale Lake Blvd.,
Suite 600, Bloomington, MN 55437

June 25,2024

To Whom It May Concern:

Re: Veit National, Corporation
Surety Bond Reference

To Whom it May Concern:

We are pleased to provide the following information on behalf of Veit National, Corporation. as part of your pre-qualification process

We have been providing surety bonds for Veit National, Corporation since 2021. We have approved bonds for them covering jobs up to $100,000,000 with an aggregate work program of $300,000,000. Presently, the total value of bonded jobs for Veit National, Corporation is under $10,000,000. We continue to be confident in Veit National, Corporation's ability to perform and we highly recommend them for your favorable consideration.

Western Surety Company (A.M. Best Rating A XIV), a CNA writing company, has the privilege of providing surety bonds for Veit. Western Surety Company is licensed in all fifty states and is shown on the July 1st 2022, Treasury Department Circular 570 with an Underwriting Limitation of $152,157,000.

The issuance of any bid or final bond is contingent upon a satisfactory underwriting review at the time a request for bonds is made. This review may include, but not be limited to, acceptable contract terms, conditions, documents, bond forms, and confirmation of an acceptable financing source and payment provisions. Any arrangement for bonds is a matter between Veit National, Corporation and the surety and we assume no liability to you or your third parties if for any reason we do not supply said bond or bonds.

Sincerely,
Western Surety Company

By: _____
Ihab Loubieh, Attorney-In-Fact

Western Surety Company

POWER OF ATTORNEY APPOINTING INDIVIDUAL ATTORNEY-IN-FACT

Know All Men By These Presents, That WESTERN SURETY COMPANY, a South Dakota corporation, is a duly organized and existing corporation having its principal office in the City of Sioux Falls, and State of South Dakota, and that it does by virtue of the signature and seal herein affixed hereby make, constitute and appoint

Ihab Loubieh, Individually

of San Francisco, CA, its true and lawful Attorney(s)-in-Fact with full power and authority hereby conferred to sign, seal and execute for and on its behalf bonds, undertakings and other obligatory instruments of similar nature

- In Unlimited Amounts -

and to bind it thereby as fully and to the same extent as if such instruments were signed by a duly authorized officer of the corporation and all the acts of said Attorney, pursuant to the authority hereby given, are hereby ratified and confirmed.

This Power of Attorney is made and executed pursuant to and by authority of the By-Law printed on the reverse hereof, duly adopted, as indicated, by the shareholders of the corporation.

In Witness Whereof, WESTERN SURETY COMPANY has caused these presents to be signed by its Vice President and its corporate seal to be hereto affixed on this 1st day of July, 2021.

WESTERN SURETY COMPANY

Paul T. Bruflat, Vice President

State of South Dakota
County of Minnehaha } ss

On this 1st day of July, 2021, before me personally came Paul T. Bruflat, to me known, who, being by me duly sworn, did depose and say: that he resides in the City of Sioux Falls, State of South Dakota; that he is the Vice President of WESTERN SURETY COMPANY described in and which executed the above instrument; that he knows the seal of said corporation; that the seal affixed to the said instrument is such corporate seal; that it was so affixed pursuant to authority given by the Board of Directors of said corporation and that he signed his name thereto pursuant to like authority, and acknowledges same to be the act and deed of said corporation.

My commission expires

March 2, 2026

M. BENT
NOTARY PUBLIC
SOUTH DAKOTA

M. Bent, Notary Public

CERTIFICATE

I, L. Nelson, Assistant Secretary of WESTERN SURETY COMPANY do hereby certify that the Power of Attorney hereinabove set forth is still in force, and further certify that the By-Law of the corporation printed on the reverse hereof is still in force. In testimony whereof I have hereunto subscribed my name and affixed the seal of the said corporation this 25th day of June 2024

WESTERN SURETY COMPANY

L. Nelson, Assistant Secretary

Form F4280-7-2012

Go to www.cnasurety.com > Owner / Obligee Services > Validate Bond Coverage, if you want to verify bond authenticity.

Authorizing By-Law

ADOPTED BY THE SHAREHOLDERS OF WESTERN SURETY COMPANY

This Power of Attorney is made and executed pursuant to and by authority of the following By-Law duly adopted by the shareholders of the Company.

Section 7. All bonds, policies, undertakings, Powers of Attorney, or other obligations of the corporation shall be executed in the corporate name of the Company by the President, Secretary, and Assistant Secretary, Treasurer, or any Vice President, or by such other officers as the Board of Directors may authorize. The President, any Vice President, Secretary, any Assistant Secretary, or the Treasurer may appoint Attorneys in Fact or agents who shall have authority to issue bonds, policies, or undertakings in the name of the Company. The corporate seal is not necessary for the validity of any bonds, policies, undertakings, Powers of Attorney or other obligations of the corporation. The signature of any such officer and the corporate seal may be printed by facsimile.

0731/2024

Attn:
Traci Petersen
Swinerton Builders
traci.petersen@swinerton.com
Alternate: 214-771-2039
www.swinerton.com

Proposal for Commercial Demolition Services at the following site:

Celina Government Center and Garage
100 North Colorado Street
Celina, TX 75009

Tactical Demolition, LLC appreciates the opportunity to provide you with a proposal for the above referenced project. In consideration of the below lump sum, Tactical proposes to perform the work described below.

DEMOLITION SCOPE OF WORK:

Demo Plan 2 of 4 (3.22.2024)

1. Demolish and remove existing buildings.
2. Demolish and remove existing concrete flatwork.
3. Demolish and remove existing trees.
4. Sawcut pavement.

Assuming all furniture and equipment not built in is removed prior to the start of demolition

- Price assumes clear and open access to removals
- Price is based on using terminator/roto hammers/air tools/floor scrapers for removals/Skid-steer

Demolition Main Building: ……. $ 24,900.00
Demolition Portable Building(s): ……. $ 29,000.00
Demolition Site: ……. $ 90,000.00

Special Notes:

1. **Price excludes slab on grade removal or trench work.**
2. **Tactical Demolition does not perform any layouts or control lines for any type of saw cutting work being provided.**
3. **Tactical Demolition is not responsible for any engineering.**
4. **This proposal will become an exhibit of any resulting contract documents.**
5. **All work must be scheduled a minimum of five (5) days in advance.**
6. **This proposal does not include any overtime beyond our standard 7am – 5pm working hours.**
7. **To proceed with Tactical Demolition must have one of the following items: signed proposal, letter of intent, or a contract.**
8. **Tactical Demolition retains all rights to salvage on all items being removed.**
9. **Assuming No More then 6” thick asphalt on site.**

EXCLUSIONS:

1. Handling or disposing of any controlled or hazardous materials.
2. Locating, disconnecting, rerouting, and capping utilities.
3. Construction fencing, silt fencing and/or barricades.
4. Contacting utility companies for termination of utility services.
5. Items to be removed for salvage, relocation, re-use etc. for the owners is not included.
6. Filing or Fees for TDH notification.
7. Price is based off scope of work only.
8. Price excludes prep work (UNO)
9. Unforeseen conditions, double layered ceiling, walls, floors.
10. Salvage for re-use existing construction (to be done by others)

Price is good for 30 days. Any alterations from the specifications involving extra cost of material or labor will be executed only upon written orders for same and will become an extra charge over mentioned in this contract. All agreements must be made in writing.

If you should have any questions regarding the proposal, please do not hesitate to call the office or email me at (zpayne@tacticaldemo.com).

Respectfully Submitted,

Zach Payne
Estimator
214.998.0528

Tactical Demolition, LLC

ACCEPTED BY:

Company: _____
Name: _____
Signature: _____
Date: _____

Subcontractor Bid Analysis

Trade: **03.00 Concrete**
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Benny**

	Subcontractor	Selected Sub: Swinerton	FRASERCON	ENTERPRISES INC	SIZELOVE CONSTRUCTION	CAPFORM	Lithko	United Forming	Ceco Concrete Construction	Metric Concrete Services	POTTER STRUCTURES LTD	Swinerton
			Not Qualified									x
	Phone	-	(214) 701-4499	(214) 498-3007	(817) 267-4788	9722457292- 370	(210) 392-0314	(512) 534-0041	(210) 496-5922	(614) 772-4671	(972) 887-5600	
	Contact	0	Baron C. Martin	Michael Sully	Troy Routledge	Humberto J. Vellarroel- Marti	Matt Nichols	Kevin O'Leary	Kevin Mahany	Brad Boschert	Angel Ramirez	
	email	0	bmartin@frasercon.com	msully@gccenterprise.comyr@sizeloveconstruction.c	larroel-marti@capforminc.c	nicholsm@lithko.com	oleary@unitedforming.com	n.mahany@cecoconcrete.	boschert@metricconcrete.co	ramirez@potterconcrete.co		
	Scope Complete	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
	Rank	1	2	8	9	11	7	6	5	10	3	1
	Delta To Low	0%	0.59%	9.19%	9.43%	13.54%	6.62%	3.77%	3.31%	11.55%	2.35%	0.00%
	Enter SBE %	0%										
	SBE $$$	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Spec or Dwg # / Item / Description	Total Cost	$ 5,352,168	$ 5,383,744	$ 5,843,921	$ 5,857,076	$ 6,076,888	$ 5,706,386	$ 5,554,096	$ 5,529,376	$ 5,970,436	$ 5,478,136	$ 5,352,168
Standard Requirements (if entered here, costs will be included with Breakout #1)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Prequalification Status		Yes	Yes	No	Yes	Yes	Yes	Yes	Yes	No	Yes	Yes
MSA Status		Yes	Yes	No	Yes	No	Yes	Yes	No	No	Yes	Yes
Single Project Limit		$ 1,000,000,000	$ 250,000	N/A	$ 12,849,181	$ 63,988,827	$ 276,366,299	$ 21,743,558	N/A	NA	$ 12,851,337	$ 1,000,000,000
Aggregate Limit		$ -	$ 562,500	N/A	$ 28,910,658	$ 143,974,861	$ 621,824,172	$ 48,923,005	N/A	NA	$ 28,915,509	
Exclude Sales Tax	-	excl	excl	excl	excl	excl	excl	excl	excl	excl	excl	excl
Textura	-	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl
Prevailing Wages Included	-	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl
Responses to RFIs Included	-	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl	incl
Scope sheet included	-	$ -										
Schedule included	-	$ -										
Trade Specific Requirements												
Base Bid	$ 5,113,248	$ 5,352,168	$ 5,383,744	$ 5,843,921	$ 5,857,076	$ 6,076,888	$ 5,706,386	$ 5,554,096	$ 5,529,376	$ 5,970,436	$ 5,478,136	$ 5,352,168
Base Bid	$ -	$ 4,862,482	$ 4,762,000	$ 5,249,741	$ 5,649,140	$ 5,591,000	$ 5,216,700	$ 5,335,000	$ 4,760,711	$ 5,407,200	$ 4,915,000	$ 4,862,482
Piers 24" Dia (10 Nos)	$ 16,104	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Piers 42" Dia (30 Nos)	$ 193,551	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Piers 48" Dia (4 Nos)	$ 40,365	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Pier Caps	$ 30,768	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Grade Beams	$ 132,886	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
5" Thick Grade Slab	$ 280,600	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Thickened Edge for Grade Slab	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Elevator Pit Mat Slab	$ 5,726	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Elevator Pit Walls	$ 13,208	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
CIP Walls @ Grade Level	$ 81,818	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
CIP Columns	$ 276,630	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Traffic Barrier Wall	$ 432,106	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Traffic Barrier Cap		Included	Included	Included	Included	Included	Included	Included	Included	Included	Excluded	Included
Barrier Cables		Included	Included	Included	Included	Included	Included	Included	Included	Included	Excluded	Included
Suspended Slab & Beams Level 2	$ 3,066,392	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Suspended Slab & Beams Level 3		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Suspended Slab & Beams Level 4		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Concrete filling for metal stairs including landing	$ 16,000	Included	Included	Included	Included	Included	Included	Included	$ 27,000	$ 27,000	$ 27,000	Included
Concrete filling for bollards	$ 26,250	Included	$ -	Included	Included	Included	Included	Included	$ 26,250	$ 26,250	$ 26,250	Included
MEP Pad	$ 2,952	Included	Included	Included	Included	$ 2,952	Excluded	$ 2,952	$ 4,100	$ 4,100	$ 4,100	Included
Generator Pad	$ 8,208	Included	$ 8,208	Included	Included	$ -	Excluded	$ 8,208	$ 11,400	$ 11,400	$ 11,400	Included
Supply and installation of Vapor Retarder		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Supply and installation of Water stops		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Supply and installation of isolation/expansion materials		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Saw cutting of slab of grade control joints		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Installation of embeds, inserts, sleeves and anchor bolts.		Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included
Installation of stair nosing		Included	$ 4,800	Included	Included	Included	Included	Included	$ 4,800	$ 4,800	$ 4,800	Included
Allowances		$ -										
Allowance for 5000 LB Reinforcement including installation, Ref.S-003	$ 4,600	$ 4,600	$ 4,600	Included	Excluded	Included	$ 4,600	Included	$ 4,600	$ 4,600	$ 4,500	$ 4,600
Allowance for 1000 LBS Post tensioning. Ref. S-003	$ 2,150	$ 2,150	$ 2,150	Included	Excluded	Included	$ 2,150	Included	$ 2,150	$ 2,150	$ 2,150	$ 2,150
Allowance for Pressure injecting epoxy for Cracks. Ref. S003	$ 10,000	$ 10,000	$ 10,000	Included	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000
Routing and ceiling of non structural floor cracks. Ref. S-003	$ 10,000	$ 10,000	$ 10,000	Included	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000	$ 10,000

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		Cooling/Heating of Concrete Operations	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
		Perimeter Protection	$ -	Included	Excluded	Excluded	Excluded	Excluded	Excluded	Included	Included	Included	Included	Included		
		Silane Sealer to Floor slabs exposed to the sky	$ -	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded		
		Perimeter Foundation drain	$ -	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded		
		General Scope Items	$ -	$ -												
		Shop drawings	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Surveying, Staking, Field engineering and layout.	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Layout of concrete works from G/C provided benchmarks	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Pumping for the concrete	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Handling of pump lines during the pour	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Concrete washout and haul off.	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		All formwork and reshoring as required	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		All Formwork to be CLASS "B"	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Structural excavation/backfill and compaction. (With on-site materials)	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Temporary bracing of walls	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Pier layout	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Pier drilling keeping shaft log	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Haul-off of pier spoils	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Supply, hoisting and placing of rebar cage into the pier holes	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Supply and installation of reinforcing, wire mesh and accessories	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		backup bars	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Set and grout anchor bolts and base plates	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Excluded	Included		
		Patching of defective formwork, tie rod holes	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Patching of post tension pockets	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Grouting of base plates	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Excluded	Included		
		Removal of spoils	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Safety orientation	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Safety rails	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Excluded	Included		
		Safety on site	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		David Bacon wage scale (Collin County)	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Liquidated damages and insurance as per Swinerton Contract terms	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
		Textura	$ -	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included	Included		
				$ -												
		Form, Place, Finish, Pumping, drilling and misc. materials	$ -	Included	included	included	included	included	included	included	included	included	included	Included		
		Furnish and install Rebar, PT materials	$ -	Included	included	included	included	included	included	included	included	included	included	Included		
		Supply of Readymix	$ -	Included	included	included	included	included	included	included	included	included	included	Included		
		Hoisting	$ -	$ -												
		Crane / Hoisting	$ -	Excluded	Excluded	Excluded	$ (275,000)	Excluded	Excluded	$ (275,000)	Excluded	Excluded	Excluded	Excluded		
			$ -	$ -												
		Concrete Supervision	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815	$ 193,815
		Safety Maintenance	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842	$ 163,842
		Safety Manager	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279	$ 80,279
		Insurance	$ -	incl	incl	incl	incl	incl	incl	incl	incl	$ 71,411	incl	incl	incl	incl
		P&P Bond	$ -	incl	$ 119,050	$ 131,244	incl	incl	incl	incl	incl	$ 119,018	incl	incl	incl	incl
		Stamped Form work Drawings	$ -	incl	incl	incl	incl	incl	incl	incl	incl	$ 15,000	incl	incl	incl	incl
			$ -	$ -												
			$ -	$ -												
		Total Base Bid (excl. Bond)	**$ 5,113,248**	**$ 5,352,168**	**$ 5,383,744**	**$ 5,843,921**	**$ 5,857,076**	**$ 6,076,888**	**$ 5,706,386**	**$ 5,554,096**	**$ 5,529,376**	**$ 5,970,436**	**$ 5,478,136**	**$ 5,352,168**		

PROJECT NAME: CELINA GOVERNMENT CENTER, PARKING GARAGE
LOCATION: 105 N ARIZONA DR, CELINA, TEXAS, 75009
DATE: 08/08/24
ESTIMATED BY: BENNY KURIAKOSE

Enclosed for your review and use is our Cost Proposal for the complete structural concrete scope of work for the above referenced project.

Our proposal is based on the following documents:

1.) Drawings - Issued for Bid-Permit on 07-11-2024
2.) Specifications - Issued for Bid-Permit on July 11, 2024
3.) Geotechnical Report - Prepared by EST, Inc. on September 19, 2023
4.) Addendum - None

Base Proposal: Parking Structure $ 4, 862, 482
Allowances: $ 51,750

Scope of Work:

1. Layout, supply and installation of the following concrete scope of work including formwork, concrete ready-mix, and rebar / post tension reinforcement needed to complete the scope.
2. Drilled piers (excludes casing)
3. Pier caps
4. Grade beams
5. Elevator pit mat slab
6. Elevator pit CIP walls
7. 5" Thick grade slab over vapor barrier over 4" thick washed crush stone base material
8. CIP walls ramp retaining walls
9. CIP columns
10. CIP traffic barrier walls with cap
11. 7" Thick CIP elevated slabs w/ beams
12. Pan filled stairs and landings
13. Concrete filling for bollards
14. Equipment Pads
15. Supply and installation of Water stops
16. Installation of embeds (steel plates, anchor bolts, bolt templates) cast into concrete (supplied by others)
17. Installation of stair nosing (supplied by others)
18. Grout bolt template base plates
19. Supply and install rebar, wire mesh, and post tension reinforcement
20. Barrier Cables
21. Allowance for 5,000 lbs reinforcement including installation, Ref.S-003
22. Allowance for 1,000 lbs post tensioning. Ref. S-003
23. Allowance for 500 lf pressure injecting epoxy for cracks. Ref. S003
24. Allowance for 1,000 lf routing and sealing of non structural floor cracks. Ref. S-003
25. Allowance for concrete weather protection

Qualifications:

1. Survey and control points provided by others
2. Certified pad to be provided by others within +/- 1/10' to balance
3. Use of tower or mobile crane (provided, operated, and maintained by others) for use during concrete and reinforcing steel operations
4. Vertical concrete finish for walls and columns exposed to view is class B.

Exclusions:

1. Sales tax on incorporated materials
2. Mockups
3. Penetrating silane sealer & traffic coating (supply and Install)
4. Water repellents (supply and install)
5. Concrete work outside the footprint of the parking structure
6. Architectural concrete finish
7. Utility encasement or thrust blocks
8. Utility equipment pads outside the footprint of the parking structure
9. Filter fabric & gravel at below grade drainage systems
10. Sanitary facilities.
11. Temp water, temp power (Including any fee's for consumption)
12. Fee's associated with (permits, utilities, etc.), labor for pulling permits
13. Testing and inspection
14. Repair of damaged concrete caused by other trades, or course of construction
15. Protection of new concrete work.
16. Dewatering
17. All waterproofing, damp-proofing, caulking & sealants
18. Supplying, unloading and inventorying of embed items furnished by others
19. Drilled anchors
20. Demolition, rock excavation
21. Mass excavation and backfill, offsite spoil removal and erosion control
22. Subgrade compaction
23. Traffic control, barriers, arrow boards, and lane closure permits
24. Asphalt paving
25. Street sweeping and dust control
26. Trash dumpsters
27. Site concrete, decorative concrete, or concrete required for utilities, including curbs, gutters, swales, etc.

capform
Your Full Service Concrete Contractor
1455 Halsey Way / P.O. Box 111130
Carrollton, Texas 75007 / 75011-1130
(972) 245-7292 Fax (972) 242-5096

August 8, 2024

Swinerton Builders – Dallas
2200 Main St. Suite 300 – Dallas, TX 75201

ATTN: Benny Kuriakose - benny.kuriakose@swinerton.com
Christopher Dencklau - christopher.dencklau@swinerton.com

REF: Celina Government Center Parking Garage

Gentlemen:

We are pleased to submit our proposal to furnish all labor, material, equipment, insurance and taxes necessary to complete the concrete portion of the above referenced project all in accordance with the issued architectural and structural drawings (dated 07/11/24), and specifications and subject to the following qualifications:

WORK INCLUDED IN OUR PRICE:

- **Furnish, Erect and Dismantle Formwork For:**
  - pier caps
  - grade beams
  - slab on grade edge forms, construction joints
  - column blockouts
  - ramp walls
  - pit walls
  - barrier walls
  - columns
  - stub columns
  - beam sides and soffits
  - edge forms for suspended slab
  - edge forms for major openings (as shown on the structural drawings only)
  - suspended slabs
  - slab depressions
  - construction joints and keyways

- **Place Vertical Concrete**
  - piers (dry)
  - pier caps
  - grade beams
  - ramp walls
  - pit walls
  - barrier walls
  - columns
  - stub columns

- **Place and Finish Concrete**
  - pit slab
  - slab on grade
  - suspended slabs
  - concrete wash
  - column blockouts
  - pan stairs and landings

ASSOCIATED WORK INCLUDED:

- David Bacon wage scale (Collin County) – 01/05/2024
- engineer allowances:
  - 5,000 lbs of reinforcement
  - 1,000 lbs of post tensioning
- shop drawings
- engineering (from G/C provided building corners and benchmarks)
- hoisting (mobile crane)
- pumping equipment for our use only
- handling of pump lines during the pour
- transportation of concrete to point of placement
- structural excavation/backfill/compaction with on-site materials
- temporary bracing of walls
- pier drilling (dry)
- supply and installation of 4" #57 stone gravel for sub-base at slabs on grade
- supply and installation of vapor barrier
- supply and installation of isolation/expansion materials
- supply and installation of waterstops
- saw cutting of slab on grade control joints
- installation only of cast in place embeds, inserts, and anchor bolts (supply by others) (from fully coordinated dimensional shop drawings provided by others)
- installation only of stair nosings (supply by others)
- application of liquid membrane curing compound
- cleaning of surfaces prior to placement of concrete
- patching of defective formwork
- patching of tie rod holes
- patching of post tension pockets
- safety rails at our formed deck only
- clean up under formed deck during the pour
- reshoring
- supply and installation of reinforcing, wire mesh, and accessories
- supply and installation of post tension cable, barrier cable, and backup bars
- fill bollards (105 ea)
- set and grout anchor bolts and base plates (4 ea)
- removal of spoils (off-site)

ASSUMPTIONS/CLARIFICATIONS:

- If bonds are required, they will be issued on Travelers Standard Form, or AIA Standard Form. If special forms are required, they must be specifically reviewed and approved.
- This bid is based on the assumption that we will negotiate mutually agreeable contract terms, including payment, retainage and contract language. This bid does not constitute acceptance of any previously issued contract terms.
- This bid is based on the following retainage terms unless other terms are specifically agreed to; no retainage shall be held on concrete, reinforcing, post tension materials, pumping and crane, then on the balance of the contract shall be 10% until the work is billed 50% with no further retention thereafter, with a reduction to 1% 30 days after top out and payment in full within 90 days.
- Due to the current raw materials market in concrete, steel and post tension, our suppliers will be implementing surcharges based on scrap prices, cement and aggregate increases at the time of delivery, these cost are unpredictable and there will be possible additional costs from time of quote to time that the contract is awarded
- As an additional safety measure, it is Capform's policy to install wire mesh through all formed openings that have a minimum dimension greater than 12" and up to 4' square. This additional protection DOES NOT replace the requirement for Hole Covers. Once another trade is ready to fill the block out, it will be their responsibility to cut out the wire mesh at which time they will become fully responsible for the Hole. We will provide a detail of the installation upon request.
- Capform's engineered formwork shop drawings are limited to Shoring, Reshoring and general table layout. We do not include line drawings for all edges and openings. Shop drawings for vertical formwork consist of typical details only, except for unusual shapes or configurations.

- Any trade contractor that intends on using Capform's Crane, outriggers or other equipment must sign Capform's "Rental Use Agreement".
- If the Contractor is requesting to keep the crane after Capform's completion, they must sign either a) Capform's Crane Indemnity Agreement, or b) a contract directly with the crane supplier.

MATERIALS SUPPLIED:

- formwork including hardware
- chamfer strips
- patching materials
- concrete with admixtures
- reinforcing, wire mesh and accessories
- post tension cables, barrier cables, back up bars and accessories
- # 57 stone gravel
- vapor barrier
- waterstop
- isolation/expansion materials
- liquid membrane curing compound

WORK NOT INCLUDED IN OUR PRICE:

- sale tax on incorporated materials
- allowances for:
    - pressure epoxy injection
    - routing and sealing cracks
    - structural steel
- Environmental Insurance (pollution, mold, etc.)
- orientation and badging of personnel
- hazardous waste removal or disposal
- curing of formed concrete surfaces
- cooling of concrete materials
- winter protection of concrete
- supply of shrinkage reducing admixtures in concrete
- supply of corrosion inhibiting admixtures in concrete
- supply of crystalline waterproofing admixtures in concrete
- supply and installation of formsavers
- casing of piers
- rock excavation
- mass excavation/backfill/compaction
- supply of imported backfill materials
- soil retention system
- sump pump and sewer ejector pits and related slabs shown on mechanical, plumbing and structural documents
- waterproofing and joint sealants
- supply or installation of ADCOR waterstop required from waterproofer
- dewatering (ground)
- construction of building subgrades to ± 0.10 foot
- moisture/paper curing
- liquid sealers, hardeners or coatings
- supply or installation of shake-in hardeners
- filling of cracks in slabs
- mud slab
- mudsills (slab on grade poured prior to forming suspended slabs)
- architectural concrete
- rubbing of exposed concrete
- exposed concrete with sharp corners
- ceiling grinding or preparation for architectural finishes
- formwork for metal deck
- shoring and/or reshoring of metal deck
- rigid screeds

WORK NOT INCLUDED IN OUR PRICE (cont.):

- curbs, pads or islands for M.E.P.
- work for mechanical or electrical trades
- formwork for M.E.P. sleeves
- bus duct curb
- housekeeping pads
- duct banks
- manholes, drainage structures or culverts
- work for precast concrete
- drilling and dowelling of masonry dowels or supply of same
- work to masonry construction (bond beams, lintels, tie columns, tie beams, pilasters, etc.)
- masonry grout fill
- supply or installation of masonry reinforcing
- work to or protection of existing construction
- demolition, coring or cutting
- supply or installation of dovetail slot
- drilling and doweling into existing
- supply of inserts, embeds or anchor bolts
- supply of stair nosing
- grouting of any kind
- grouting of elevator sills
- sandblasting/waterblasting
- site work concrete (paving, sidewalks, ramps, flumes, etc.)
- site retaining walls
- mow strips
- light bases
- sign bases
- site drainage and utility structures
- safety for others
- safety on floors below our formed deck
- perimeter safety nets
- testing or permits
- liquidated damages

GENERAL CONTRACTOR TO SUPPLY AND MAINTAIN WITHOUT CHARGE THE FOLLOWING ITEMS:

- temporary crane roads
- fully coordinated dimensional shop drawings for all embedded items supplied by others and installed in this scope of work
- employee parking and/or busing
- composite cleanup crew
- traffic control (except for our work)
- engineering (G.C. to provide building corners and benchmarks)
- electrical power to each working deck and to within 100 feet of each working area (as well as generators)
- temporary facilities (water, toilets, etc.)
- trash containers
- mutually agreed upon schedule
- weather protection if necessary
- provide and maintain access to the building
- protection of general public and workmen on site
- protection of finished work
- protection of existing construction
- bond premium
- testing of floor tolerance within 24 hours of concrete placement

Our lump sum proposal for the above scope of work is:

Base Bid	$ 5,628,000.00
Bond Premium (Add)	$ 55,000.00
Wall Cap (Add)	$ 275,000.00

which is good for 30 days.

Note: We have not seen any addenda.

We appreciate the opportunity to bid this project and look forward to working with you in the near future. Thank you for your cooperation, should you have any questions please feel free to call.

Sincerely,

Humberto J. Villarroel-Marti

capform

Ceco Concrete Construction, L.L.C.
2829 Thousand Oaks, San Antonio, Texas
PHONE (210) 496-5922
FAX (210) 496-6821

PROPOSAL AND CONTRACT

Swinerton Builders
Attn: Christopher Dencklau

Date: 08/08/2024
Proposal No.: 08-24-009
Contract No.:

Name of Structure: Celina Government Center Parking Garage
Address of Structure: 105 North Arizona Drive – Celina, Texas 75009

This agreement is made on the above date by and between Ceco Concrete Construction, L.L.C. (hereinafter called "Ceco") and the above party (hereinafter called "Contractor"). Ceco agrees, contingent upon availability of supervision and equipment at time of award, to furnish for the above structure, and Contractor agrees to accept and pay for the following work in accordance with the following provisions:

A. SCOPE – Formwork

Ceco proposes to furnish plyform, lumber, shores, scaffold and supervision for the erection and removal thereof for forming the following items of concrete formwork for the above project:

1. The elevated concrete slab soffits and edgeforms as shown on the structural drawings. Ceco's work will conform to ACI tolerances for slab soffits top of slab elevations and concrete slab thicknesses.

2. The soffits and sides of the elevated deep beams. Ceco will furnish and install chamfer on exposed beam soffits.

3. Construction joint bulkheads on elevated slabs. (Based on 3 pours per floor)

4. The cast in place concrete columns supporting the above construction from the top of the foundations up to the Roof. Ceco will furnish and install chamfer at exposed columns.

5. The cast in place concrete walls supporting the above construction from the top of the foundations up to the Roof.

6. Labor to form the pier caps and grade beams supporting the structure.

7. Labor to form the slab on grade edgeforms as shown on the structural drawings.

8. Labor and material to place concrete for Ceco-formed columns, walls, pier caps and grade beams.

9. Labor and material to point and patch tie holes for exposed columns and walls poured by Ceco.

10. The top of slab depressions as shown on the structural drawings.

11. Labor to blow formwork decks one time prior to concrete pour and a one-time sweeping of completed floors after reshores have been removed. Contractor to inspect and sign-off each floor after Ceco sweeping.

12. Walkway and handrail at perimeter of formwork deck. This walkway and handrail will be stripped and relocated with the formwork deck. Ceco will provide fall protection for Ceco employees only.

13. Reshoring of new construction required to support loads from concrete pours on Ceco shoring, based upon strength analysis information provided by General Contractor. Backshoring, if required, is specifically excluded. An area will typically be partially reshored at the end of the day in which it is stripped. The area will be fully reshored prior to the pour. Reshores will be installed in accordance with a reshore analysis submitted to General Contractor for record.

B. SCOPE – Concrete Frame

1. Labor and material to pump, place, and finish concrete for the slab on grade and elevated slabs shown on Structural drawings within the structure, including concrete filled pan stairs. Based on a troweled area, including slab on grade of approximately **139,313 SF**.

2. Provide labor and material to apply standard spray-on curing compound on top surface of horizontal slabs placed and finished by Ceco. Removal of curing compound is specifically excluded.

3. Provide labor to install mild reinforcing steel, and post-tensioning support bars (Based on **498** tons) in Ceco formed scope items 1 thru 13. Overages will be billed at $1,900 per ton.

4. Provide material and labor to install and stress bonded post-tensioning tendons and attach post tension heads to the edgeforms. (Based on **135,000** pounds shipping weight).

5. Provide material and labor to cut tendons after stressing and grout patch stressing pockets. Stressing elongations to be observed and recorded by others. Authorization to remove shoring and cut tendons to be provided by Contractor.

6. Labor and equipment to provide "saw cut" joints in slab on grade (based on **35,500** SF GBA area bounded) up to ¼ slab depth, if required and shown on Contract Drawings.

7. Labor and material to install 15 mil vapor barrier for slab on grade.

8. Labor and material to install keyway, compressible filler, and waterstops (SynkoFlex SF-302 or similar).

9. Labor and material to fill pipe bollards (57 pc). Templates or sleeves for bollards are specifically excluded.

10. Labor only to install embeds as shown on the structural drawings, not to exceed **800 pcs**; cost to install additional embeds exceeding **800 pcs** is $ 45.00 /pc. All embeds installed by Ceco are based on a ½" tolerance in each direction. This pricing is based on an approximate embed size of 12"x12". If embed sizes are significantly beyond 12"x12", Subcontractor reserves the right to assess and be compensated for actual labor fees associated with installing oversized embeds. Contractor to furnish all embeds (oversized by ½" on all sides) to each pour area with predrilled nail holes for mounting and layout at each location; Contractor to furnish embeds to Ceco one (1) week prior to pour; and approved embed drawings to be provided to Ceco two (2) weeks prior to start of forming the respective pour.

11. Layout for Ceco's scope of work only based on a minimum of (3) three hub locations containing coordinates and elevations provided and maintained by Contractor throughout the duration of the project. While it is understood that this is a joint effort of this subcontractor and the contractor to accurately establish the layout of the structure, it is specifically understood that other trades using this control shall bear the responsibility of verifying the accuracy of the layout prior to use and that said subcontractor waives its right to any claim against Ceco resulting out of use of lines established.

12. Labor only for a one-time installation of the permanent construction guardrails. Ceco will install the permanent guardrails on the project as directed by the Contractor. By doing so Ceco does not assume Contractor's responsibilities for providing fall protection. Contractor shall provide all necessary materials for proper installation of the permanent guardrail system and shall observe and inspect the installation to assure that the guardrails are installed to Contractor's satisfaction and in full compliance with OSHA standards. It is the Contractor's responsibility to maintain and remove all permanent guardrails after Ceco's initial installation. Contractor agrees to defend, indemnify and hold Ceco harmless from any claims arising out of or involving the permanent guardrails. Price is based on "rapid permanent guardrail" and/or cable guardrail system at the perimeter of the building and excludes permanent guardrail protection above the Roof Level. All permanent construction guardrail systems constructed of lumber shall be installed by the Contractor (i.e. stair and elevator openings).

13. Labor and material for installation of the rebar protection, (i.e. rebar caps, 2x covers, etc.). Ceco will install rebar protection on rebar installed by Ceco and will maintain same while Ceco is working in the area. Once Ceco completes work in the area, it shall be the Contractor's responsibility to maintain the rebar protection. Contractor shall hold Ceco harmless from any claims arising out of or involving the rebar protection, once Ceco has completed work in the area.

14. Ceco to provide structural excavation and fine grading for dirt work associated with Ceco's scope of work listed above. Spoils to be left in central location on jobsite for disposal by others. Abatement or hauling of hazardous materials is specifically excluded. Elevation of subgrade to be +/- 0.10 ft prior to fine grading operations.

15. Pumping of rainwater to designated drainage area within 50 feet of work. Dewatering of ground water is specifically excluded.

16. Pier drilling, rebar furnish/install, concrete furnish and concrete placement (44 pcs) based on a single mobilization for all piers. Price is based on dry holes; see pricing below for cased piers. Coring is specifically excluded by Ceco.

17. Maintenance of concrete washouts based on agreed upon locations.

18. Price includes provisions for on-site orientation and drug screening.

19. Price includes furnish two insulated concrete curing boxes. Providing thermostatically controlled concrete curing boxes is excluded.

C. EXCLUSIONS – Formwork and Concrete Frame

This proposal includes only the work specifically covered in the section entitled "Scope" above and unless specifically included above, does not include any other work such as, but not limited to the following:

1. Furnishing or installing forms for sitework, paving, pads and/or curbs not shown on structural drawings, forms for lightweight floor fills, expansion joint bulkheads, blockouts for handrails, bulkheads at openings not shown on structural plans, lintels, sidewalks, drives, trench drains, gutters, wheelstops, ductbanks or any work for other trades.

2. Furnishing or installing anchors, anchor templates, reveal or rustication, permanent nailers, sleeves, ceiling clips, screeds, dovetail, chases, carton forms, soil retainers, polystyrene fills, fillers or devices, keyed-cold joints (metal construction joints that remain in place) or similar, reglets, and similar built-in items.

3. Taping or caulking joints. If specifications require joint taping or caulking, it shall be done by others. Ceco will not be responsible for concrete leakage on to surfaces below.

4. Patching, rubbing, bagging, chipping, grinding or cleaning concrete, unless caused by a Ceco form failure. Ceco excludes repairing concrete because of color or texture irregularities, air bubbles, shrinkage cracks or other cosmetic issues that do not threaten the integrity of the structure.

5. Removal of plastic sleeves and back grouting of holes in concrete caused by ties. Ceco will use standard snap ties with 1" break-back, metal strap ties, taper ties and similar forming accessories.

6. Any work associated with architectural concrete or providing an ACI Class "A" finish. Ceco will provide an ACI Class "B" finish (maximum ¼" offset) at exposed areas formed with plyform.

7. Subcontractor specifically excludes providing specific formwork joint patterns, formwork tie patterns, or reveal patterns.

8. Rust free forms and removal of rust imparted on concrete surfaces.

9. Traffic Control, road cleaning, or protection of pedestrians and/or public. Ceco specifically excludes protecting the existing facilities or adjacent structures or property from concrete splatter or damage from the construction site. Netting, cattle chutes, walkways, or other means of protection to be provided by the Contractor.

10. Any work outside of the main structure including but not limited to furnishing, sidewalks, pads, steps, light pole bases or similar.

11. Work in, or protection of existing structures from construction operations, dust, etc. Protection of finish floor areas supporting our shoring.

12. Hoisting, trash haul-off, sanitary facilities, potable water, or electrical power.

13. Furnishing or installing gang ladders to completed floors.

14. Price does not include any provisions for mock-ups.

15. Price does not include any provisions for badging requirements, OSHA 10-hour certification for onsite employees, dedicated on site safety professional, and dedicated on site quality professional.

16. Furnishing inspections and testing, including but not limited to slump tests, handling and/or stripping concrete cylinders, or measuring floor flatness and levelness and similar.

17. Providing inspection of the formwork by a Specialty Engineer before each pour.

18. Any work associated with CMU, including, but not limited to concrete bond beams, CMU embeds, or lintels over CMU walls and/or filling of any precast or masonry units.

19. Any work associated with metal decks, including but not limited to edgeforms, void filling, and construction joints on metal decks.

20. Cleanup of embedded angles, channels, plates, etc. installed by others.

21. Furnishing or installing anchor bolts or grouting base plates for steel columns.

22. Furnishing or installing hardeners, sealers, caulks, coatings, penetrating liquid floor treatment, waterproofing, or similar.

23. Furnishing or installing bond breaker or bonding agents.

24. Any work associated with hot or cold weather protection, including but not limited to providing temporary heat or cooling in accordance with ACI requirements. Providing fire watch for temporary heaters.

25. Any materials or labor associated with termite protection for the foundations, slab on grade, etc.

26. Installation of bracing, under pinning, sheet piling, shoring or other methods to prevent undermining of the earth.

27. Demolition, mass excavation, dewatering or filtration/treatment of groundwater from the site.

28. Ceco excludes any work associated with “MASS CONCRETE” placement requirements.

29. Working hour restrictions which limit early/late pouring operations or shift work less than 8 hours. Price is based on early morning deck pours.

30. Providing stamped formwork or reshore drawings for approval by others. These drawings will be submitted for record, if required. Ceco will provide concrete line/profile drawings for approval by the architect and engineer, if required. Price is based on all approved concrete line/profile drawings and all associated RFI’s to be returned to Ceco two (2) weeks prior to the pour.

31. Any fees for Labor and Material Bond or a Payment and Performance Bond.

32. Providing insurance coverage for Completed Operations, Professional Liability or Pollution Liability.

33. This proposal does not include naming any additional insureds on Ceco’s insurance policies, regardless of agreements made between the General Contractor and the Owner.

34. Price does not include any provisions for onsite Worker’s Compensation or General Liability insurance; to be provided through the CCIP. ***Ceco’s participation in the wrap is subject to review and acceptance of the wrap coverage amount and requirements.***

35. Price does not include any provisions for Liquidated Damages; however, Ceco’s maximum liability from damages, liquidated or otherwise, shall not exceed 5% of the subcontract price. Consequential damages are specifically excluded.

36. Sales tax on permanently installed materials is excluded.

37. Ceco takes exception to specification section 03 10 00, Part 3.04 “Installation of Insulating Concrete Forms”.

38. Price does not include any provisions for stressing strips and/or pour strips.

39. Grinding garage soffits is specifically excluded.

40. Price does not include providing 2x4 openings as shown in section 2/S-580.

D. EXCLUSIONS – Rebar

1. Any work associated with reinforcing required for metal decks (wire mesh) or for CMU walls. Price includes CMU dowels cast into elevated decks only.

2. Epoxy coated tie wire.

3. Epoxy coated or galvanized rebar or tie wire.

4. Price does not include furnishing or installing dowel basket assemblies.

E. SPECIFIC PROVISIONS – Formwork and Concrete Frame

1. Ceco shall provide sufficient material at one time to form approximately 28,000 sf gross building area to be reused as necessary to complete all suspended forming operations. Based on 3 pours on the 2nd Floor and 3 pours on the typical floor.

2. Ceco shall provide sufficient column and wall forms as required to complete all vertical forming operations within Ceco’s scope of work.

3. Approximate duration for our portion of the work from start of shoring the 1st suspended slab to installation of formwork for final deck pour is estimated at 12 weeks (excluding make-up, tear down, mobilization and demobilization). An additional 11 weeks will be required to start the work associated with the foundations / first lift of verticals prior to starting elevated forming operations. This is dependent on the timely execution by other trades, weather, strip time and adequate hoisting. Note: This Proposal is specifically based on the attached mutually agreed upon schedule and sequence of work dated 08/06/24.

4. This proposal is based on the provision that pouring of concrete is to take place within a reasonable time after placement of forms. Reuse of forming materials is essential and schedule is based on being allowed to strip on the 3rd day after the concrete is poured (12 hours on verticals). Cost of cylinders is by others.

5. It is the Contractors responsibility to coordinate other trades and the overall project schedule with this work. Price is based on a 5 day, 50-hour workweek for Ceco’s crews; however due to sequencing of the overall work, crane time required per week will exceed 50 hours. If additional hours are required to accelerate the schedule and Ceco has not fallen behind through entirely its own fault; then at a minimum, premium pay will be paid to Ceco by Contractor. Saturdays will be used as a make-up day for inclement weather during same week; Sundays will NOT be used as a make-up day.

6. Price is based upon there being no obstruction interfering with our operations. Work of other trades will not commence in an area until we have removed our material from the area.

7. This proposal is based on topping slabs being poured after Ceco has removed shoring and reshoring from the area. Ceco excludes protecting the slabs supporting our shoring.

8. Price is based upon forming of normal structural concrete – formwork for architectural concrete, if required, is excluded.

9. Ceco agrees to provide an ACI class B finish, at exposed areas formed with plyform, with offsets not to exceed ¼”; ACI class D shall apply at unexposed areas.

10. Ceco shall not be responsible for camber design or installation, slab design, or final deflection of work after formwork is removed.

11. Slab soffits will be sloped one direction, within the constraints of the forming system. Areas where slabs are sloping in two directions will be achieved by adding topping slabs or thickening slabs as required.

12. Price is based upon stressing of post tension cables being performed in a manner that will not cause additional loading to Ceco's shoring (i.e. beams stressed sufficiently to support loads from stressing the slabs without transferring this load to the supporting shoring).

13. Price is based upon Ceco being allowed to use motorized warehouse forklifts (front axle load 12,000#) and scissor lifts on suspended slabs for material movement and any special measures that need to taken to allow for this loading shall be at contractor's expense.

14. This proposal is based on the Contractor providing, at no cost to Ceco, use of a crane including operator at all times in all areas and over 100% of the structure with 10,000# capacity at all work areas (including 50' outside of building footprint) without the requirement of repositioning crane for pouring concrete, unloading, hoisting, positioning and loading of Ceco's forming materials and equipment. The minimum clearance provided between the fully retracted crane hook and elevation of the item being picked will be 50. Priority consideration shall be given to Ceco's forming operations.

15. Price is based on adequate hoisting. If steel erection is being performed simultaneously with concrete forming operations additional hoisting will be provided by Contractor.

16. Price is based on the area of the "New Administration Building" being flat and clear of debris for Ceco's use to store materials and set up of concrete pumping operations.

17. Price is based on precast operations following cast in place concrete scope.

18. This proposal is based on General Contractor providing adequate lay down and staging area for Ceco materials.

19. No protrusions of more than 3" shall be allowed at bottom side of floor. Projections above floor will not be allowed above 3". Protection and/or replacement of projection above floor will be by others.

20. Ceco erection crews will dispose of their own bulk formwork debris and will not be responsible for pro-rata clean-up charges. General Contractor shall supply dumpster at no cost to Ceco for trash removal. Composite clean up crew is specifically excluded.

21. Sanitary facilities, potable water source, adequate staging area within reach of crane and electrical service on each floor (within 100'of Ceco work area, as well as, Ceco's trailer) shall be provided by the Contractor.

22. Project Access. Contractor shall furnish, install and maintain in safe condition all required ladders, ramps, staging or other means of access to the work floors and form decks of the building.

23. This proposal is based on Contractor and other Subcontractors providing safe means of accessing column forms that do not require climbing of Ceco column forms.

24. This proposal is based on slab on grade being in place prior to Ceco forming the elevated decks. Slab on grade or slabs supported by carton form to be capable of supporting imposed shore loads.

25. Price is based upon areas where no slab on grade is present to be reasonably level, within 1'-0" of adjacent top of slab elevation and compacted sufficiently to support shore loads without deflection and to be kept in a dry condition until forms are removed. Ceco is not responsible for form movement due to ground settlement. This proposal excludes working in excessively wet or muddied conditions.

26. Mass excavation to be by others, not by Ceco.

27. Contractor shall coordinate the tolerances of other trades, such that their work is adaptable to the dimensional concrete tolerances set forth in ACI. Ceco shall, in no event, be responsible for costs due to adjustments/retrofits for adjoining work, provided the concrete meets the stipulated ACI tolerances set forth in ACI 117.

28. Ceco will not honor backcharges for corrective work unless prior written approval is obtained to have corrective work performed. In addition, no backcharges of any kind, field work delays, damages and so forth will be considered unless complete written information is received by Ceco within two weeks of the occurrence.

29. Necessary permits and air-right agreements for crane operations shall be in place by others.

30. Subcontractor is responsible for meeting requirements of Spec Division 3 and/or ACI tolerances applicable to this project. Contractor or project consultants will account for the needs of the following trades such as Division 5 Structural Steel, or Division 9 Flooring to compliment these tolerances. Subcontractor warrants its work for a period of one year following subcontractor's substantial completion and will correct nonconforming work. Should Contractor discover a deficiency in Subcontractor work, Contractor shall give Subcontractor 10 business days after written notice to correct. If corrections are economically wasteful, subcontractor will seek solutions adequate for the work's intended purpose.

31. Cracking of concrete will occur in the building process. These are influenced by shrinkage, temperature, or PT tensioning. Epoxy injection of such cracks is specifically excluded.

32. Subcontractor will rely on third party testing results provided by others. Subcontractor will host a Concrete Pre-Construction Conference to set expectations and procedures for this process.

33. Subcontractor assumes no authority to protect its completed work from other trades on site.

34. Subcontractor shall not be liable for unknown, concealed, or underground conditions encountered during construction.

35. Monuments, benchmarks, working points, grade, elevation(s), or control line(s) will be provided by others and presumed by Subcontractor as accurate.

36. Subcontractor shall not be liable for project information provided to subcontractor, or provided late. For example: incomplete or improper designs, plans and specifications, insufficient tolerance between trades, embedded item material or locations, applicable design code compliance, neighborhood rules, air rights and municipal construction limitations. Furthermore, Subcontractor is just one of several trades on a project and expects others to coordinate all the trade drawings and provide guidance to the Subcontractor of those results.

37. Subcontractor shall not be liable for structural concrete movement from temperature change, foundation settlement, column compression, shrinkage, deflection, PT compression and uplift.

38. Price is based on no interference of overhead power lines for hoisting or concrete pumping operations. Relocation of power lines prior to construction by others, if required.

39. Price does not include "Add of $18,000 to subcontract value if interior column washed from Parking Drawing detail are required".

40. Price is based on utilizing ¾" chamfer in lieu of filler as shown in detail 5&6 on structural sheet S-370

F. SPECIFIC PROVISIONS – Pump, Place, and Finish

1. Water source to be provided by Contractor for concrete finishers, concrete pump and concrete trucks.

2. Proposal is based on the concrete for slab pours having a 6" slump at point of placement and vertical pours having a 6"-8" slump measured at the point of placement. Concrete mixes shall be pumpable.

3. This proposal is based on using a concrete mix that provides sufficient plasticity that is able to be worked and finished to produce a floor surface that reaches the specified tolerance.

4. An overall project average surface tolerance of FF25/FL20 in all areas, minimum local FF/FL values equivalent to 3/5 of the specified overall FF/FL values will apply at individual concrete placements. Test results per ASTM and ACI showing areas not meeting this tolerance shall be forwarded to Ceco within 24 hours of placement. Slabs will be placed in accordance with the requirements as detailed in the concrete specifications and not the flooring specifications.

5. Acceptance of slabs will be signed off on and documented with 24 hours of slab placement per ASTM 1155. Slabs shall be deemed accepted unless Ceco receives written notification within 72 hours of the concrete placement. This written notification shall include complete test results and note specific areas that are out of tolerance as noted above. The schedule will not be compromised while the tolerances of the slabs are measured.

6. Concrete air content greater than 2% is not recommended for steel troweled concrete surfaces. Concrete with greater than 2% air content could result in surface delaminations. Ceco will not be responsible for delaminations caused by excess air content.

7. Whenever adverse weather conditions arise it will be the responsibility of Ceco to decide whether to commence, continue, or cancel a concrete pour. If Ceco is directed by the Contractor to commence or continue a pour in poor conditions, the Contractor will be responsible for damages to the slab and any schedule impacts as a result.

8. Ceco specifically excludes protecting metal stairs during pouring operations or cleaning concrete film from metal stairs prior to painting.

9. Ceco's price is based on a continuous rate of concrete delivery plus one call back load. Downtime in excess of thirty minutes due to Contractor or other trades will be billed to the Contractor.

10. Contractor will be invoiced for mobilization costs if the concrete pump and finishers arrive and are unable to work as scheduled, due to Contractor, other trades or for any reason beyond Ceco's control, including weather.

11. Price does not include supply of non-slip aggregate or colored shake-on.

12. Price does not include placement of stamped, textured, patterned, stained, painted, or architectural concrete.

13. Price does not include hot or cold weather protection of concrete.

14. Price does not include application of concrete sealers, hardeners or cleaners.

G. SPECIFIC PROVISIONS – Excavation

1. Light grading for pile caps. Spoils to be stockpiled onsite; haul off by others.

2. Digging of grade beams, backfilling, and compaction after pile caps have been poured is included based on using onsite materials generated by spoils. Additional backfill material to be provided by others, if required. If required, water for compaction to be provided by others at the point of compaction.

H. PLAN REFERENCE:

This proposal is specifically based upon Structural drawings dated 07/11/2024 (Issued For Bid – Permit), as issued by Kimley Horn with sections 03 of the specifications and N/A Addenda; subject to all clarifications stated hereinabove.

I. OSHA:

Ceco agrees that it, its agents, employees, and sub-subcontractors, will perform the contractual obligations of Ceco in compliance with the applicable regulations issued pursuant to the Construction Safety Act of 1989 and the Occupational Safety and health Act of 1970. If Ceco discovers conditions that constitute potential violation of said regulations by any other party, but which may affect Ceco and its employees, Ceco shall immediately advise Contractor thereof; failure to correct such conditions shall justify the withdrawal by Ceco of its employees from the construction site until said conditions are corrected.

J. PRICE:

The Contractor agrees to pay Ceco Concrete Construction, L.L.C. in current funds for the performance of the above-described work, the lump sum of:

BASE BID: $4,760,711

$ 55,000.00 **ADD to BASE BID** to provide a dedicated, non-working, Site Safety Coordinator with 30 Hr. OSHA certification once onsite employees exceed 25 EE's.

$ 95,000.00 **ADD to BASE BID** to provide temporary casings for pier drilling operations in lieu of dry holes.

$ 110,000.00 **DEDUCT from BASE BID** for labor and material to form/pour the bumper wall cap (1/S-310 and similar) and replace with a precast element furnished/installed by others.

Note: The attached condition sheet is an integral part of this proposal. Contractor agrees to pay Ceco 95% of the Contract value performed monthly on or before the 15th of the following month. At 50% completion of Ceco's work, the Contractor agrees to increase the monthly amount due to 100% of the Contract value with all remaining amounts due thirty (30) days after substantial completion of the work under this contract, provided Ceco's work is being performed satisfactorily. Contractor will pay Ceco interest on unpaid amounts at the prime rate then in effect. Ceco does not accept the risk of the Owner failing to make payments and in no event will payments to Ceco be based upon or subject to Owner payment to Contractor for Ceco's work. Ceco will issue waiver of lien or bond rights only at time of payment or alternatively, at its option, conditional upon actual receipt of payment.
If Ceco is not paid within five (5) days of the payment due date, Ceco reserves the right to stop work and cease its operations upon an additional 48 hours written notice to Contractor. Ceco will resume work within 48 hours after receipt of payment in full and Contractor agrees to pay for any additional costs Ceco might incur as a result of work stoppage, including any re-mobilization.

This proposal is further subject to execution by a Ceco contract officer, credit approval by Ceco of Owner and Contractor, including the substantiation of sufficient interim and permanent financing for the project, along with the review and approval of Contractor's agreement with the Owner. Price is valid for 5 days after bid date. Price is valid provided a Letter of Intent is issued to Ceco within 5 days of the bid date authorizing Ceco to issue Purchase Orders for materials associated with this project.

All additional prices are valid only if the Base Bid is awarded to Ceco. Additional scopes are not stand-alone prices.

Note: Ceco Concrete Construction, LLC is certified as a WBE by the WBENC & WBC-SW, certificate is available upon request.

Terms and Conditions

The following are agreed upon conditions of the Subcontract Agreement ("Contract") with Ceco Concrete Construction L.L.C. ("Subcontractor") for the project:

1. **INDEMNITY**. Subcontractor shall indemnify, and hold harmless a required party only to the extent of Subcontractor's negligence. Subcontractor assumes no responsibility for the negligence of others.

2. **INSURANCE**. Subcontractor will provide and maintain during the term of this Contract, $2 million of general liability insurance. Subcontractor will also provide and maintain Worker's Compensation. Subcontractor will furnish a Certificate of Insurance evidencing that this coverage is in effect. Please note, shall Contractor require higher liability limits, such requirements have a premium cost that Subcontractor will pass along to the Contractor depending upon the requirements. Should the Contractor or owner provide wrap-up insurance coverage on behalf of the Subcontractor a cost savings may be passed along to the Contractor, depending upon the level of coverage. On condominiums, Subcontractor will not provide Completed Operations Coverage.

3. **SCHEDULE**. Contractor and Subcontractor shall mutually agree to a Schedule of the work to be attached to the final agreement. After coming to contract the project start, task durations, sequence, or Subcontractor scope may be modified. When modified, the Schedule is subject to a mutually agreeable change. Such schedule adjustments may be made by a timely Change Order (also reflecting the cost adjustments of these modifications) or confirmed correspondence by both parties. If no mutually agreed upon schedule is achieved, Subcontractor will not be liable for any delay related to costs or damages incurred by others on the project. Prior to Subcontractor becoming responsible for any liquidated, or delay damages, Contractor shall have notified Subcontractor in writing of Subcontractor's delays to the Schedule. If Subcontractor has not received notification within 10 business days of occurrence, then Subcontractor shall have no obligation as it relates to such claimed damages. If the Subcontractor is responsible, the damages shall be limited to the actual (or liquated) damages suffered by the Contractor that doesn't exceed 5% of the Subcontractor's contract value. Likewise, Subcontractor will be reimbursed for delays in Subcontractor's performance caused by others. Subcontractor will not agree to consequential damages.

4. **TERMINATION**. If the Contractor terminates this Contract for convenience the Contractor shall pay for all Subcontractor costs for the work performed under this Contract plus 15%.

5. **CHANGES IN THE WORK**. If Contractor directs Subcontractor to perform changes in the Work, such changes shall be directed by Contractor's PM or Superintendent in writing, and the Contract Value shall be adjusted via a Change Order submitted by Subcontractor.

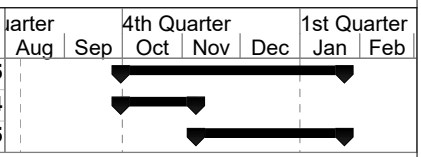
6. **PAYMENTS**. Upon Contractor issuance of Contract to Subcontractor, Contractor will also provide written financial information concerning the Owner and/or the Contractor and the financing for the project to assure the capacity of payment for Subcontractor work. If a payment bond is provided for the project, Contractor will provide Subcontractor a fully executed copy. The performance of this Contract is subject to credit approval by Subcontractor Contract Manager. If Subcontractor is not paid for properly performed work, Subcontractor shall have the right to stop work on the project until such payment is received. Subcontractor will issue waiver of lien or bond rights at time of payment or alternatively conditional upon actual receipt of payment. Subcontractor rejects any language provided by Contractor, requiring signature of Subcontractor, in exchange for payment that appears to prematurely release Subcontractor payment rights prior to receipt of payment. Finally, Subcontractor shall not be required to pay for work performed prior to receipt of payment from Contractor. Payments to the Subcontractor for permanent material (e.g. concrete, rebar, PT) will be made without Contractor withholding retention.

7. **DISPUTES**. Disputes between Contractor and Subcontractor that cannot be resolved through normal negotiation shall be resolved by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, in a mutually agreeable location. If a dispute involves a third party on matters affecting the Subcontractor, the Subcontractor shall have the right to participate. In the end, this agreement to arbitrate shall be enforceable under the prevailing arbitration law. The award entered by the arbitrator(s) shall be final and judgement may be entered upon it. The prevailing party shall also recover the arbitration cost, including attorney fees, in proportion to the responsibility assigned by the Arbitrator(s).

Contractor	Ceco's Contract Manager
By: _____	By _____
Title _____	Title _____
Date _____	Date _____

Celina Garage
Ceco Concrete Construction, LLC
08/06/24

ID	Task Name	Duration	GBA	GBA/day	Start	Finish
1	**Ceco Duration**	**82 days**	**100740**	**138317**	**Mon 9/30/24**	**Thu 1/23/25**
2	**Foundations**	**29 days**	**0**	**0**	**Mon 9/30/24**	**Thu 11/7/24**
6	**Structure**	**53 days**	**100740**	**0**	**Fri 11/8/24**	**Thu 1/23/25**



FRASERCON
CONCRETE EXPERTS

August 8, 2024

Swinerton Builders
214.771.2039

Attn: Benny Kuriakose

Team:
Please see the below proposal for the Celina Government Center Garage project in Celina, TX. This proposal includes turnkey pricing for the Garage Foundations & Structure

Proposal Based on Plan: Issue for Bid Permit
Plan Date: 7.11.2024 Bid Revision: 00

Scope

FOUNDATIONS

10	EA DP24 DRILLED PIERS (DRY / 25' BD + 25' PEN)	26	EA PIER CAPS
7	EA DP42 DRILLED PIERS (DRY / 25' BD + 20' PEN)	643	LF GRADEBEAMS
15	EA DP42 DRILLED PIERS (DRY / 25' BD + 25' PEN)	358	LF SHOVEL BEAMS
8	EA DP42 DRILLED PIERS (DRY / 25' BD + 30' PEN)	529	LF BELOW GRADEB STEM WALLS
4	EA DP48 DRILLED PIERS (DRY / 25' BD + 25' PEN)	455	LF STUB WALLS @ LEVEL 1 (INCLUDES CAP)
54	LF 12' THK ELEVATOR PIT WALLS	127	24" THK ELEVATOR PIT SLAB W/ SUMP
35,500	SF 5" S.O.G. (BROOM FINISH)	219	LF 12" THK RAMP WALLS (INCLUDES BACKFILL)
111	TNS REBAR (CMC)	1	EA TOWER CRANE FNDS

ELEVATED SLABS, BEAMS, COLUMNS, WALLS

99,564	SF 7" THK ELEVATED PT GARAGE DECK (LVL 2,3,&4)	6,169	LF ELEVATED BEAMS
2,167	LF STUBWALLS @ LVL2,3,&4 (INCLUDES CAP)	26	EA REC. COLUMNS / LEVEL
34	EA REC. STUB COLUMNS @ LVL 4	8	EA REC. RAMP COLUMNS/ LVL
298	TN REBAR (CMC)	134,775	LBS PT CABLES (SUNCOAST)
7,560	LBS BARRIER CABLE	5	MO TOWER CRANE
1,020	SF CONC. FILLED PAN STAIRS & LANDINGS		

SITE CONCRETE

6,388	SF 4" SIDEWALK (Light Broom / Grey)	1,236	SF 7" PAVING
1	EA ADA RAMPS	193	LF MONOCURB
1	EA GEN. PAD		

Breakout Pricing:

Foundations:	$	950,000.00
Elevated Concrete / Columns:	$	3,075,000.00
Ramp Walls / Stub Walls:	$	631,000.00
Hoisting:	$	420,000.00
Sitework:	$	85,000.00

PROPOSAL **$5,161,000.00**

THIS PROPOSAL IS VALID UNTIL END OF BUSINESS 9/8/2024. IF THIS SCOPE OF WORK IS AMENDED, FRASERCON COMMERCIAL RESERVES THE RIGHT TO RE-PRICE ACCORDINGLY. DUE TO MARKET CONDITIONS, MATERIAL PRICES ARE SUBJECT TO CHANGE WITHOUT NOTICE AFTER THE EXPIRATION OF THIS PROPOSAL

NOTES

THIS BID IS BASED ON ONE MOBILIZATION TO COMPLETE THE BUILDING AND ONE MOBILIZATION TO COMPLETE SITE WORK

CONCRETE SUBJECT TO $8 ESCALATION ON 2/8/25. WILL APPLY TO REMAINING CY ON THE PROJECT

THIS PROPOSAL IS CONTINGENT ON A MUTUALLY AGREEABLE CONTRACT BETWEEN THE GENERAL CONTRACTOR AND THIS SUBCONTRACTOR

SCOPE SPECIFIC INCLUSIONS

FINE GRADE OF SUBGRADE (TO BE DELIVERED BY OTHERS TO +/-.1' BALANCED)

EXCAVATION/BACKFILL OF GRADEBEAMS (NO VOID FORMS OR RETAINERS BOARDS)

RECESSES/DEPRESSIONS/BRICK LEDGES/CURBS SPECIFICALLY SHOWN IN PLANS

PLACING OF ANCHOR BOLTS AND EMBEDS (SUPPLIED BY OTHERS)

SOFFCUTTING OF CONVENTIONALLY REINFORCED SLABS/PAVING

FULL TIME FIELD ENGINEERING & LAYOUT

CONCRETE WASHOUT AND HAUL OFF

CLEAR CURING COMPOUND

HAUL OFF OF SPOILS GENERATED BY THIS SCOPE OF WORK

LAYOUT OF CONCRETE WORK FROM CONTRACTOR PROVIDED BUILDING CORNERS

PUMPING OF SOG, ELEVATED DECKS, ELEVATED BEAMS

COLUMNS & VERTICAL TO BE PLACED BY CRANE

ALL FORMWORK AND RESHORING AS REQUIRED

ALL FORMWORK TO BE CLASS "B"

PIER UNIT PRICES

	ADD	DEDUCT	CASED		ADD	DEDUCT	CASED	
18"	$ -	$ -	$ -	48"	$ 208.00	$ 82.00	$ 387.00	UNIT RATES APPLIED ON A PER PIER BASIS
24"	$ 63.00	$ 20.00	$ 126.00	54"	$ -	$ -	$ -	CASING IS AN ADD TO BE APPLIED TO THE TOTAL LENGTH OF THE PIER
30"	$ -	$ -	$ -	60"	$ -	$ -	$ -	
36"	$ -	$ -	$ -	72"	$ -	$ -	$ -	CASING MINIMUM IS $5,000
42"	$ 158.00	$ 62.00	$ 298.00	78"	$ -	$ -	$ -	

EXCLUSIONS

TAXES ON MATERIALS

SURVEYING, STAKING, ENGINEERING, OR SURVEY CERTIFICATIONS (WE WILL LAY OUT WORK BASED ON CONTRACTOR PROVIDED CONTROL POINTS)

DEMOLITION OR BACKFILL (INCLUDING BRACING) OF ANY KIND (UNLESS SPECIFICALLY NOTED ABOVE)

SLEEVING, DEWATERING, AND/OR WATERPROOFING

MASS EXCAVATION AND/OR HAUL OFF / PURCHASE OF BACKFILL MATERIALS

JOINT SEALANTS OF ANY KIND

EROSION CONTROL

SUPPLY OF EMBEDDED MATRIAL

ANY LIGHTWEIGHT CONCRETE

DAMAGES DUE TO OTHER TRADES

PRECAST CONCRETE ELEMENTS

STAMPED, STAINED, OR COLORED CONCRETE

HOT/COLD WEATHER CONCRETING/HOT COLD WEATHER PROTECTION

CONCRETE TESTING AND INSPECTIONS (WILL WORK WITH CONTRACTOR TO COORDINATE)

TRENCHING/BACKFILL OF SUBGRADE MEP WORK/SUPPLY OR INSTALLATION OF ANY MEP RELATED ITEMS

PUMPING OF SIDEWALKS

STRIPING/PAVEMENT MARKINGS

TRAFFIC CONTROL/LANE CLOSURES

UTILITY ITEMS AND STRUCTURES/WATER EASEMENTS

P&P BOND

MACHINE PLACED PAVING

ITEMS NOT SPECIFICALLY LISTED AS INCLUDED

ADDITIONAL COMMENTS

GC TO PROVIDE TEMPORARY TOILETS AND DUMPSTERS

GC TO PROVIDE SAFE ACCESS TO SITE

ALL TRENCHES CREATED BY OTHERS SHALL BE PROPERLY BACKFILLED AND COMPACTED PRIOR TO COMMENCING THIS SCOPES WORK

THIS QUOTE IS BASED ON PERFORMING WORK DURING STANDARD CITY WORKING HOURS

NON-POTABLE WATER TO BE PROVIDED BY OWNER/CONTRACTOR

Baron C. Martin
214.701.4499
bmartin@frasercon.com
FraserCon Commercial Concrete, LLC

August 8, 2024

RE: Celina Government Center Parking Garage
105 N Arizona Dr.
Celina, Texas 75009

Gentlemen:

We propose to furnish all labor, material, and equipment necessary to complete all concrete work, except as excluded below, in accordance with the specifications and contract plans with alternates and addenda listed below. This proposal does not include sales tax or payment and performance bond.

Price:

$ 5,818,615.00 Total – Base Bid
$ 61,305.00 Add for Payment & Performance Bond
$ 83,945.00 Deduct for Barrier Wall Cap Removal

NOTES:

(1) All agreements are subject to delays caused by accidents, acts of God, material shortages and allocations, or other causes beyond our control.
(2) This proposal is valid for 30 days.
(3) Current cost reflects market conditions at date of proposal. The contractor is advised to verify the validity of pricing prior to concluding your deal with your client.
(4) This proposal is based on a 45-hour work week.
(5) Bid assumes two (2) mobilizations. Each additional MOB will be $4,120.00.
(6) Bid assumes one (1) mobilization for the pier subcontractor. Each additional MOB will be $5,150.00/EA.
(7) Bid assumes building subgrade to be prepared, compacted, and graded to +/- .10’ prior to start of our work.
(8) The bid assumes paving subgrade to be lime stabilized, compacted and blue topped to +/- .10’ prior to start of our work.
(9) Piers bid DRY, at 24”, 42” & 48” diameter from FFE to a depth of 25’ plus the required penetration.
(10) The bid assumes an estimated project start date of Sept. 2024 with an estimated finish date of July 2025 for material escalations.
(11) Plans dated 07/11/2024.
(12) Acknowledge addendum none.

INCLUSIONS:

(1) All layout for our work from initial control provided by others prior to start of our work.
(2) Structural excavation and backfill for this scope of work.
(3) Off-site disposal of all spoils created by this subcontractor.
(4) Place anchor bolts and embeds (provided by others)
(5) Grouting anchor bolt base plates.
(6) Fine grading.
(7) Furnish and place reinforcing steel
(8) Furnish and install 4” rock layer under level 1 slab on grade.
(9) 15 mil Vapor Barrier
(10) Control joint sawing.
(11) All slabs will be water/paper cured.
(12) Hoisting

Garage

(1) 10 EA. – DP24 24” Piers
(2) 30 EA. – DP42 42” Piers
(3) 4 EA. – DP48 48” Piers
(4) 5 EA. – Pier Caps
(5) 755 LF – Grade Beams
(6) 55 LF – Ret. Walls – Elevator Pit

(7) 210 LF – Ret. Walls – Ramp
(8) 28 EA. – 24”x24” Columns
(9) 2 EA. – 30”x24” Columns
(10) 4 EA. – 30”x30” Columns
(11) 117 SF – 2’ Slab on Grade – Elevator Pit
(12) 34,894 SF – 5” Slab on Grade – Level 1
(13) 35,583 SF – 7” Flat Slab w/ Beams – Level 2
(14) 34,900 SF – 7” Flat Slab w/ Beams – Level 3
(15) 29,076 SF – 7” Flat Slab w/ Beams – Level 4
(16) 679 SF – Pan Filled Stairs & Landings
(17) 2,693 LF – Barrier Wall
(18) 2,852 LF – Barrier Wall Cap
(19) 13,278 LF – Barrier Cable
(20) 164 SF – 4” MEP Pads
(21) 456 SF – 6” MEP Pads – Generators
(22) 36 EA. – Bollards – Level 1

Site

(23) 1,226 SF – 7” Concrete Paving
(24) 86 LF – Curb & Gutter
(25) 1,585 SF – 4” Sidewalks
(26) 108 LF – 6” Monolithic Curb
(27) 81 SF – Transformer Pad

WE EXCLUDE THE FOLLOWING:

(1) Testing and Permits
(2) Demolition and demolition saw cutting.
(3) Mass excavation and mass fill.
(4) Void boxes & soil retainers.
(5) Casing for piers.
(6) Furnish or install bollards on levels 2 – 4.
(7) Furnishing anchor bolts, embed plates, inserts, gate post, steel grates, and bollards.
(8) Fence and fence post foundations.
(9) Furnishing or installing drainage mats, pipes, trench drains, floor drains or sub-soil drains.
(10) Floor hardener
(11) Sealants & waterproofing
(12) Pre-cast concrete & concrete splash blocks
(13) Concrete and reinforcing steel for masonry & utility work.
(14) Layout of masonry dowels (layout by mason)
(15) Install or furnish masonry dowels on non-load bearing walls.
(16) Furnishing concrete step nosing (provided by others will place)
(17) MEP Pads (not listed in inclusions)
(18) Striping, signage, concrete wheel stops.
(19) **Traffic control and barricades**
(20) Termite control
(21) Utility concrete of any type
(22) Paving machine finish paving
(23) Hot or cold weather concrete procedures
(24) Staining, sealing, or polishing of concrete.
(25) Stamped and Integral color concrete
(26) Asphalt paving or patching.
(27) Safety railing
(28) BIM Modeling
(29) Spray Lock penetrating protection or curing.
(30) Moisture Mitigating Admixture or Topical Spray on slabs.

(31) Offsite trash and debris removal (will place in dumpster provided by others)
(32) Sales tax

Piers – Unit Price Per Linear Foot:

Pier Diameter	Add Depth	Lesser Depth	Casing Add	Casing Deduct
24”	$ 80.35	$ 28.00	$ 60.51	$ 11.75
42”	$ 196.58	$ 85.50	$ 122.57	$ 19.75
48”	$ 241.79	$ 111.75	$ 159.39	$ 23.25

If casing is required a MOB of $10,300.00/EA. will be required.

GCC Enterprises proposes to work this project in conjunction with Sizelove construction. The advantage to our collaboration is 100% MBE/HUB participation for all costs associated with this contract. We are currently completing the Tarleton University Parking Garage in Stephenville together, with no issues. We have completed more than $36 M in projects together. We have worked as a Team for Mutiple GC’s with no issues. (Byrne/Vaughn/Steele Freeman).

If bonds are required they will be dual obligee with Sizelove bonding to GCC and to Swinerton/Owner.

Thank you,

Michael A Sully

Michael Sully
Director of Operations
GCC Enterprises Inc
214-498-3007

THIS CERTIFIES THAT

GCC Enterprises, Inc.

NMSDC
National Minority Supplier Development Council

* Nationally certified by the: **DALLAS/FORT WORTH MINORITY SUPPLIER DEVELOPMENT COUNCIL**

*NAICS Code(s): 236220; 238110; 238210; 561210; 561320; 541611; 236117; 236118; 541990; 624229

* Description of their product/services as defined by the North American Industry Classification System (NAICS)

05/21/2024		DL01909
Issued Date		**Certificate Number**
05/31/2025	**Ying McGuire** **NMSDC CEO and President**	
Expiration Date		**Margo J. Posey, President**

By using your password (NMSDC issued only), authorized users may log into NMSDC Central to view the entire profile: http://nmsdc.org

Certify, Develop, Connect, Advocate.

* MBEs certified by an Affiliate of the National Minority Supplier Development Council, Inc.®

Minority Business Enterprise (MBE)
GCC Enterprises, Inc.

GCC Enterprises, Inc.

has filed with the Agency an Affidavit as defined by NCTRCA Minority Business Enterprise (MBE) Policies & Procedures and is hereby certified to provide service(s) in the following areas:

NAICS 236220: COMMERCIAL AND INSTITUTIONAL BUILDING CONSTRUCTION
NAICS 238110: POURED CONCRETE FOUNDATION AND STRUCTURE CONTRACTORS
NAICS 423320: BRICK, STONE, AND RELATED CONSTRUCTION MATERIAL MERCHANT WHOLESALERS
NAICS 423510: METAL SERVICE CENTERS AND OTHER METAL MERCHANT WHOLESALERS

This Certification commences August 1, 2022 and supersedes any registration or listing previously issued. This certification must be updated every two years by submission of an Annual Update Affidavit. At any time there is a change in ownership, control of the firm or operation, notification must be made immediately to the North Central Texas Regional Certification Agency for eligibility evaluation.

Certification Expiration: August 31, 2024
Issued Date: August 1, 2022
CERTIFICATION NO. BMMB03954N0824

Ronald C. Jordan, Jr

Certification Administrator

Texas Historically Underutilized Business (HUB) Certificate

Certificate/VID Number: **1320050162800**
Approval Date: **May 21, 2024**
Scheduled Expiration Date: **May 31, 2025**

In accordance with the Memorandum of Agreement between the
DALLAS/FORT WORTH MINORITY SUPPLIER DEVELOPMENT COUNCIL (DFW MSDC)
and the Texas Comptroller of Public Accounts (CPA), the CPA hereby certifies that

GCC Enterprises, Inc.

has successfully met the established requirements of the State of Texas Historically Underutilized Business (HUB) Program to be recognized as a HUB. This certificate printed **May 21, 2024**, supersedes any registration and certificate previously issued by the HUB Program. If there are any changes regarding the information (i.e., business structure, ownership, day-to-day management, operational control, addresses, phone and fax numbers or authorized signatures) provided in the submission of the business; application for registration/certification into DFW MSDC's program, you must immediately (within 30 days of such changes) notify DFW MSDC's program in writing. The CPA reserves the right to conduct a compliance review at any time to confirm HUB eligibility. HUB certification may be suspended or revoked upon findings of ineligibiliy. If your firm ceases to remain certified in the DFW MSDC's program, you must apply and become certified through the State of Texas HUB program to maintain your HUB certification.

Statewide HUB Program
Statewide Procurement Division

Note: In order for State agencies and institutions of higher education (universities) to be credited for utilizing this business as a HUB, they must award payment under the Certificate/VID Number identified above. Agencies, universities and prime contractors are encouraged to verify the company's HUB certification prior to issuing a notice of award by accessing the Internet (**https://mycpa.cpa.state.tx.us/tpasscmblsearch/index.jsp**) or by contacting the HUB Program at **512-463-5872** or toll-free in Texas at **1-888-863-5881**.

Lithko CONTRACTING, LLC

	PROPOSAL INFORMATION
	Date: 8/8/2024 Swinerton — Phone: 469-540-5877 **This proposal will stand for 30 days.** — Email: christopher.dencklau@swinerton.com ATTN: Christopher Dencklau RE: Celina Government Center Garage Lithko Contracting is pleased to provide the following proposal to complete the concrete work for the above referenced project as outlined below.

	PLANS, SPECIFICATIONS & DOCUMENTS	DATED	YES	NO
1	• Structural Drawings	7/11/2024	X	
2	• Architectural Drawings	7/11/2024	X	
3	• Narrative		X	
4	• Scope of Work by General Contractor			X
5	• Soils Report		X	

	SCOPE OF WORK
6	a. Sales Tax on Permanent material is **included.** b. Safety on-site representative is **included.** c. Insurance **included in base proposal.** d. Off-site Parking is **excluded from base proposal**. e. GC to provide hoisting for all equipment to be placed in work area. f. GC to provide lane closures and traffic control for deliveries
7	**LAYOUT** g. Layout of Lithko's work from control provided by others.
8	**EXCAVATION** h. Foundations (Piers, Grade Beams and Elevator Pits) to be excavated by Lithko. i. Excavated material will be stockpiled on-site in mutually agreed upon location and used for backfill material. Any excess material will be hauled off by Lithko. j. Lithko is not responsible for damage to underground utilities not located by GC prior to excavation. k. If contaminated materials are encountered Lithko will notify the contractor to cease work and request incurred stand by cost up to and until remediation is resolved, testing, remediation and haul off of contaminated materials be will by others. Excludes: Over-excavation/replacement of unsuitable soils and work resulting from unsuitable sub-grade.
9	**BACKFILL** a. Backfill with earth (onsite) material at interior building areas only. b. Labor and equipment to backfill behind ramp SOG walls with onsite material. Excludes: c. Importing of backfilling material is excluded. d. Mass backfill of SOG ramp is excluded. e. Backfilling/Bracing of Basement Walls

10	**DEEP FOUNDATIONS** a. Drilled piers **(Dry)** with one mobilization. Access to each pier for truck-mounted rig shall be provided by GC. 1. Drill depth for estimating purpose @ **25' feet** to bearing plus penetration noted on plans. **2. Buiding:** • 24" Diam – 10 ea x 15' Pen (4000 psi) • 42" Diam – 30 ea x 20'/25'/30' Pen (4000 psi) • 48" Diam – 4 ea x 35' Pen (4000 psi) b. Layout of Drilled Piers c. Pier Steel to be tied and installed by Lithko d. Access to locations for drill rig, concrete trucks, earthwork equipment, and any additional equipment needed provided by GC e. Pier Spoils to be moved and placed on-site at mutually agreed upon location, Haul-off of pier spoils by Lithko. Excludes: f. Water Placement. g. Contaminated Ground Water Storage and Disposal. h. Rock anchors, pre-cast, and steel piles. Drilling of rock or non-earth materials. i. Location and protection of existing underground utilities and adjacent structures. j. Work requiring that Lithko personnel be placed in holes. k. Water Waste Management. l. Unforeseen Site Conditions.
11	**FOUNDATIONS** a. Garage: **a. Grade Beams 796 LF - 3' W x 3' D** **b. Elevator Pit - 184 SF** Excludes: b. Perimeter Foundation drains and exterior insulation. c. Mass concrete. d. Retention systems and soil retainer boards outside of building footprint. e. Sheeting, shoring or underpinning. f. Dewatering, cleaning, and protection of foundations after installation.
12	**VERTICAL WORK** a. Garage Elevator Pit Walls**: 58 LF (12'' Thick x 4'6" FT. Tall) (4000 psi)** b. Garage Walls**: 484 LF (12'' Thick x 6' FT. Tall) (5000 psi)** c. Building Regular Columns Level 1 – Level 4: **149 EA 24" x 24" / 24" x 30" / 30" x 30" (5000 psi)** d. Class B per ACI specification (Class "A" at exposed items where asked or Round Columns.) Excludes: e. Sheeting, shoring or underpinning.
13	**SUB-GRADE** a. Lithko's work will begin at sub-grade elevation +/- 0.1 foot (balanced within a two bay area). Sub-grade disturbed by others shall be restored by others prior to the beginning of Lithko's work. Excludes: b. Installation, compaction, proof rolling and grading of sub-grade. Sub-grade by others must be capable of supporting concrete truck traffic.
14	**SLABS ON GRADE** b. Office Ground Level **34,700 SF of 5'' SOG on 15-mil vapor barrier.** c. Sprayed curing compound will be used. d. Fine grading and Thickened Edges e. Construction Joints and sawcut joints to be installed by Lithko. f. Slab on grade to be pumped. Access & staging area for pump truck and staging trucks provided by GC. Excludes: a. Liquid sealers / hardeners. b. Subgrade preparation. c. Trench drains under slab. d. Termite control.
15	**STRUCTURAL SLABS** a. Office Level 1 to Roof including forming and shoring. **98,018 SF – 5000 psi** b. Safety will be in compliance with OSHA standards. Temporary safety rails will be installed at Lithko's work areas only (Working deck plus 2 levels of reshores). c. Decks to be pumped by Lithko. Access & staging area for pump truck and staging trucks provided by GC. d. Furnish & Install of Stud Rails and post-tensioning. e. **Class B Formwork Finish** at all elevated slabs per ACI Standards. **Pan Slabs are to be Class D.** Excludes: f. Patching of floors due to deflection after stripping. g. Grinding of ceiling.

	h. Epoxy coated rebar. i. Maturity Meters
16	**MISC. CONCRETE ITEMS** Excludes: a. Duct banks and other utility concrete items. b. All Sitework c. Site Retaining Walls d. Planter Walls e. MEP Pads f. Pan Stairs
17	**POST-TENSIONING** a. Furnishing and installing non-encapsulated post-tensioning system. b. Stapling of post-tensioning chairs to formwork by others is not permitted. c. Post-Tensioning: **142,484 lbs** Excludes: d. Epoxy-coated post-tensioning. e. Marking underside of floor for tendon locations and painting exposed strands and wedges after stressing.
18	**EMBEDDED MISC. METALS** a. Installation of embedded misc. metals and sleeves shown on drawings and furnished by others with fastener holes. Excludes: b. Installation and setting of leveling nuts and plates for structural steel.
19	**WEATHER CONDITIONS** c. In the event of adverse weather conditions, Lithko will make the decision to commence, continue or cancel a pour. If the GC directs that a pour must commence or continue, Lithko is not responsible for additional overtime, damage to or repair of the affected concrete work. d. If the GC directs that a pour must commence and then cancels the pour after Lithko mobilizes its personnel and equipment, the GC is responsible for all costs associated with that mobilization. Excludes: e. Concrete additives, such as hot water, ice and accelerators. f. Barricades, temporary heat, tenting and concrete blankets for cold weather protection. a. Removal of snow and ice from work area.
20	**WORK AT EXISTING STRUCTURE(S)** Excludes: a. Saw cutting, drilling, demolition or disposal of existing concrete. b. Grouting at existing structures. c. Power washing, sandblasting or chemical treatment of existing structures prior to concrete placement.
21	**CRANES AND HOSTING PROVIDED BY GENERAL CONTRACTOR** a. **Per conversations, this project was priced with no tower crane provided.** b. GC shall provide a tower crane capable of lifting 10,000lbs and material/personnel hoist and operator (including overtime) and pay for all other associated costs. c. Lithko shall be the primary user of the crane, requiring a minimum of 8-10 hrs./day. d. Assumed Crane Foundation size – **1 EA with 4-42'' Diam Piers & 18'x18'x6' Depth Mat foundation – SEE ALTERNATES** e. Lithko will provided their rigging flagging equipment and rigger/flaggers personnel. Excludes: f. Demo or tearing out of crane foundation.
	GENERAL QUALIFICATIONS
22	• Allowing Lithko to begin work on this project indicates the GC's acceptance of the terms and conditions contained herein, which shall be incorporated into the contract documents.
23	• Lithko's contract shall be the standard AIA document A401-1997 or Lithko Standard Terms and Conditions shall become a part of the contract. For additional information, please follow the link provided below and at the bottom of the web page you may click on Lithko Contract Standard Terms and Conditions to review our contract rider. • • **http://www.lithko.com/contract-rider/**
24	• The performance of all concrete work shall adhere to current ACI standards and practices. Design of concrete work shall be based on current ACI standards and practices. Per ACI, shrinkage cracks are considered normal to concrete construction and shall not be the responsibility of Lithko to repair.
25	• Lithko will not be responsible for issues caused by moisture emission and/or drying times of hardened concrete, nor any remedial measures provided the work is installed per plans and specifications. Due to the variable nature of weather, humidity, and local material sources, Lithko makes no express or implied warranty or guarantee as to the suitability of hardened concrete to accept any surface treatments, adhesives, coverings, or overlays.
26	• Lithko does not warrant or guarantee any material, product, or method of construction is suitable for its intended purpose if designed or specified by the project Architect, Engineer, or others.

27	• Patching or preparation of exposed concrete shall include grinding of fins, rectifying joint variations in excess of ¼", and patching of honeycombs greater than ¼". Pinhole patching, rubbing, or skim coating of vertical or horizontal surfaces is excluded. Preparation of unexposed concrete will include cutting of ties and patching of tie holes.
28	• Lithko is not responsible for damages or repair of damages affecting the above scope of work caused by the negligence of others.
29	• Lithko will provide a standard 1 year warranty covering repair and/or replacement of its work to remedy defects which may occur in this time period due to faulty workmanship or materials provided by Lithko. Lithko will repair or replace, at its option, said defective work, to compliance with contract documents. Aesthetic issues shall not be considered defective and a cause to repair, remove, or replace work unless expressly identified in contract documents.
30	• This proposal is based on (Lithko) insurance limits. Builders risk insurance is not included.
31	• Contractual language regarding indemnification, Waivers of Subrogation, and mechanic's lien waivers shall be reviewed by Lithko and revised if necessary prior to contracting with the GC.
32	• This proposal is based on the continuous operation of Lithko's work from beginning to completion. One mobilization for interior work and one mobilization for exterior work are included.
	GENERAL EXCLUSIONS
33	• Payment and Performance Bond.
34	• Testing and inspection.
35	• Site work not specifically included above.
36	• Waterproofing, drain tile or drainage systems.
37	• Patching of concrete work at penetrations installed by others.
38	• Joint cleaning and sealing.
39	• Traffic coatings.
40	• Masonry reinforcing and fill.
41	• Epoxy coated reinforcing, fibermesh or corrosion inhibiting admixtures unless quantities and location are clearly indicated.
42	• Architectural concrete mixes, stains, finishes, formliners and sandblasting.
43	• Temporary power and lighting, including light plants for slab pours.
44	• Temporary access roads and ramps.
45	• Traffic control, including flagmen, policemen, barricades and temporary walkways.
46	• Street cleaning.
47	• Dumpsters.
48	• Wash-out area for pump trucks, concrete trucks and other equipment, and clean-up of wash-out area.
49	• Off-site parking.
50	• Mass Concrete.
51	• Liquidated damages.
53	• All sitework including site retaining walls.
54	• All sealed, stained and/or polished concrete
55	• Topping slabs shown on the timber areas

OTHER QUALIFICATIONS

	Material Escalation and Availability **PRICE**
54	**ESCALATION COST REIMBURSEMENT** The current condition of the construction industry, among other reasons, has created the potential for material and/or labor shortages allocations, and cost increases or "surcharges" (collectively, "Escalation Costs") being placed on various materials, labor, and/or other services (collectively, "Services"). Due to the unpredictable nature of Escalation Costs, price protection/fixed pricing cannot be guaranteed for Subcontractor's Services. Subcontractor has not included Escalation Costs in its Contract Amount but recommends Contractor/Owner carry a contingency for Escalation Costs incurred and occurring after the date of Subcontractor's bid/proposal for Services related to a project. Subcontractor will use its best efforts to minimize such price impacts. However, in the event the Cost of Work increases due to Escalation Costs, notwithstanding any contract provision to the contrary, the Contract Sum shall be increased accordingly to include the Escalation Costs incurred by Subcontractor, as well as a reasonable value for Subcontractor's increased, extended General Conditions. Within ten (10) days of Subcontractor's receipt of Escalation Costs, Subcontractor shall present such Escalation Costs to Contractor in writing. Within ten (10) days following Subcontractor's presentment to Contractor of such Escalation Costs, Contractor shall increase the Cost of the Work in the amount of the Escalation Costs and Subcontractor shall be entitled to reimbursement of such Escalation Costs. **EXCUSABLE DELAY FOR MATERIALS ALLOCATION** Likewise, notwithstanding any contract provision to the contrary, Subcontractor shall not be responsible or be held to pay damages of any nature for delays to any project schedule resulting from uncontrollable supply chain events, such as materials allocations, labor and/or

	materials shortages, and/or a sub-subcontractor or supplier's failure to supply previously-agreed to quantities of labor and/or or materials to Subcontractor. a. The following dates provided are based off Assumed date of **10/15/2024** and is the basis for material pricing. a. Anticipated start date for Concrete work is **10/15/2024.** b. Anticipated completion of concrete is **5/26/2025.** c. Concrete escalators not included in base bid will apply starting **10/1/2025 at $10.00/CY**

	BID	PRICE	
55	• Base Bid:	**$ 5,216,700.00**	
	ALTERNATES	**ADD**	DEDUCT
56	• Crane Foundation	**$ 102,500.00**	

This proposal will stand for **(30) days** and is based on project start date of **10/15/2024** depending on the timely approval of reinforcing shop drawings.

We appreciate the opportunity to bid this project. Please call with any questions regarding this proposal.

Lithko Contracting, LLC.

Matt Nichols
210-392-0314

/85-+

METRIC CONCRETE SERVICES, INC.

121 Regency Dr.
Wylie, TX 75098

Est. 1996

Ph: (972) 941-8222
Fax: (972) 941-8223

7/25/2024

RE: CELINA GOVT GARAGE

Metric Concrete Services, Inc. is pleased to offer the following proposal for the above referenced project. We have included a list of clarifications and exclusions for your review. This quote offers our sincere evaluation of the proposed work but shall not obligate Metric Concrete in any way until a binding contract is negotiated and executed. Plans dated 7/11/24.

ITEMS INCLUDED

Drilled Piers (Uncased)
Pier Caps
Grade Geams
Columns
Slab on Grade 5" (35,230 SF)
Post-Tensioned Supported Decks 8" (97,965 SF)
Walls (Including Spandrel Wall Caps)
Paving 7" (1,250 SF)
Sidewalk 4" (6,450 SF)

TOTAL: $5,407,200.00

Material Sales Tax Included
Payment & Performance Bond (not included in Base Bid) **add 1.2%**

SCOPE OF WORK

Furnish, pump, place, finish and cure concrete
Furnish and install formwork
Furnish and install reinforcing steel, post-tensioning and barrier cable.
Soff-cut paving & sidewalks

CLARIFICATIONS

Monolithic curbs included with paving quantities.
Drill & epoxy into existing has been accounted for.
Haul-off spoils included in price.

EXCLUSIONS

Permits
Casing of piers
Pavers
Building corners *(provided by others)*
Parking lot layout *(perimeter corners, radius points and island locations provided by others)*
Subgrade preparation (***sub-grade must be +/- 0.1 ft. for non-stabilized sub-base; or +/- 0.04 ft. for stabilized sub-base by others)***
Mass excavation
Rock excavation
Moisture condition of subgrade
Demolition of existing pavement
Imported fill material
Metal chairs
Slip form or vibratory screed machine placement method
Temporary traffic control barricades, police flagmen, special barricades and permits
Removal of top strip in expansion joints or cleaning of the same

Fiber mesh
Catch basins, manholes, duct banks and all concrete utilities
Landscaping sleeves
Supply of miscellaneous steel items *(anchor bolts, bollards, embedded plates, angles, hand rails, stair nosings, etc...)*
Dowel baskets
Setting and providing of guardrails or handrails
Wet cure
Pre-cast items including wheel stops or pre-cast bollards
Termite treatment
Material testing fees *(including testing of concrete flatness tolerances)*
Soil erosion protection
Joint sealing
Special slab finishes
Colored concrete
Hardeners or sealers
Final sweeping or cleaning
Utility concrete work
Pot holing
Hot or cold weather concreting
Performance and payment bonds (Add price shown above)
Any overtime (bid based on standard working hours, 40 hours a week)

PRICING UNCERTAINTY LANGUAGE FOR BID/SUBCONTRACT:
The parties hereto acknowledge that, at the time of making this Subcontract, extraordinary market forces (including but not limited to the global pandemic, unstable and escalating commodity and raw material costs, and substantial disruptions in supply chain and shipment availability) render it impossible for Subcontractor to secure commitment to a firm price for the materials required for the performance of the Work. More particularly, material suppliers will commit to firm prices only when the subject materials are ready to ship by suppliers. As a result, Contractor acknowledges that Subcontractor's Subcontract Price includes, in the category of material price as scheduled, only a non-binding estimate of material value (Estimated Material Price). When Subcontractor's supplier(s) notify Subcontractor that materials are ready for shipment and disclose the final sales price for such materials to Subcontractor, Subcontractor shall immediately notify Contractor of the adjustment to Subcontractor's Estimated Material Price required. Subcontractor shall be entitled to an equitable adjustment in the Subcontract Price sufficient to accommodate the change(s) in price of materials required to perform Subcontractor's Work.
ASKING FOR MONEY UP-FRONT:
Contractor further acknowledges that, in order to ensure that prices finally quoted for materials are honored, Subcontractor may be obligated to tender payment immediately upon shipment, and Subcontractor shall be entitled to make application for payment for all such materials delivered and stored.
SCHEDULE UNCERTAINTY:
The parties further acknowledge that, as a result of the same disruptions which are or may be affecting price, as referenced above, manufacturers and distributors of materials necessary for Subcontractor's work are quoting unusually long delays between order and delivery, and often will not commit to delivery dates at all. In this connection, then, Contractor acknowledges that Subcontractor cannot accept liability or responsibility for delays in the availability of necessary materials for the construction of the Work, and that, in the event necessary materials, timely ordered, are delayed in delivery to the jobsite, Subcontractor shall be entitled to an extension in schedule as reasonably necessary to accommodate such material delivery delays. Subcontractor covenants and agrees that it shall take all reasonable and necessary measures to keep Contractor apprised of the status of delivery of all such materials. In the event Subcontractor believes accelerated delivery of any required materials may be available, Subcontractor shall notify Contractor of any requirements and special measures necessary to secure such accelerated delivery so that Contractor may, if it desires, elect to secure accelerated delivery. The parties acknowledge that any additional cost incurred to secure accelerated delivery shall be compensable to Subcontractor by Contractor.

OCIP/CCIP participation without full disclosure of terms & conditions
We disclaim inclusion of insurance in our bid upon notice that an OCIP/CCIP is part of our Agreement
OCIP/CCIP credit (if any) to Contractor, shall be based on net savings after due consideration of all coverages, costs, premiums and administration burdens.

This proposal is good for 30 days and *conditioned upon the use of the AIA A401 Subcontract or another acceptable contract language.*

Sincerely,

Brad Boschert, Senior Estimator
Mobile 614.772.4671

METRIC CONCRETE SERVICES, INC.

POTTER STRUCTURES, LTD.

08.08.2024

Ariel Miller
Swinerton Builders

Subject; Celina Garage
Celina Texas

We are pleased to quote the turnkey concrete package (foundations and elevated structures), labor and materials required for the above referenced project in accordance with the structural plans dated 07.11.2024, and ACI Standard 318-99 and 347-99, Recommended Practice for Concrete Formwork, subject to the following provisions:

BASE BID PROPOSAL

• Turnkey concrete	$4,915,000
• Site	Excluded
• Building	Excluded
• Garage	Included

MAJOR SCOPE OF WORK ITEMS

- DUE TO VOLATILITY OF SUPPLIERS MATERIAL PRICING, PROPOSAL VALID FOR UNITL **09.04.2024**
- TURNKEY CONCRETE PER STRUCTURAL PLANS DATED 07.11.2024
- ALL SECONDARY POURS NOT INDICATED ON STRUCTURAL PLANS – EXCLUDED
- ALL WORK OUTSIDE BUILDING LINES AS DEFINED BY STRUCTURAL PLANS – EXCLUDED
- CONCRETE CONVEYANCE TO POINT OF PLACEMENT (PUMPING) – INCLUDED
- PLACING BOOM –EXCLUDED
- CRANE / HOISTING - EXCLUDED
- TOWER CRANE FOUNDATION –EXCLUDED
- TOWER CRANE BLOCKOUTS –EXCLUDED
- FLAGMAN (1EA) – INCLUDED
- ASSUME FREE ACCESS AROUND BUILDING PERIMETER TO ACCOMMODATE HOISTING / PUMPING
- DEBRIS NETTING –EXCLUDED
- CLASS A FINISH – EXCLUDED
- ROCK EXCAVATION –EXCLUDED
- HAUL SPOILS TO OFF SITE LOCATION – INCLUDED
- OFFSITE PARKING –EXCLUDED
- CORING OF DRILLED PIERS – EXCLUDED (SEE UNIT RATE BELOW)
- PROPOSAL BASED ON PSL BEING PAID RETAINAGE 30 DAYS AFTER COMPLETION OF PUNCH LIST
- PSL EXCLUDES GARAGE BARRIER CABLE DESIGN EOR TO PROVIDE DESIGN
- PSL EXCLUDES REINFORECEMENT AND POST TENSION ALLOWANCES
- PSL EXCLUDES SILANE SEALER AT SLABS EXPOSED TO THE SKY
- PSL ASSUMES GARAGE TO BE COMPLETELY TOPPED OUT BEFORE OFFICE BUILDING STARTS
- PSL EXCLUDES HOISTING – GARAGE
- PSL EXCLUDES FORM SAVERS
- PSL EXCLUDES PAN STAIR INFILLS
- PSL EXCLUDES BACKFILL MATERIAL
- PSL EXCLUDES INSULATING CONCRETE FORMS
- PSL EXLUDES SLIP RESISTIVE EMERY AGGREGATE FINISH

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- PSL EXCLUDES PIER SLURRY DISPLACEMENT METHOD
- PSL EXCLUDES ALL SITE WORK
- PSL EXCLUDES CIP CAP AT IMPACT WALLS

MATERIAL ESCALATION (any material that is not on the jobsite by the stated escalation date below is subject to the following increase)

	Escalation Date
Concrete	**04.01.2025**
Rebar	**04.01.2025**
Post Tension Cables	**04.01.2025**

- DUE TO THE RECENT UNPRECEDENTED FUEL INCREASES ACROSS THE MARKET, WE ANTICIPATE A FUEL SURCHAGE TO BE REQUIRED FOR THIS PROJECT. A COMPOSITE FUEL SURCHARGE OF $9.50/CY SHOULD BE ANTICIPATED. THE BENCHMARK FOR THIS SURCHARGE WILL BE BASED ON THE EIA GULF COAST PADD 3 INDEX FOUND ON THE U.S ENERGY ADMINISTRATION'S TABLE FOR TEXAS, SPECIFICALLY THE GULF COAST REGION TABLE. THIS SURCHAGE APPLIES WHEN THE FUEL PRICE IS BETWEEN $4.00 & $6.00 PER GALLON AND WILL BE MONITORED WEEKLY AND BILLED MONTHLY ONCE THE PROJECT BEGINS

SCHEDULE

- Concrete start to commence 6-8 weeks after receipt of NTP, civil CAD files, and structural CAD files
- Proposal based on a mutually agreed upon schedule
- Our proposal is based on a 40 hour work week with Saturday used as a make-up day

VOLUNTARY ALTERNATES

1.	Base bid proposal excludes MEP pads. To provide unit cost per square foot to install mep pad over slab, add the following:	Add	$25/sf
2.	Base bid proposal excludes pipe bollard installation. To provide unit cost per each to install pipe bollard material (provided by others), add the following:	Add	$250/ea

PROJECT SCOPE

Description	*Quant*	*Unit*
• Piers	44	ea
• Pier caps	26	ea
• Grade beams	1,263	lf
• Slab on grade	35,523	sf
• Foundation walls	230	lf
• Misc slabs	182	sf
• Topping slabs	0	sf
• Columns	133	ea
• Curbs on structure	0	lf
• Impact walls on structure	2,913	lf
• Shear / interior walls	0	lf
• Elevated flat slabs	99,699	sf
• Elevated pan slabs	0	sf
• Barrier cables	1	ls
• Concrete infill at metal pan stairs	0	ls

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PROJECT SCOPE CLARIFICATION

• Engineering and layout for our stated scope of work	Included
• PSL to verify subgrade to +\- .10 prior to accepting pad and beginning work	Included
• Base bid includes dry drill as required for the drilled piers	Included
• Total estimated pier depth to be 25 ft from finish floor elevation, plus scheduled penetration	Included
• Pumping of the slab on grade	Included
• Pumping of elevated slabs	Included
• Barrier cables	Included
• Concrete infill at metal pan stairs	Excluded
• Stud rails	Excluded
• Phasing of project schedule	Excluded
• Pour strips not indicated on structural plans	Excluded
• As built drawings other than structural documents	Excluded
• Heating and cooling of concrete to include ice, hot water, blankets, heaters, protection, etc.	Excluded
• Shrinkage reducing admixtures for cast in place concrete	Excluded
• ¾" aggregate size for structural concrete (proposal assumes 1" maximum aggregate size)	Excluded
• Crane road, subgrade prep for crane road, matting for crane road.	Excluded
• Hoisting of pier rebar cages to pier hole	Excluded
• Engineering and layout / offsets for OTHER TRADES	Excluded
• Barricades and traffic control devices	Excluded
• Light pole bases	Excluded
• Low clearance drill rig	Excluded
• Pumping of drilled piers	Excluded
• If casing of the drilled piers is required, we exclude all mechanical methods (vibratory hammer / crane / etc) to necessitate the installation of the drilled pier casing	Excluded
• Underwater concrete placement	Excluded
• Wet cure (proposal includes spray on curing compound)	Excluded
• Import fill material of any kind	Excluded
• All work associated with foundation wall backfill	Excluded
• Bracing of foundation walls	Excluded
• Compacted subgrade / subgrade prep / and ramp fill to +\- .10 from slab on grade to the first elevated level at the parking garage	Excluded
• Concrete material testing	Excluded
• Concrete material testing for 2, 3 day early break cylinders	Excluded
• Permanent perimeter protection	Excluded
• Badging	Excluded
• Safety orientation	Excluded
• Background checks	Excluded
• E-verify	Excluded
• Composite cleanup crew	Excluded
• Liquidated damages	Excluded
• Minority participation	Excluded

STANDARD ASSUMPTIONS AND CLARIFICATIONS

INCLUSIONS

- If hoisting is provided by Potter Structures Ltd, and upon completion of our stated scope of work hoisting is required to accommodate other trades, Potter Structures Ltd will terminate their hoisting contract, and ownership of the crane shall be assumed by the General Contractor
- We include engineering and layout for the concrete work listed above once the building corners are established with

off sets and perimeter base line established after the dirt work is completed.
- We will indemnify contractor for PSLTD negligence only. Indemnity for the negligence of others is specifically excluded.
- General Contractor shall provide OSHA approved ingress/egress to all phases of construction.
- We assume the sub-grade to be by others, plus or minus one-tenth.
- We have included fine grading labor & material (sand) as required for our work.
- We assume the concrete trucks will be allowed to back over the rebar or seven-day-old concrete in order to pour.
- We have included all excavations for the concrete work once the building pads subgrade is cut to +\- .10
- We exclude excavation of the elevator pits to pit slab subgrade +\- .10
- Excavation to the top of footings to be by the excavation contractor.
- We assume dirt excavated can be used for backfill. We exclude any other backfill material.
- If piers are bid cased there will be no deduct for casing.
- We assume earth forming of spread and continuous footings.
- We assume making 20,000 to 40,000 sf. of slab-on-grade pours.
- We assume the floor tolerance for the slab is FF 20 / FL 15 overall. We assume the minimum local value to be two-thirds of the overall spec tolerance.
- We assume curing the building slab with one coat of Hard Cure. We exclude all other curing methods and also exclude any work associated with floor sealers or floor hardeners. Wet cure is excluded.
- We include all supported slab construction.
- We assume the slab on grade / slab on cartons / flat slabs / pan slabs have been designed to support the loading imposed by our concrete work to include; scaffolding, shoring, equipment, personal, concrete, rebar, pt, etc. We specifically exclude any costs associated with redesign to accommodate our scope of work.
- We include bottoms and sides of supported drop beams.
- Slab edge forms attached to Potter Structures, Inc. decks at perimeter, stair, and major mechanical and elevator openings shown on the structural drawings are included.
- Construction joint bulkheads are based on 12,000 to 15,000 sf pours.
- Re-shoring for Potter Structures, Ltd. work only for 2 levels below floor being poured. If additional levels of re-shore are required due to excessive design loads, additional cost may be incurred.
- We will provide temporary guardrails. These guardrails will be removed as formed decks are stripped. Installation / inspection / and removal of permanent rails, ladders, and opening protection is by others.
- We include ACI Class “B” form finish at all formed concrete. Pan joist surfaces (if applicable) will be formed with standard flanged re-conditioned nail-down metal lap pans that leave fins and lap marks and will impart a class “D” finish.
- Clean-up of Potter Structures wood debris to a spot designated by the General Contractor, haul off of debris is by others.
- General Contractor shall supply drinking water, electrical power and sanitary facilities at the working level.
- Potter Structures will invoice monthly based on percent complete to date less 5% retainage.
- If applicable, for round columns we have included steel forms which will leave vertical and horizontal seams.
- Embeds to be installed based off of a full composite set of approved field use shop drawings. Embed material to be provided by others

EXCLUSIONS
- Provisions to accommodate any LEED requirements for the project.
- Provisions to backfill paving or monolithic curbs
- Provisions to backfill edge forms
- Potter Structures Ltd assumes no airspace restrictions. FAA coordination and permits are not included.
- Power requirements for tower crane.
- We have excluded all taxes from this proposal. We assume a Sales Tax Certificate will be issued by the General Contractor.
- We have excluded hoisting (materials and personnel) – General Contractor will furnish to Potter Structures, at no charge, adequate crane hoisting equipment for unloading and loading of trucks and for hoisting, lowering, positioning and lateral movement of all materials, including transporting of rebar cages to hole, “ganged” form

panels. Priority consideration for Potter Structures operation is assumed.
- Provisions to remove, relocate, or de-energize utilities to accommodate crane, hoisting, and concrete conveyance installation and removal requirements for project.
- Proposal provides for participation in owner / contractor provided insurance program. We have not included any cost for insurance.
- We exclude all costs associated with any Bid or Payment and Performance bond premiums.
- We exclude all costs associated with permits, inspections fees, and maintenance bond costs
- We exclude any restricted work schedule, 7AM-3PM; (assumed ability to work from early AM to late PM)
- We exclude all work associated with contaminated water and contaminated soils
- We have made no provisions for dumpsters, water, and water meter
- We have made no provisions for temporary power or lighting.
- We exclude all waterproofing
- We exclude concrete or any other material testing.
- We exclude all demolition
- We exclude all mass excavation. We have included structural excavation (from top of footing/grade beam down) for our work only.
- We assume all subgrade prep to by others.
- Unless stated in our Scope of Work, we exclude all bollards, pole bases, pre-cast wheel stops, misc. pads, etc.
- We exclude materials and labor to install PVC sleeves.
- We exclude any concrete cleaning, striping or painting.
- Equipment pads, housekeeping pads, topping slabs, curbs or similar secondary pours unless specifically stated elsewhere in our proposal.
- Basement walls, if any, are assumed to be two sided. There must be a minimum clearance of three feet between a new wall to be formed and the earth or retention system.
- Floor hardeners and sealers
- We assume floors will be cleaned by applicators of any hardener and/or sealers. We specifically exclude cleaning of the floor slabs.
- If construction joints have a keyway, Potter Structures Ltd. will not be held responsible for spalling.
- We exclude supports for the wire mesh.
- We exclude any and all work associated with geofoam, i.e. perimeter and under slab etc.
- If casing of the drilled piers is required, we exclude any mechanical means (vibratory hammer / crane / etc.) required to necessitate the casing of the drilled piers
- Mudsills. It is assumed that all slabs on grade will be in place prior to the erection of the shoring for all decks.
- Forming of any type for masonry, (tie beams, CMU rail caps, etc.).
- Furnishing of embeds, inserts, reglets, sleeves, dovetail, chases, anchors, reveals, styrofoam, joint gaskets, form liners or similar built-in items unless specifically stated elsewhere in our proposal.
- We have not included any costs associated with furnishing of materials, installation or maintaining permanent safety rails or safety nets. This would include any perimeter safety below our working deck, safety cables, or sleeves for safety cables. Wrecking of Potter Structures material will begin once the general contractor has installed permanent safety rails on top of poured concrete slab.
- Perimeter safety rails at roof level
- General contractor is responsible for the installation, inspection, maintenance and removal of the perimeter handrails, interior handrails, and ladders, after formed decks have been stripped.
- Initial installation and inspection of ladders will be done by PSL. Other trades using ladders will be required to provide their own ladder inspection prior to use. Maintenance and inspection of ladders below PSL formed deck is the responsibility of the General Contractor.
- We have not included the protection of any adjacent structures.
- We have not included bracing of any walls once they are stripped.
- Clean up of concrete leakage or seepage (except for form failure).
- Pointing, patching, rubbing, or grinding of concrete (unless concrete does not meet ACI standards).
- Patching of tie holes and/or rubbing of vertical concrete walls.
- Forming of any type associated with structural steel frames such as encasement of columns or beams.

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- It is assumed that inserts will be used for rebar so that wall and column forms will not be penetrated. Supply and installation of inserts to be by others.
- Concrete encasement of any structural steel elements.
- Provisions for Davis Bacon or other restrictive wage scales.

Our proposal is based upon the following conditions:

1. This quote is revocable until accepted in a written contract containing mutually acceptable terms and conditions.

We appreciate the opportunity to bid your project. If you have any questions please do not hesitate to call.

Sincerely,

Angel Ramirez

Potter Structures, LTD

SIZELOVE CONSTRUCTION
Concrete Solutions for Complex Projects

August 8, 2024

RE: Celina Government Center Parking Garage
105 N Arizona Dr.
Celina, Texas 75009

Gentlemen:

We propose to furnish all labor, material, and equipment necessary to complete all concrete work, except as excluded below, in accordance with the specifications and contract plans with alternates and addenda listed below. This proposal does not include sales tax or payment and performance bond.

Price:

$ 5,649,140.00	**Total – Base Bid**
$ 59,520.00	**Add for Payment & Performance Bond**
$ 81,500.00	**Deduct for Barrier Wall Cap Removal**

NOTES:

(1) All agreements are subject to delays caused by accidents, acts of God, material shortages and allocations, or other causes beyond our control.
(2) This proposal is valid for 30 days.
(3) Current cost reflects market conditions at date of proposal. The contractor is advised to verify the validity of pricing prior to concluding your deal with your client.
(4) This proposal is based on a 45-hour work week.
(5) Bid assumes two (2) mobilizations. Each additional MOB will be $4,000.00.
(6) Bid assumes one (1) mobilization for the pier subcontractor. Each additional MOB will be $5,000.00/EA.
(7) Bid assumes building subgrade to be prepared, compacted, and graded to +/- .10' prior to start of our work.
(8) The bid assumes paving subgrade to be lime stabilized, compacted and blue topped to +/- .10' prior to start of our work.
(9) Piers bid DRY, at 24", 42" & 48" diameter from FFE to a depth of 25' plus the required penetration.
(10) The bid assumes an estimated project start date of Sept. 2024 with an estimated finish date of July 2025 for material escalations.
(11) Plans dated 07/11/2024.
(12) Acknowledge addendum none.

INCLUSIONS:

(1) All layout for our work from initial control provided by others prior to start of our work.
(2) Structural excavation and backfill for this scope of work.
(3) Off-site disposal of all spoils created by this subcontractor.
(4) Place anchor bolts and embeds (provided by others)
(5) Grouting anchor bolt base plates.
(6) Fine grading.
(7) Furnish and place reinforcing steel
(8) Furnish and install 4" rock layer under level 1 slab on grade.
(9) 15 mil Vapor Barrier
(10) Control joint sawing.
(11) All slabs will be water/paper cured.
(12) Hoisting

Garage

(1) 10 EA. – DP24 24" Piers

11120 SOUTH PIPELINE ROAD
EULESS, TEXAS 76040
817.267.4788

(2) 30 EA. – DP42 42" Piers
(3) 4 EA. – DP48 48" Piers
(4) 5 EA. – Pier Caps
(5) 755 LF – Grade Beams
(6) 55 LF – Ret. Walls – Elevator Pit
(7) 210 LF – Ret. Walls – Ramp
(8) 28 EA. – 24"x24" Columns
(9) 2 EA. – 30"x24" Columns
(10) 4 EA. – 30"x30" Columns
(11) 117 SF – 2' Slab on Grade – Elevator Pit
(12) 34,894 SF – 5" Slab on Grade – Level 1
(13) 35,583 SF – 7" Flat Slab w/ Beams – Level 2
(14) 34,900 SF – 7" Flat Slab w/ Beams – Level 3
(15) 29,076 SF – 7" Flat Slab w/ Beams – Level 4
(16) 679 SF – Pan Filled Stairs & Landings
(17) 2,693 LF – Barrier Wall
(18) 2,852 LF – Barrier Wall Cap
(19) 13,278 LF – Barrier Cable
(20) 164 SF – 4" MEP Pads
(21) 456 SF – 6" MEP Pads – Generators
(22) 36 EA. – Bollards – Level 1

Site

(23) 1,226 SF – 7" Concrete Paving
(24) 86 LF – Curb & Gutter
(25) 1,585 SF – 4" Sidewalks
(26) 108 LF – 6" Monolithic Curb
(27) 81 SF – Transformer Pad

WE EXCLUDE THE FOLLOWING:

(1) Testing and Permits
(2) Demolition and demolition saw cutting.
(3) Mass excavation and mass fill.
(4) Void boxes & soil retainers.
(5) Casing for piers.
(6) Furnish or install bollards on levels 2 – 4.
(7) Furnishing anchor bolts, embed plates, inserts, gate post, steel grates, and bollards.
(8) Fence and fence post foundations.
(9) Furnishing or installing drainage mats, pipes, trench drains, floor drains or sub-soil drains.
(10) Floor hardener
(11) Sealants & waterproofing
(12) Pre-cast concrete & concrete splash blocks
(13) Concrete and reinforcing steel for masonry & utility work.
(14) Layout of masonry dowels (layout by mason)
(15) Install or furnish masonry dowels on non-load bearing walls.
(16) Furnishing concrete step nosing (provided by others will place)
(17) MEP Pads (not listed in inclusions)
(18) Striping, signage, concrete wheel stops.
(19) **Traffic control and barricades**
(20) Termite control

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Concrete Solutions for Complex Projects

(21) Utility concrete of any type
(22) Paving machine finish paving
(23) Hot or cold weather concrete procedures
(24) Staining, sealing, or polishing of concrete.
(25) Stamped and Integral color concrete
(26) Asphalt paving or patching.
(27) Safety railing
(28) BIM Modeling
(29) Spray Lock penetrating protection or curing.
(30) Moisture Mitigating Admixture or Topical Spray on slabs.
(31) Offsite trash and debris removal (will place in dumpster provided by others)
(32) Sales tax

Piers – Unit Price Per Linear Foot:

Pier Diameter	Add Depth	Lesser Depth	Casing Add	Casing Deduct
24"	$ 78.00	$ 28.00	$ 58.75	$ 11.75
42"	$ 190.85	$ 85.50	$ 119.00	$ 19.75
48"	$ 234.75	$ 111.75	$ 154.75	$ 23.25

If casing is required a MOB of $10,000.00/EA. will be required.

Thank you,

Troy Routledge
Sizelove Construction

11120 SOUTH PIPELINE ROAD
EULESS, TEXAS 76040
817.267.4788

Swinerton Construction Company August 8, 2024

A. PRICING:

Base Bid **$ 3,055,000.00**

B. CONTRACTOR OPTION(S):

ADD to Base Bid Above to incorporate drilled non cased piers, furnish of ready-mix material, and furnish and install of reinforcing (Rebar, Post Tensioning, Barrier Cable). **+ $ 2,280,000.00**

DEDUCT forming and place/finish of cast in place cap at perimeter walls all levels. Note credit here doesn't included the cost of concrete and rebar which would be carried by Contractor and increase overall credit to this VE. **($ 60,000.00)**

Sincerely,
United Forming, Inc.

Kevin O'Leary
Preconstruction Manager
Cell: (512) 534-0041

CC: Stephen Krause
CEO

SCOPE OF WORK
AND PROJECT SPECIFIC CONDITIONS
07/31/2024

This attachment shall not limit more stringent requirements found elsewhere in the Subcontract Documents unless specifically listed as an exclusion below.

Applicable Documents:

1. The plans and specifications dated 07/11/24 including but not limited to:
    a. BID-PERMIT Drawings - Dated 07-11-2024
    b. Project Manual Issue for Permit date 07.11.24
    c. Geotechnical Letter Dated 09.19.2023
    d. Addendum No. ----------

Perform all FORMWORK, PLACE AND FINISH work, including but not limited to:

Project Specific Conditions

1. Subcontractor is responsible for expediting work at no additional cost for delays caused by Subcontractor, not other trades or Swinerton. If Subcontractor experiences delays that could potentially require cost to expedite, they are required to notify SB in writing within 24 hours of delay.
2. If Subcontractor experiences delays due to negligence of another trade on the jobsite, Subcontractor has right to discuss compensation reimbursement with SB.
3. If delays are experienced, Subcontractor is only responsible for the cost of the delay to the extent they are responsible for the delay.
4. Subcontractor has the right to approve the proposed cost of a change prior to sending to Owner for approval.
5. Contractor's right to stop work for non payment or reduction of retainage held shall flow down from Provisions in the Prime.

FORMWORK

1. The drawings, specifications, Geotechnical report and Addendums if any are scope documents that indicate the general scope of the project and as such, the drawings and specifications do not necessarily indicate or describe all work required for the full performance and completion of the work. Subcontract is awarded on the basis of such documents with the understanding that the Subcontractor is to furnish and install all items required for the proper completion of their work without adjustment to the subcontract price, including but not limited to the following: Subcontractor shall furnish all labor, supervision, material, equipment, tools, scaffolding, lifts, layout, storage, handling, hoisting, loading and unloading, onsite traffic control, taxes, insurance, permit fees, personnel parking, support, material and labor escalation, overhead profit, and all other miscellaneous appurtenances as necessary for a complete and functional installation as described in the Contract Documents.

2. Formwork for all cast in place concrete shown on any drawing including, architectural, structural, mechanical, plumbing and electrical drawings unless specifically listed as an exclusion. Structural drawings to govern if there are any discrepancies amongst Contract Documents.
3. Shop drawings showing all layout, details, blockouts, construction joints, etc. Shop drawings provided by Subcontractor will be provided in PDF form. Reinforcing, embed and CMU shop drawings by others.
4. Design and engineering of formwork and shop drawings under the direct supervision of a qualified engineer registered in the State of Texas.
5. Concrete accessories such as waterstops~~,~~ construction joints, expansion joint material, chamfer strips, blockouts etc. as required for a complete installation.
6. Edge forms, hung forms and column blockouts as required.
7. Formwork for slabs and walls including elevator pits, sump pits, etc.
8. Layout, install and removal of formwork for all cast-in-place columns, walls including ~~shear walls,~~ parapet walls, crash walls upturned beams and retaining walls per design documents.
9. Layout, install and removal of formwork for concrete columns, pilasters, column caps, etc. per design documents.
10. Layout, install and removal of formwork for suspended beams, ramps and slabs.
11. Layout, install and removal of formwork of all elevated slab edgeform. Drilling of holes in edgeform for rebar operations. Layout of holes by others.
12. Formwork for ramps and slab on grade.
13. Layout, install and removal of formwork for all traffic barrier wall caping shown on design documents.
14. Layout, install and removal of elevated slab construction joints that are not shown on the design documents, but will be required for construction. Including all concrete accessories for concrete formwork scope of work.

~~15. Includes structural formwork for CIP detention walls.~~

16. Form decks and edge form. Provide safety planking for 3'-0" area around perimeter wall for safety during wall forming and maintain until deck forms are installed.
17. Provide all construction joints and control joints~~,~~ key way, waterstop~~,~~ etc. Form construction joints at slab .Maximum area to be placed without construction joint is 16,000 s.f.
18. Openings and blockouts required by other trades as shown in the contract documents. Coordinate with other trades as required including but not limited to plumbing, fire protection and electrical. Beam and wall sleeves for MEP trades by Others.
19. Holes must be drilled in formwork for reinforcing, conduit penetrations, etc.
20. Rebar dowel templates for drilled piers and Layout at columns, curbs, concrete walls and masonry walls dowels from approved shop drawings.
21. Set all embeds for cast in place concrete including angles, trench drain frames, elevator sill angles, rails, plates, step support angles, sleeves for guardrails, bollards and fences, sump pit grate frames, manhole covers, anchor bolts and other miscellaneous metal embeds.

22. Receive, hoist and install embeds stairs and Embeds and layout shop drawings will be supplied by Subcontractor requiring items. Embeds provided with approved shop drawings, holes predrilled and onsite 5 days prior to install of rebar
23. Layout rebar dowel for CMU walls from approved shop drawings provided by others.
24. Subcontractor to provide enough formwork and material to meet the agreed upon structure schedule. Forms to be of quality equal to or better than required in Subcontract Documents.
25. Tolerances for formwork-To meet ACI Form Finish per the following and are subject to ACI 117 tolerances unless coordinated differently with Swinerton:

    Concealed Foundations | ACI 301 Surface Finish -1.0 (SF-1.0).

    Underside of Elevated Slabs | ACI 301 Surface Finish Class B

    Columns & Walls | ACI 301 Surface Finish Class B
26. Shoring as required by *ACI* construction practices.
27. Re-shoring as required by *ACI* construction practices.
28. Monitor all formwork during concrete placement (pour watch) and provide immediate corrective measures required by form deflection, leakage, etc. Wall concrete placement to be per ACI industry standard.
29. Notwithstanding any language to the contrary contained in this Agreement subcontractor to comply with all applicable ACI standards.
30. Layout from two control lines and one benchmark which will be established by others at ground level. Provide one control line in each direction on each formed slab area for layout by other trades.
31. Layout complete including structural excavation required for concrete. Layout elevations for concrete placement on forms. Grade nails are not acceptable.
32. Layout and set, and grouting all anchor bolts for structural steel.
33. Layout and install form saver dowel bar splicer for all horizontal rebar. Layout shop drawings to be provided by Rebar Subcontractor. Inserts to be installed by Formwork Subcontractor. Dowels to be provided by Formwork Subcontractor and installed by Rebar Subcontractor. Detail 8/S-580 form saver and threaded I-bolt excluded. Change order to follow once design and piece count of this condition is available.
34. Formwork stripping and removal from jobsite.
35. Grind, patch, plug and provide corrective work as necessary to bring exposed formed concrete surfaces to ACI Class B finish. Blend all patchwork.
36. Remove any nails installed by Subcontractor, wires, etc., which remain in the concrete after removal of formwork and which may generate rust stains on exposed concrete surfaces.
37. Patch holes in concrete caused by formwork ties, inserts, braces, etc. and bring exposed concrete surface to ACI Class B finish. Subcontractor to provide ACI tolerances for finish.
38. Scaffolding for concrete pours on wall forms and rebar placement. Safe platforms from which all concrete can be placed and all post tension cables can be stressed.
39. Temporary guardrails by Subcontractor. These guardrails attach to formwork and shall be removed as formwork is stripped and relocated. Subcontractor will not be responsible for the

installation of guardrails on completed slabs or for safety issues created by the removal of temporary guardrails by Others.

40. Provide and maintain temporary stairs and ladders as required to meet OSHA requirements to active formwork deck. Remove from jobsite after permanent work is installed.
41. Temporary lighting below working decks until stripping has been completed for Subcontractor work only, including task lighting, egress lighting and general safety lighting.
42. Provide a detailed schedule that shows requirements for your work and other interfacing requirements including but not limited to slab inserts, embedments, reinforcing, electrical conduit, etc. prior to the commencement of work.
43. Provide full time on-site field superintendent to be non-working and have complete responsibility for their work scope, including crew size, scheduling, punchlist, etc. Provide separate on-site office support staff, including project manager, if needed, to service the project to the satisfaction of the project team.
44. Include pourwatch to monitor all of its formwork during concrete placement and provide corrective measures required by form deflection, leakage, etc. for work that is outside of tolerances allowable by ACI.
45. Layout all form-savers as required and coordinated with Swinerton per unit pricing included on contract summary. Attachment methods to formwork for formsavers is included by Subcontractor. Detail 8/S-580 form saver and threaded I-bolt excluded. Change order to follow once design and piece count of this condition is available.
46. Garage slabs will be poured at the specified slab thickness. Subcontractor will slope all formwork to achieve garage sloping requirements. Slabs to be gauged by others during concrete placing operations.
47. Provide corrective work as necessary to bring exposed formed concrete surfaces to a class B finish. Blend all patchwork to match adjacent concrete finishes to the acceptable finish.

PLACE AND FINISH

1. Furnish all labor, material and equipment to complete all place and finish concrete work as described in and shown on the Subcontract Documents. Complete work that is currently shown, and that which can be reasonably anticipated to be included for this project. No exclusion from limitations in plans and specifications shall be reason for omitting the appurtenances or accessories necessary to complete this work.
2. Place and finish the following:

    a. Piers
    b. Pier Caps
    c. Elevator Pit foundation
    d. Elevator Pit walls
    e. Grade beams.
    f. Slab of grade
    g. CIP walls
    h. 8” Thick traffic barrier walls
    i. CIP Columns
    j. Suspended slabs and beams
    k. CIP Ramps
    l. Concrete fill on metal stairs

m. Concrete fill on metal bollards
n. Mechanical pads- Included only as an allowance of 2,000 SF, 6" thick pads.

3. Help Coordinate pour scheduling with Contractor and Concrete Ready-Mix Supplier. Pour size, quantity, and sequence to be determined by Contractor.
4. Help Coordinate mix design with Concrete Ready-Mix Supplier and Concrete Reinforcement
5. Swinerton to provide benchmark elevation on pour level.
6. Help Coordinate slab depressions with other trade subcontractors for whom they are being provided. Subcontractor shall be responsible for all bushing, where Subcontractor has deviated from elevations provided by Others.
7. Ensure proper concrete consolidation at embeds, sleeves inserts, etc. Without damaging or dislodging them from acts other than typical placing and finishing concrete.
8. Work concrete around dowels for concrete and CMU during finishing to provide a substrate acceptable to the Inspector and Structural Engineer as access possible of means and methods.
9. Any overtime necessary to complete slab placement and finishing is included barring any unforeseen events (batch plant. issues).
10. Adhere to ACI FF/FL slab tolerances per Contract Documents.
11. Provide uniform slope to drains at roofs and garage areas.
12. Sawcutting of control joints at slab on grade (within 24 hours of placement) and where required by Subcontract Documents.
13. Complete concrete stair pan fill as early in project as possible. Coordinate with Swinerton Superintendent.
14. Sack and patch any defects due to improper placing or vibrating of concrete to meet approved finish per contract documents.
15. Grind, patch, plug and provide corrective work of deficiencies due to concrete placement and finishing as necessary to bring concrete surfaces to requirements of Subcontract Documents.
16. Comeback work at pour strips and at blockouts for the miscellaneous metal connections (i.e. stair to landing), PT stressing areas (approx. 250sf), etc. Comeback work to be scheduled and coordinated with other onsite work as best as possible.
17. Install nosing (abrasive strips) at stairs.
18. ~~Concrete wash as required and noted per Contract Documents. Add of $18,000 to subcontract value if interior column washed from Parking Drawing detail are required.~~
19. Finish concrete per Contract Documents.

HOISTING

1. Subcontractor is responsible for ~~installing~~ providing the crane and other hoisting equipment to complete the assigned scope of works. East end of site (future new administration building site) to be made available by Contractor for Subcontractors use in staging hoisting and concrete pumps.
2. Subcontractor/Operator is responsible for proper safety preparation prior to inclement weather.
3. Includes maintenance necessary for duration of project.

2. <u>Site-Logistics</u>

a. Subcontractor acknowledges they have familiarized themselves with the project site,

existing site conditions, and Swinerton's Site Logistics plan, and have included all related costs to complete this scope of work.

b. Subcontractor shall provide all equipment required to complete this scope of work. This includes all equipment required to receive, unload, store, hoist, place, and install.

c. Subcontractor is to complete job site visit prior to commencement of operations of this trade to familiarize itself with existing and anticipated conditions. No extra monies will be paid due to "identifiable job site conditions".
d. Move-ins required for the completion of this scope of work are included in the contract amount (see construction schedule for move-ins) and no additional compensation shall be made thereof. Subcontractor shall perform all work in accordance with the sequence of activities as established by Swinerton Builders and project conditions.
e. Subcontractor will protect existing finishes, on-site property, and off-site property to prevent damage during and from this scope of work.
f. All onsite traffic control, flagman, permits, barricades, and safety required for this work.
g. All equipment diapered and white or wheel covers on new concrete.
h. Check all equipment daily for foreign objects in tires to prevent damage to new concrete.

3. <u>Delivery Schedule</u>

a. All deliveries of materials to the job site are to be cleared with Swinerton Builders Project Superintendent with respect to date, time of unloading, and storage area location at least 48 hours prior to delivery. Subcontractor is responsible for receipt and unloading of all materials delivered. Subcontractor will be responsible for all costs if Swinerton Builders has to unload materials, or Swinerton Builders may reject a delivery for which Subcontractor has not made unloading provisions. Any delays and/or costs due to Subcontractor's lack of preparedness will be the Subcontractor's responsibility.
b. Unloading of material in designated areas only.
c. GC will not be responsible for unloading any materials.
d. No material will be allowed to be stockpiled on-site and should be brought on-site only when it is ready to be erected.
e. Insofar as space will permit, Swinerton Builders will cooperate with Subcontractors in assigning areas for material storage and field offices. There is no assurance that Subcontractor will be allowed space on-site for a job office or storage units. It is understood that during the course of construction, it may become necessary to relocate the storage areas and/or field offices if conditions warrant, in which case Subcontractor shall, at no additional cost, remove materials, clean all debris, and vacate the area promptly.
f. All materials stored on building slabs are to be palletized if possible. By having materials palletized, it will simplify any relocating that Subcontractor may need to do. Pallets must be spray painted with identifying marks or colors so that each Subcontractor can distinguish their pallets from the pallets of others. Swinerton Builders will remove unmarked pallets and all related costs equally divided among the subcontractors that have not marked their pallets.
g. All material will have to be free of any and all smudges, marks, stains, space pads, debris, or stain. Any dented, scratched, nicked, or otherwise damaged material caused by this Subcontractor will be replaced or repaired at no additional cost to Swinerton Builders or the owner.

4. <u>Storage</u>

a. Due to the magnitude of the work, storage area is limited, Just in time deliveries are

encouraged. Any material stored on site must be approved by Superintendent.

b. Any staged/stored material may be required to be relocated at the direction of the superintendent in a reasonable amount of time.

5. **Hoisting**
   a. Subcontractor to provide pick plans for any hoisting to take place. No hoisting shall commence until approved by Swinerton. Plans should be submitted no later than 2 weeks prior to pick.
   b. Subcontractors to provide temporary access required for completion of work including but not limited to scaffolding, swing stage, and covering openings.
   c. Subcontractors to include cost for Swinerton Builders supervision for all overtime work, including hoisting and stocking.

6. **Staffing:**
   a. Provide professional staff to attend Pre-Construction Meeting(s), daily and weekly Foreman/Superintendent Meetings, and Progress Meetings in person while onsite for the performance of this work. Attend meetings by phone/teleconference when not currently onsite performing work.

   b. Subcontractor shall provide competent safety person or safety coordinated as outlined in Safety requirements.

7. **Miscellaneous:**
   a. Items contained in the Subcontractor's Proposal have been superseded by Work Order Agreement.

EXCLUSIONS:

1. Sales Tax On Permanent Materials (If part of Subcontractors Scope of Work)
2. E-Verify and Employee Screening.
3. Retainage on Permanent Materials (If part of Subcontractors Scope of Work)
4. Payment and Performance bonds and premiums
5. Concrete Supply- Contractor to provide high early strength concrete allowing for stressing of post tensioning within 48 hours. Contractor responsible for any cost associated with heating/cooling/admixtures and any other fees from Ready Mix Supplier. Concrete for deck pours to be provided as pumpable mix with workable slumps.
6. Rebar Supply and Install and rebar dowel protection
7. PT Supply and Install. Grouting and Patching of PT cable pockets by others.
8. Barrier Cable Supply and Install. Patching of barrier cable pockets by others.
9. Drilled Piers including concrete placement, management of spoils, hauling spoils offsite. Drilled Pier Subcontractor and Testing agency to confirm bottom of pier elevation has been established.
10. Hauling off site spoils generated from Subcontractor scope of work at foundations. Subcontractor to stock pile spoils onsite.
11. Furnish and install of import fill/gravel base and gravel base.

Subcontractor Bid Analysis

Trade:	**04.20 Unit Masonry**
Project:	**Celina Government Center Parking Garage**
Owner:	**City of Celina**
Lead Estimator:	**Benny**

Spec or Dwg #	Item	Description	Total Cost	Selected Sub	BUTLER & BUTLER	ALPHA & OMEGA	FATHERANDSONS	DMG MASONRY	Skinner Masonry	J & E Companies	GG & S	x Fenimore-Blythe
		Subcontractor		Fenimore-Blythe	BUTLER & BUTLER	ALPHA & OMEGA	FATHERANDSONS	DMG MASONRY	Skinner Masonry	J & E Companies	GG & S	Fenimore-Blythe
		Phone		817-834-6301	(682) 218-0518	(682) 408-4451	(972) 576-5432	(817) 784-0880	(972) 289-3178	(81) 769-1938	(972) 672-1774	817-834-6301
		Contact		David Grzesiak	David Vicuna	Ishan Patel	Alias Arias	Josh Cagle	Jeremy Peek	Elva Vasques	Josh Gray	David Grzesiak
		email		idg@fenimoreblythe.	dvicuna@butlermasonry.com	jpatel@aopsg.com	elias@fsmsi.com	jcagle@dmgmasonry.com	jpeek@skinnermasonry.com	elva@je-co.com	josh@ggsconstruction.com	davidg@fenimoreblythe.com
		Scope Complete		Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
		Rank		3	7	1	4	5	8	6	2	3
		Delta To Low		0%	38.53%	-3.92%	7.56%	18.64%	44.76%	29.01%	-3.17%	0.00%
		Enter SBE %		0%								
		SBE $$$		$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
				$ 1,184,111	$ 1,640,300	$ 1,137,740	$ 1,273,600	$ 1,404,794	$ 1,714,060	$ 1,527,600	$ 1,146,600	$ 1,184,111
		Standard Requirements (if entered here, costs will be included with Breakout #1)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		Yes	No	Yes	No	No	No	No	Yes	Yes
		MSA Status		Yes	No	No	No	No	No	No	Yes	Yes
		Single Project Limit		$ 695,317	N/A	$ 550,439	N/A	N/A	VENDOR	N/A	$ 250,000	$ 695,317
		Aggregate Limit		$ 1,564,463	N/A	$ 1,238,488	N/A	N/A	VENDOR	N/A	$ 562,500	$ 1,564,463
		Exclude Sales Tax	-	excl	excl	excl	excl	excl	excl	excl	excl	excl
		Textura	-	incl	incl	incl	incl	incl	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl	incl	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl	incl	incl	incl	incl	incl
		Scope sheet included	-	$ -								
		Schedule included	-	$ -								
		Trade Specific Requirements										
		Base Bid	$ 1,385,650	$ 1,184,111	$ 1,640,300	$ 1,137,740	$ 1,273,600	$ 1,404,794	$ 1,714,060	$ 1,527,600	$ 1,146,600	$ 1,184,111
		Base Bid	$ -	$ 1,025,379	$ 1,520,100	$ 1,017,540	$ 1,132,600	$ 1,266,594	$ 1,549,060	$ 1,362,600	$ 1,026,400	$ 1,025,379
		Layout, supply and installation of the following masonry scope of works as per specification and drawings.		Included	Included	Included	Included	Included	Included	Included	Included	Included
		8" IWR CMU Block, Gray.		Included	Included	Included	Included	Included	Included	Included	Included	Included
		8" Burnished CMU Block where exposed out side.		$ 36,196	Included	Included	Included	$ 18,000	$ 44,800	$ 44,800	Included	$ 36,196
		Brick Veneer: Interstate Brick as specified.		Included	Included	Included	$ 20,800	Included	Included	Included	Included	Included
		3" R12 Mineral Wool Insulation (Type A) Ref. A-501 Wall Assembly 'A8-1 & A8-0'		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Cast Stone: Banding & Caps		Included	Included	Included	Included	Included	Included	Included	Included	Included
		HM Grout Filled Single Door Frame Installation		Included	Included	Included	Included	Included	Included	Included	Included	Included
		HM Grout Filled Double Door Frame Installation		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Grout, Rebar, Wire and all other accessories		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Wall ties, Weeps, Mortar net, Color Mortar		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Rubberized Thru-Wall Membrane Flashing @ Brick Ledge & over Doors & Windows where masonry occurs only		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Mobilization, Submittals, Shop Drawings		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Mock-Up		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Equipment & Scaffolding		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Wash, Removal of spoils (Dumpster Provided by GC)		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Safety orientation		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Safety rails		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Safety on site		Included	Included	Included	Included	Included	Included	Included	Included	Included
		David Bacon wage scale (Collin County)		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Liquidated damages and insurance as per Swinerton Contract terms		Included	Included	Included	Included	Included	Included	Included	Included	Included
		Textura		$ 2,336	Included	Included	Included	Included	Included	Included	Included	$ 2,336
		Wall backing @ Metal roof	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000	$ 5,000
		Cast Stone coping @ Barrier Walls	$ 142,600	with concrete	with concrete	with concrete	with concrete	with concrete	with concrete	with concrete	with concrete	with concrete
			$ -	$ -								
		Dumpsters for Masonry Work	$ 85,600	$ 85,600	$ 85,600	$ 85,600	$ 85,600	$ 85,600	$ 85,600	$ 85,600	$ 85,600	$ 85,600
		Quality Control	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600	$ 29,600
			$ -	$ -								
		Total Base Bid (excl. Bond)	$ 1,385,650	$ 1,184,111	$ 1,640,300	$ 1,137,740	$ 1,273,600	$ 1,404,794	$ 1,714,060	$ 1,527,600	$ 1,146,600	$ 1,184,111

FENIMORE-BLYTHE

Commercial Masonry

NCTRCA CERTIFIED SMALL BUSINESS ENTERPRISE (SBE) COMPANY

2300 Higgins Lane, Fort Worth TX 76111
Phone: 817-834-6301 Fax: 817-834-4640

PROPOSAL & SCOPE OF WORK FOR THE MASONRY

PROJ: **CELINA GOVERNMENT CENTER GARAGE GMP**
105 N ARIZONA DRIVE
CELINA, TX 75009
P: -
F: -

OWNER: **CITY OF CELINA**
142 NORTH OHIO STREET
CELINA, TX 75009
P:
F:

ARCH: **HED DESIGN**
15301 SPECTRUM DR., SUITE 450
ADDISON, TX 75001
P: (972) 934-8888
F: -

Arch Proj #: 064542434
Bid Date: 8/8/2024
Bid Time: 2:00 PM

NO OF ADDENDA SEEN: N/A
LATEST ADDENDUM DATE: N/A
DATE OF PLANS: 7/11/2024

We propose to complete the MASONRY WORK in accordance with the Contract Documents for the Sum of:

Masonry Base Bid	**$1,025,379**	**{ONE MILLION TWENTY FIVE THOUSAND THREE HUNDRED SEVENTY NINE}**
Masonry Mat'l Sales Tax (Add If Applicable)	**$37,105**	**{THIRTY SEVEN THOUSAND ONE HUNDRED FIVE}**
Stucco Base Bid	**$62,667**	**{SIXTY TWO THOUSAND SIX HUNDRED SIXTY SEVEN}**
Stucco Mat'l Sales Tax (Add If Applicable)	**$1,271**	**{ONE THOUSAND TWO HUNDRED SEVENTY ONE}**
Burnished Alternate	**$36,196**	**{THIRTY EIGHT THOUSAND FIVE HUNDRED FIFTEEN}**
Burnished Mat'l Sales Tax (Add If Applicable)	**$2,319**	**{TWO THOUSAND THREE HUNDRED NINTEEN}**

Material Tax (Included in Divisions: **Masonry & Stucco**

This Proposal assumes that we will be able to complete the CMU portion of our work in no more than One (1) Mobilization, therefore the building must be in a state of readiness to accept Masonry. If More than One (1) Mobilization is required to complete the CMU through no fault of Fenimore-Blythe, then each additional Mobilization will incur a Change Order to the Contract in the Amount of One Thousand Dollars ($1,000.00) for each additional Mobilization.

In order that you may have a complete understanding of our proposal, we have prepared the scope clarification sheet for your consideration and review. We request that any CONTRACT FOR MASONRY WORK should include this PROPOSAL in its entirety. The utilization of our bid hereby constitutes the acceptance of the terms and conditions listed and outlined below. This proposal is contingent on our right to review, modify and/or negotiate the subcontract agreement. All work is warranted against defects in Labor and/or Materials for a period of one (1) year. This warranty does not include repair work for materials improperly maintained, abused, neglected, damaged, or subject to normal wear and tear.

Our proposal INCLUDES all applicable taxes & insurance and the following masonry or masonry related items as per the contract documents: **All Sales Taxes Excluded**

SEE ATTACHED MASONRY INCLUSIONS

Our proposal DOES NOT INCLUDE the following items and/or activities and are therefore EXCLUDED:

SEE ATTACHED MASONRY EXCLUSIONS

Our proposal is based on OUR COMPANY being PROVIDED by others the following services and/or items at no cost to us, and are therefore EXCLUDED from this proposal:

SEE ATTACHED MASONRY QUALIFICATIONS

This proposal is **conditional** upon the use, of any and all equipment supplied by our company (including, but not limited to, scaffolding, tools, supplies, materials, power cords, electrical appliances and any other supplies or materials of any kind provided by us) (“Equipment”) solely by the personnel of this company and/or it’s designated agents or sub-subcontractors. In the event any other person or entity (including the Project Owner, Contractor, any other subcontractor, or any other party) desires to use any such "Equipment", such use shall be solely at our discretion and, prior to any use, and as a condition precedent to any such use, the party or parties which will be using such Equipment shall, at no cost to us, (1) execute an Agreement (in a form provided by us) governing the use of such Equipment, and (2) shall supply a Certificate of Insurance, naming Fenimore-Blythe Commercial Masonry, LLC and its officers, directors, agents and assigns as additional insured's and waiving subrogation as to any claims or damages related to the use of such "Equipment".

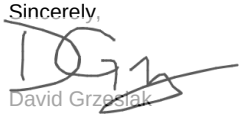
Our proposal is based on being provided reasonable access to all work areas, and sufficient areas to work in to allow masonry work to proceed at an optimum rate in accordance with the time schedule mutually agreed upon. We request that the General Contractor furnish us with one complete set of contract documents for contract review and one additional set for Construction.

Periodic Payments are to be made monthly, by the15th of each month, based on the value of Stored Materials & Work Completed the previous month. Funds past due, according to the "Prompt Pay Act", Texas Government Code Section, (2251.022 & 023), states that payment is due within 10 days from payment by owner to GC, then will become subject to the legal interest rate of 12% per annum prescribed by Law (Section 2251.025). Final payment is to be made within 45 days after satisfactory completion and acceptance of the work. Retainage percentage will only be allowed if the Bid Documents specify it, and/or it is Agreed on in the Contract, and then no more than five (5%) percent will be allowed.

Breakouts are for accounting purposes only, unless otherwise indicated. This proposal is void, if not accepted by issuance of a subcontract or letter of intent within 30 days of the bid date shown herein. Subsequent to the thirty day maturity of this proposal, we reserve the right to either WITHDRAW or INCREASE the amount of our bid. This proposal is based on doing the Masonry. No overtime has been calculated into this project and is therefore excluded

We are grateful for the opportunity to submit our quotation to you. Should you need further information, please, contact us.

Sincerely,



David Grzesiak

FENIMORE-BLYTHE

Commercial Masonry

CELINA GOVERNMENT PARKING GARAGE

Masonry Scope Inclusions:

1. Furnish/Install – 8" Gray CMU
    - **NO BURNISHED CMU – Specifications states to use Burnished CMU at exposed faces as indicated. There is a Material Legend that includes Burnished CMU as CMU-1, but is not indicated on the plans or elevations that Burnished CMU (CMU-1) is to be used.**
2. Furnish/Install – Brick
    - Field Brick – Interstate Brick– Monterey – Matte – Modular
    - Soldier & Header Course – Interstate Brick – Arctic White – Matte - Modular
3. Furnish/Install – Cast Stone
4. Furnish/Install – SpecMix 100 Type S Mortar for CMU
5. Furnish/Install – SpecMix 100 Type S Mortar for CMU – with IWR
6. Furnish/Install – SpecMix Colored Type N Mortar for Brick & Cast Stone
7. Furnish/Install – SpecMix 3,000 psi Coarse Grout
8. Furnish/Install – Rebar & Rebar Positioners in Masonry
9. Furnish/Install – Wire Reinforcement
    - 220 Ladder-Mesh HD
    - 220 Ladder-Mesh SS
    - 270-2X Ladder-Mesh HD
10. Furnish/Install – Mighty Flash SA 304 SS, T2 Termination Bar, SS Drip Edge, Mortar Net, #342 w/ SS Screen Insert Weep Vent, Primer
11. Furnish/Install – Brick Ties (2-Seal Thermal Wing Nut)
12. Furnish all Equipment, Scaffolding and Hoisting for Masonry Activities Only
13. Placement of Trash/Debris in Dumpster, to be furnished by Others
14. Proposal is based on 8-Hour Workdays (7:00-3:30) and 5 Day work weeks (Monday – Friday)

Masonry Proposal Exclusions

1. Installation of Window and/or Door Frames except for H.M.D.F. in Gray CMU
2. Waterproofing, Damp-proofing, Air and Moisture Barrier, Caulking, Repellants and/or Sealants
3. Tyvek, or other Building Wrap
4. Insulation of Any Kind Unless Otherwise Detailed Above
5. All FBX Brick
6. Permits, Fees, Financial Checks, Special Licenses

7. Payment for Any and All Testing and/or Inspections
8. Cleaning and/or Stain Removal for Issues Caused by Others
9. Temporary Partitions and/or Enclosures
10. Structural, or Other Engineering for Masonry
11. Repair, Pointing, and/or Patching any Damage Caused by Others
12. Splash Blocks or Landscape Block Units
13. Glass Block and/or Required Metal Frames
14. Stone at Counter Tops, Walls, Backsplashes, or Any Other Locations
15. Any and All Landscape work, unless specifically included
16. All furnishing or installation of Concrete, Gravel, or Other base for landscaping stone/boulders
17. Provision of Metal Flashing and/or Reglets
18. Provision of Loose and/or Fixed Lintels
19. Fire-Proofing and/or Fire-Safing
20. Compressible Fillers and/or Backer Rods, including Associated Sealants
21. Any Type of Tile
22. Brick, Stone, Concrete, or Other Type of Pavers, Steps, and/or Risers
23. Precast and/or Poured in Place Concrete, Unless Specified in Inclusions
24. Cast-in-Place Concrete, Bolder, CMU, Segmented Masonry, or Other Retaining Wall Systems
25. Payment and Performance Bonds (Bonds Available, if required}
26. Any and All Contingency Betterment Allowances

Qualifications based on our Company being PROVIDED by other the following services and/or items at no cost.

1. All H.M.D.F. to be installed in Gray CMU must be on-site at time of Masonry Construction
2. Laydown area for Masonry Materials and Equipment on site, within 500’ of our Work Areas
3. Staging Areas and Temporary Roads
4. Level, Compacted Support Areas for ALL Masonry Scaffolding
5. Shoring on Roof-top and any other Areas required for Masonry Scaffolding
6. Open Access to ALL Masonry Operation Areas for Forklift and other Equipment
7. Columns Lines, Benchmarks, Reference Points and Engineering to be completed
8. Provision of Any and All Sleeves, Embeds, Frames & Loose Lintels
9. Layout Location of all Inwall Embeds, Bearing Plates, etc.
10. Provision and Installation of all Dovetail Slots
11. Provision of Control Joint Shop Drawings
12. Wall Bracing/Masonry Protection AFTER Masonry is Complete
13. Appropriate and Adequate Water Supply to Within 100' of Work
14. Appropriate GFI Protected Power to Within 100' of Work
15. Appropriate and Adequate Lighting for Masonry Operations
16. Provision of a Safe Workplace for Our Employees and Equipment
17. Dumpster for placement of Debris/Trash Generated by Masonry Work
18. On-Site Security and/or Guard Service if Required
19. Supervision/Quality Control of Precedent Trade Work
20. All X-Ray and Testing
21. Forming/Placing/Reinforcing/Finishing of Concrete

22. Foundation/Floor Preparation Prior to Masonry Work
23. Drilling and Installing Dowels in Concrete Slab/Footings
24. Safety Rails/Items on Building Structure By GC
25. All Rough Out Demo Work and Disposed of
26. Pumping and De-Watering at Building and/or Site

Plaster & Stucco Scope Inclusions:

1. Lath and Plaster as indicated on plans and per most specifications
2. Water resistant barrier on CMU
3. Mineral wool rigid insulation on water resistant barrier
4. Hat Channel on insulation
5. Two layers of building paper behind lath at wall surface only
6. All expanded 3.4 lath and lath accessories are to be made from galvanized metals
7. Flashing at perimeter of doors and louvers at stucco only
8. Pre-blended fibered Portland cement base coat
9. Polymer modified base coat to with embedded reinforcing mesh
10. Portland cement base coat to receive a 1.5 mm acrylic finish texture
11. Fastener installation for lath is based on 16” o.c.
12. Daily clean up and trash removal for our trade to onsite dumpster provided by others
13. Material sales tax

Plaster & Stucco Scope Exclusions:

1. Waterproofing, any/all types of flashing materials, sealants, and caulking
2. Secondary Moisture Barrier at all openings
3. Door/Window head flashing with end dams
4. Framing, sheathing, painting, and/or wood members of any type
5. Soffit vents
6. Access door and panels
7. Specialty, smooth or fine finishes
8. Owner and/or Contractor Controlled Insurance Program
9. Utilities, dumpster, and trash haul
10. Scaffolding shoring at roof areas
11. Protection of roof membrane by others, except for our work at roof areas
12. Engineering design calculations
13. Shop drawings

Plaster & Stucco Scope Qualifications:

1. General Contractor to provide lighting and power to OSHA minimum requirements at no cost
2. All work to be performed during regular daytime hours (Monday – Friday, 7:00 am – 3:30 pm); overtime not included
3. Scaffold for our scope of work and for our workers only

4. Scaffold layout loads to be approved by Engineer of Records at roof areas
5. Bonds may be provided at an additional cost to this proposal
6. If we cannot meet or maintain schedule milestones or completion date as a result of shortage of material or accelerated schedule, we shall be discharged of any damages which result from such delay

CELINA GOVERMENT CENTER, PARKING GARAGE

Trade Bidder : ALPHA & OMEGA PSG

Trade Scope : MASONRY WORKS

Bid Date : 08/08/2024

SCOPE OF WORKS	QTY		COST
Mobilization	1 Item	$	5,000
Masonry works for Mockup	1 Item	$	5,000
8" Thick Regular CMU wall	1 Item	$	220,800
8" Thick Burnished CMU wall	1 Item	$	33,990
Face brick Veneer	1 Item	$	669,200
Cast Stone Coping @ Headroom parapet	1 Item	$	19,500
Cast stone band	1 Item	$	6,500
Installlation only of door frame (Single)	1 Item	$	1,750
Installlation only of door frame (Double)	1 Item	$	3,600
3" Thick Mineral insulation	1 Item	$	52,200
TOTAL BASE BID		**$**	**1,017,540**
ALTERNATES			
Cast stone coping to replace concrete coping	2700 LF	$	168,000

General Notes:

Our scope of work is limited to the items shown in our Bill of Quantities.

Bid is contingent on a mutually agreeable contract, schedule and payment terms.

Waterproofing, flashing, dry wall, sealants, painting on CMU and items which are not in our scope of works excluded in our price.

Owner or Prime Contractor is responsible for all permits, licenses, certificates, fees and lab tests unless noted otherwise.

Butler & Butler Masonry
4621 S. Cooper St. 131-729
Arlington, TX 76107
P: 972-872-1211

BID PROPOSAL

Date: 08/08/2024

PROJECT: Celina Government Center Parking Garage – Celina, TX

DRAWING: Issued for Bid-Permit dated 07/11/2024

SCOPE OF WORK: Masonry Division 4 – Turnkey Price

- Garage Building
  - 8” IWR CMU Block, Gray, Unfinished – approx. 8,725’ sqft
  - 8” Burnished CMU Block, Color: Austin Block, White – approx. 1,030’ sqft
  - 12” IWR CMU Block, Gray, Unfinished -- approx. 1,560' sqft
  - Brick Veneer: Interstate Brick, Monterey Matte Modular – approx. 20,355’ sqft
  - 3” Semi-Rigid Insulation between Structural CMU & Brick Veneer only – approx. 20,355’ sqft
  - Damp Proofing between Structural CMU & Brick Veneer only – approx. 11,310’ sqft
  - Cast Stone: Banding & Caps
  - HM Grout Filled Single Door Frame Installation @ new CMU walls only – 7 Units (Frames to be provided by others)
  - HM Grout Filled Double Door Frame Installation @ new CMU walls only – 7 Units (Frames to be provided by others)
- Grout, Rebar, Wire
- Wall ties, Weeps, Mortar net, SurKlean, Color Mortar
- Rubberized Thru-Wall Membrane Flashing @ Brick Ledge & over Doors & Windows where masonry occurs only
- Mobilization (1), Submittals, Shop Drawings
- Mock-Up
- Equipment

Exclusions (**All of our exclusions unless listed/included in the scope above, must become part of the exclusions in the official contract**): All Addendums after date of Drawings dated above are excluded unless expressly written in the scope of work above. All Site Work, Any CMU below grade, Color Mortar, Color & Special CMU, Granite, Nichiha Panels, Dowell Drilling, Concrete Formwork, Foam Insulation, Rigid Insulation, Metal flashings, Caulking , Temporary or permanent Lighting, Sealants, Stains, Fire Safe and Compressible Fillers, Column Line/Bench Mark/ Reference , Masonry Door Frames Installation, point/Engineering/Locating embeds/Bearing Plates, All Demolition, Wall or floor tile, Pavers and stairs, Splash blocks, Landscape Blocks, Site security, Damage Incurred to masonry by others, Weather protection during masonry installation, Pumping Dewatering at building an or site, Temporary Partitions or Enclosures, Wall bracing after masonry is complete, Air Barrier, Masonry restoration cleaning at existing, Furnishing of Sleeves embeds and loose lintels, The cost for any testing, furnishing and installing in wall frames ,dovetail slots, weld on anchors, Any masonry patching not shown in plans, Landscape masonry, Composite cleanup crew, Debris removal from site, fences, Felt paper, reglets, GFRC, More than one mobilization of manpower, onsite electrical/Generator or Cost of electric, Water meter, Dumpster, Thin Brick, EFIS, Precast Concrete, Relief Angles/Lintels, Unistruts, J-Bolts, All Waterproofing Systems, ICF One-Series (Single-Sided ICF Wall System), All Overtime (Butler & Butler regular work hours are considered M-F 7am-3:30pm), Sales Taxes, Payment and Performance Bond (Add 3.5 % to proposal), If square footage, linear footage or specific quantities are detail on scope above our proposal is limited to not exceed those quantities for this dollar amount.

This bid is expressly conditioned upon mutually agreed upon terms and conditions. Specifically, due to the current pandemic, possible developments associated with the COVID-19 virus and/or future outbreaks, this includes, but is not limited to the negotiation of agreed language in the contract documents to address the following issues related to the pandemic and/or COVID-19 virus: 1) potential impacts to our performance; 2) delays in the delivery of

equipment and materials; 3) rights to terminate or suspend performance as a result of adverse developments involving reduced availability or unavailability of labor, equipment and/or materials; 4) rights to terminate or suspend performance as a result of actions and/or orders of federal, state and/or local government and/or governmental agencies; 5) any other factors related to the pandemic which may materially impede the abilities of the Parties to timely and/or properly meet their contractual obligations; and, 6) adjustments to our contract amount and/or time, and termination rights, associated with any of the above issues.

NCTRCA MBE Cert Number: BMMB63358N0824 exp Aug. 31, 2024
NCTRCA SBE Cert Number: BMSB62377N0824 exp Aug. 31, 2024
NCTRCA DBE Cert Number: BMDB52699Y0125 exp Jan. 08, 2025
HUB Cert Number: 18620144388 exp Mar. 12, 2028

We propose to furnish all labor, materials, equipment, tools, construction equipment and machinery, and other services necessary for the masonry construction, accomplishment, and completion in a Workmanlike manner of the Project, in accordance with the Contract Documents, the total amount of our bid, good for thirty (30) days from the date above is:

One Million Five Hundred Twenty Thousand One Hundred Dollars and Zero Cents
AMOUNT WRITTEN IN WORDS (THIS GOVERNS)

$1,520,100.00

We at Butler & Butler Masonry appreciate the opportunity to bid on your project. We look forward to performing quality craftsmanship. If in agreement, please sign, scan and email to Dvicuna@butlermasonry.com

Signature: _____

Date of Acceptance: _____

Bid By: David Vicuna Cell – (682) 218 - 0518

PROPOSAL (3 PAGES)

DATE: August 8, 2024

TO: Swinerton Builders

RE: Celina Government Center Garage GMP

ATTENTION:

As a bondable organization, we propose to furnish the labor and materials as per plans and specifications exhibited to us, and subject to all terms and conditions herein, **tax excluded**, as follows:

SECTION: Masonry ADDENDUM NOTED: none

BASE BID: $1,266,594.00

Add Bond: $25,332.00

INCLUSIONS:

1. Cast Stone Veneer
2. Brick Veneer
3. CMU Block
4. Standard Mortar Color with Concave Joints
5. Grout
6. Horizontal Reinforcing and Rebar at Masonry Cells only
7. Brick and Stone Anchors
8. Membrane Flashing & Mortar Net with Weeps
9. Mock-up
10. Masonry Equipment Needed
11. Clean-up
12. Wash Down of Masonry
13. Shop Drawings of Cast Stone Veneer
14. Rigid Insulation @ Masonry Veneer
15. Removal of Debris to GC Dumpster

EXCLUSIONS:

1. More than 1 (one) mobilizations of manpower
2. Elevations, grades, wall lines, & layout for other trades.

1007 N. COMMERCIAL BLVD. · ARLINGTON, TX 76001· METRO (817)784-0880 · FAX (817)468-8868

3. All permits, testing, inspection, engineering, coring, or cost of bonding
4. Furnishing of reglets, or (except as noted above) of any type
5. Sealants, caulking, fire-safe, expansion joint fillers, dry-packing, non-shrink grout
6. Furnishing of temporary water & power
7. Waterproofing/repellents, heating, air – vapor barrier or weather protection
8. Cleaning of surfaces to receive masonry
9. Demolition, drilling, doweling, shoring, bracing, or templates of any type
10. Setting window frames of any type
11. Protection of roofs and adjacent or abutting surfaces
12. Off-site disposal of debris
13. Furnishing, locating, or finish set of misc. metals or embeds
14. Welding of any kind
15. Water to Jobsite (General responsible to supply water for mortar)
16. Furnishing or installation of Precast or CIP concrete of any type
17. Reworking, filling-in, or sealing of blockouts, or grouting of beam pockets
18. Premium Time/Overtime
19. All flashing
20. Site Work
21. Winter tenting & heating
22. All Burnish
23. Scaffolding for other trades
24. Sandblasting
25. BIM

- JOBSITE REQUIREMENTS: Level ground at work area. Forklift accessibility to work area. Reinforcing dowels to be accurately placed for masonry erection. Footings are to be level within +/- ¼". The schedule is to be agreeable to both parties.
- AGREEMENT: THIS PROPOSAL IS SUBJECT TO THE CONDITIONS THAT ALL ITS TERMS BECOME PART OF AND SUPERCEDE ANY SUBSEQUENT SUBCONTRACT BETWEEN THE CONTRACTOR AND DMG MASONRY, LTD.
- Masonry Wall Bracing will be in accordance to Life Safety Standards per Standard Practice for Bracing Masonry Walls under Construction July 2001.

THIS PROPOSAL MAY BE WITHDRAWN, BY DMG MASONRY, LTD., IF NOT ACCEPTED WITHIN 30 DAYS AND IS CONTINGENT UPON THE NEGOTIATION OF MUTUALLY AGREED SUBCONTRACT LANGUAGE.

SINCERELY:

1007 N. COMMERCIAL BLVD. · ARLINGTON, TX 76001· METRO (817)784-0880 · FAX (817)468-8868

1007 N. COMMERCIAL BLVD. · ARLINGTON, TX 76001· METRO (817)784-0880 · FAX (817)468-8868

Celina Government Center
Parking Garage

Celina, TX.

FATHERANDSONS
MASONRY
PROPOSAL FORM

Elias Arias
elias@fsmsi.com

MASONRY PROPOSAL

Co: Swinerton Builders

Att: Christopher Dencklau

Re: Celina Government Center Garage

Arch: Beck Architecture

Owner: Skybridge Development, LLC

Bid date…… 08-08-24

Division……... 0400

Bid time…… 2:00 p.m.

Proposal #..... 7812

Project #..... 175056

Date of Plans ……. 06-28-24

Our proposal ***INCLUDES*** the furnishing and/or installation of the following items and/or activities per bid documents for which we have received 0 addendums.

- Modular size brick per specs.
- Cast Stone.
- Regular CMU (lightweight natural grey) with integral water repellant.
- Burnished CMU.
- Mortar type “S” and type “N” per ASTM C270 (with integral water repellant for CMU only).
- Concrete mix grout per ASTM C476.
- Rebar and rebar shop drawings.
- Weeps, mortar net, joint reinforcing wire, control joint material and masonry anchors.
- Set loose lintels in masonry provided by others.
- Install hollow metal door frames in CMU walls (only) if frames are delivered on time (G.C. will provide help to field verify plumb, level and proper locations.).
- Covering top of walls at the end of each day with waterproof sheeting.
- Clean new masonry work with masonry detergent.
- Sand or Poly to protect floors & surroundings of work.
- Tools, equipment, scaffolding and hoisting for masonry scope of work only.
- 1 – 5’x4’ mock up sample, based on approved submitted material (Additional mock-ups $ 1,000.00 each).
- Place trash in dumpster provided by G.C.
- Labor including labor burden.
- Silica prevention safety measurements

Father & Sons Masonry & Stucco Inc.
13707 Seagoville Rd. Dallas, TX 75253 Phone: 972-576-5432 Fax: 972-576-5433
www.fsmsi.com

Our proposal ***EXCLUDES*** the following items and/or activities.

- **Sales Tax**
- **Material Escalation and Surcharges (see below for assumptions).**
- Any type of **flashing, insulation, stucco, and E.I.F.S**. (will include upon request).
- Drilling and epoxy dowels into slab/footings.
- Water-proofing, parging, sealants, damp-roofing and caulking for masonry or backed up walls.
- Bolt on steel lintels and embed plates.
- Weld on wall ties, anchors, steel lintels or any object to our masonry walls.
- Stone counter tops, splash blocks, landscape blocks, big stone boulders and retaining walls.
- Glass block grid metal frame and metal expansion joints. Furnish & install dove tail slots.
- Precast & poured in place concrete beams or panels.
- Weather protection, during or completing the job.
- Cleaning, pointing up, stain removal caused by others.
- Patching or restoration of walls not specified in architectural plans or 04000.
- Repair or rebuild damaged walls caused by others.
- Tile & pavers (materials & installation).
- Remove debris away from premises and/or dumpster for trash
- Exact location of embed plates, dowels, bench marks, etc.
- Cost of water service within 300ft of masonry work.
- Fire-safing, compressible fillers and felt paper.
- Temporary 220 & 110-volt power for masonry saw & equipment within 200ft of masonry work.
- Pumping or dewatering at building site.
- Cleaning slab or brick edge to start work and level compacted area for masonry scaffolding support.
- Any demolition, temporary or permanent lighting, any X- ray or testing.
- Subsurface inspection & conditions affecting masonry.
- Temporary roads or ramps for forklift, access roads for our forklifts are to be provided by G.C. at all times.
- Repair damaged property, grass, landscaping, damaged by forklift tires.
- Traffic control, barricades and pedestrian protection.
- Permits fees, **parking fees**, fine checks, and special license. Provide site security or guard services.
- OCIP/CCIP participation without full disclosure of terms and conditions.
- Overtime and payment and performance bond.

NOTE:

- This proposal is based on having 10k forklift access on the ground level slab. Any changes will result in delays to our schedule and an increase to our pricing.
- This bid is contingent upon negotiation of mutually-acceptable subcontract language.
- **NCTRCA (MBE)** Minority Business Enterprise **HMMB32941N1125** expiration date **November 30, 2025**
- **Texas (HUB)** Historically Underutilized Business **1752928297600** expiration date **February 2, 2027**
- **NCTRCA (SBE)** Small Business Enterprise **HMSB68959N0426** expiration date **April 30, 2026**
- Forklift operators licensed by OSHA regulations.
- Scaffold builders certified by OSHA regulations.
- Bond may be provided at an additional cost.
- Price includes insurance, reduction (if any) based upon OCIP/CCIP participation shall be based upon subcontractor's net savings after due consideration of all coverages, costs premiums and administrative burdens.

We hereby propose to complete all *MASONRY* per plans and specs for the total sum of:

Base bid price: **$1,132,600.00**

Voluntary Alternates

Furnish a performance and payment bond.
Add the following to the base bid amount: 2.5%

Our pricing is based on current market pricings. Due to the uncertainty of what the market will be on 2025. At this time, we can only provide an assumption per what we encountered on 2022 and 2023. The first half of 2022 we had an approx. 10% increase on supplies and material, we received another 10% for the second half of 2022, and we received another 12% price increase for 2023. On 2024 we had a 10% price increase. Below is an assumption of the pricing increase that would need to be taken into consideration for the 2025 year. This is number can be revisited and/or verified at a later date.
Add the following to the base bid amount: $17,300.00

BUSINESS TERMS

- Father & Sons Masonry requests PDF format complete set of plans for construction to be provided by the G.C.
- This proposal is voided if not accepted by issuance for subcontract or letter of intent within 30 days of bid date.
- Subsequent to the 30-day maturity of this proposal, we reserve the right to withdraw or increase the amount of our bid.
- This proposal/contract will be withdrawn or terminated in the event of subcontractor has believes of contractor having poor payment history or financial difficulties.
- Any work will not start until there is sufficient areas to work and allow work to proceed at an optimum rate according with the time schedule mutually agreed upon.
- Total duration on site **15 weeks,** not including delays by others and inclement weather.
- This proposal is based on performing the work in one (1) continuous operation during normal working hours, Monday thru Friday, with no provision for overtime.
- This price is based upon that we will receive prompt monthly payments for the value of work performed.
- 10% of the contract amount is due upon mobilization.
- Maximum retainage amount of 5%, if greater, an additional amount may apply.
- Any additional work or material will subject to written approval by both parties.

This proposal is subject to the conditions that all its terms become part of, and supersede, any subsequent subcontract between contractor and Father & Sons Masonry & Stucco, Inc. Any changes may be made upon mutual agreement.

Sincerely,
Elias Arias
V.P. Pre-construction

***X*_____**
(Signature of approval)

#MasonryExpertsBuildingStrong

GG&S Construction Co.

4320 N. Preston Road
Celina, TX 75009
Office: (972) 332-2700
Fax: (972) 294-3401

Proposal

Date: August 8, 2024

Contractor:
Swinerton Builders
Attn: Ariel Miller

Project:
Celina Government Center Garage
Celina, TX

Scope Inclusions/Exclusions & Description:
Proposal is Valid for 30 Days. Proposal is valid upon mutually agreed upon contract terms. Includes Labor, Materials, and Scaffolding for the following….

CMU Scope: 8" Regular Gray CMU, gray type S mortar, grout, ladder wire, rebar positioner, rebar package, and control joint.

Brick Veneer Scope: Blackson Modular brick, Type N colored mortar, wall tie anchors, fasteners, T2 Termination Bar, H&B 18" Mighty Flash, Quadrovent Weeps, Primer, 1" Mortar Trap, and masonry detergent.

Stucco Scope: Basis of design is Parex Armourwall Stucco. 2 Play Paper, 2.5 SF Metal Lathe, #66 Casing Bead, #15 Control Joint, #7 Weep, Quikrete Scratch & Brown, Primer, and Parex Standard Texture Acrylic Finish.

Exclusions: Permitting, Bonding, Lab Testing, and Engineered Letters. No caulking or sealants. No clear water repellent sealers. Water and trash dumpster provided by General Contractor for trash and masonry spoils. No damproofing or A&W barrier. No retaining walls, dumpster enclosure, or hardscape. Lintels furnished by others, loose lintels set by GG&S. No Sales Tax. Dowels in concrete by concrete subcontractor, GG&S to assist in layout only.

Assumptions: Bid is for 45 hour work week. Bid assumes glazing/waterproofing subcontractor to pick up jamb and sill flashing of windows.

Description	***Amount***
Furnish and install all 8" Regular Gray CMU on parking garage	$ 210,000.00
Furnish and install all Blackson Modular brick on parking garage	$ 718,000.00
Furnish and install all Cast Stone on parking garage	$ 35,000.00
Furnish and install all 3" Mineral Wool Cladstone 45 insulation in necessary masonry cavities.	$ 35,000.00
Furnish and install all Stucco on parking garage.	$ 65,000.00
Add Alternates: *1. Furnish and install cast stone wall coping in lieu of cast in place concrete: $270,000.00*	
Total	$ 1,063,000.00

GG & S CONSTRUCTION COMPANY

J&E COMPANIES
Masonry Division

Date:	Thursday, August 8, 2024	**Pages:** One (1)	
Project:	**Celina Government Garage - GMP**		
Through Addendum(s):	None		
Base Bid:		**$**	**1,362,600.00**
Alternate No. 1: Furnish & Install Cast Stone Coping at Barrier Walls	**ADD**	**$**	**237,000.00**
Payment & Performance Bonds (If Required) ADD:		**$**	**20,081.00**

Our Proposal INCLUDES:

40% MWBE/HUB PARTICIPATION
Furnish & Install Modular Size Face Brick
Furnish & Install Regular CMU Block
Furnish & Install Cast Stone
Furnish & Install Masonry Reinforcing Wire & Wall Ties
Furnish & Install Concrete / Grout in CMU as Shown on Plans
Furnish & Install Masonry Mortar As Required
Furnish & Install Masonry Through Wall Flashing
Furnish & Install Rigid Board Insulation Behind Masonry Veneer Only
Furnish & Install Mortar Net and Masonry Weeps
Furnish & Install Uncoated Rebar Reinforcing in Masonry
Install H/M Door Frames in Masonry Furnished By Others
****Additional Mobilization Required if Door Frames are not ON SITE during installation*
Install Loose Lintels in Masonry Furnished By Others
Place Trash & Debris in Dumpster Furnished By Others
Clean New Masonry Work as Required
Equipment, Scaffolding, & Hoisting for Masonry Only
Install Embeds in CMU Bond Beams Furnished By Others
Background Check & I.D. Badges on All Onsite Employees
Textura Fees
Pricing Based on a 40-HR Work Week

Our Proposal EXCLUDES:

Furnishing of Rubberized, Copper or Metal Flashings, E.J.,Drips & Reglets
Welded or Mechanically Fastened Steel Lintels or Relief Angles (Material or Installation)
Waterproofing, Damproofing or Water Repellants
Caulking / Sealants / Stains
Fire-Safing and Compressible Fillers @ Masonry Walls
Air / Moisture Barrier / Building Wrap
All Insulation Not Behind Masonry
Rebar Dowels Into Slab or Grade Beams (Material or Installation)
All Demolition
Wall or Floor Tile/Tile Setting (Material or Installation)
Brick / Stone / Concrete Pavers / Steps / Risers
Precast or Poured in Place Concrete (Material or Installation)
Splash Blocks or Landscape Block Units
Cleaning or Stain Removal Caused by Others
Temporary Partitions / Enclosures
The Cost of Any and All Testing
Any Masonry Patching / Repair not Specifically Shown as Masonry on the Plans
Payment & Performance Bonds
Sales Tax on Materials Incorporated Into the Project
Wage Rates. Over-time. After Hours or Shift Work.

Thank you for the opportunity to bid this project to you. Should you need any further information or clarification, please do not hesitate to contact us.

Elva Vasquez
Estimator
elva@je-co.com

Clay Hunt
President & CEO
clay@je-co.com

Skinner Masonry, LLP

8/8/24

Swinerton
Attn:

Via: E-mail (4 pages)

Proposal #:	7039	Architect:	HED
Project:	Celina Government Center - Garage Only	Addendum:	
		Specifications:	
	Celina, TX	Plan Dates:	July 11, 2024

Masonry Proposal

Individual prices and alternates are not to be used as stand alone individual pricing.

We propose herby to furnish Material and Labor -- Complete and in accordance with plans and specifications for the masonry work on the above referenced project for the amount of:

Base Masonry Proposal Only	**$**	**1,549,060.00**	
1 year Payment / Performance Bond	**$**	**24,300.00**	If Required
Total Base Masonry Proposal	**$**	**1,573,360.00**	

This proposal is based on the Masonry work starting on or about **3rd Qtr 2025** with a total duration of approximately **29 weeks.** This time duration is a computer generated number, and can be shortened or lengthened by adding or subtracting masons, depending upon completion of work ahead of masonry and available manpower, not withstanding the proposal amount could be subject to change, if duration is drastically changed. **No *overtime* has been calculated into this project, and is therefore excluded.** This proposal is valid for 30 days of the date shown herein and becomes null and void if not accepted by the issuance of a subcontract agreement or letter of intent within the prescribed time period. All breakouts are for accounting purposes only, unless stated otherwise. ***This proposal is contingent upon our right to review, modify, and/or negotiate the subcontract agreement, acceptance of proposal and amount constitutes your acceptance of these terms and inclusion of our proposal in any subcontract agreement.***

So that you will have a complete understanding of our proposal, we have attached the following scope clarifications for your consideration and review. Any subcontract or contract for the masonry work shall include all pages of this proposal dated 08 August 2024 and any referenced revisions.

Our proposal is based on being provided reasonable access and adequate task lighting to all work areas and sufficient work area to allow masonry work to proceed at an optimum rate in accordance with the project schedule mutually agreed upon.

8/8/24

Skinner Masonry, LLP
Celina Government Center - Garage Only
Celina, TX

Inclusions:

>	Include	**1 year warranty against defects in Material and Workmanship**
>	Include	Attached Insurance Coverage
>	Include	Cleaning of Newly Installed Masonry
>	Include	Scaffolding & Equip. Masonry Use Only
>	Include	Sales Tax as applicable
>	Furnish / Install	Modular Brick Veneer
>	Furnish / Install	Mockup Panel- (1) 4x4 Panels Only
>	Furnish / Install	Hot Dip Galv Reinforcing at Brick/CMU
>	Furnish / Install	Uncolored mortar - Site Mix
>	Furnish / Install	Cleaning of New Masonry
>	Furnish / Install	LTWT CMU
>	Furnish / Install	Mortar Net
>	Furnish / Install	Weeps
>	Furnish / Install	3000psi Grout - Site Mix
>	Furnish / Install	Rebar Reinforcing - Dowels and there
>	Furnish / Install	Placement by others
>	Furnish / Install	Cast Stone
>	Furnish / Install	Rigid Insulation behind Masonry Ony
>	**Furnish / Install**	**40mil Thru wall flashing at base of wall Head, Sill, Jambs of openings only**
>		
>		
>	Include	Must Have Access to the site/Building with a Forklift to stalk material on the scaffold
>		
>	Include	Must have laid down area for masonry material and equipment
>		
>		
>	Include	GC to provided Parking

X	Exclude	Any / All Engineering of Masonry
X	Exclude	UL Fire rating @ tops of CMU Walls
X	Exclude	Any inferred requirements of this scope of called for in any part of the documents.
X	Exclude	Any/all site work not noted
X	Exclude	Attachment of lintels
X	Exclude	Dewatering around project
X	**Exclude**	**Fluid applied air barrier/Damproofing**
X	**Exclude**	**All overtime work (rates @ request)**
X	**Exclude**	**6 Day work weeks / Overtime**
X	**Exclude**	**Any and all Demo**
X	Exclude	Copper Flashing at all Lintels
X	**Exclude**	**Copper Expansion Joints**
X	Exclude	Code requirements are by design not mason
X	Exclude	Unloading, inventory, inspection of, or verify correctness of Hollow Metal Frames
X	Exclude	Adequate Temporary Interior Task Lighting
X	**Exclude**	**All Vertical Flashing**
X	Exclude	Copper at all Building Control Joints
X	Exclude	All building Sealants
X	**Exclude**	**All Metal Flashing**
X	**Exclude**	**Any and all Liquidated Damages**
x	**Exclude**	**All Building Wraps**
x	Exclude	Wage Scales
x	**Exclude**	**All Pre Cast**
X	**Exclude**	**Badgeing and Backgroud Checks**
X	**Exclude**	**New Gov Building**

Our Proposal does not included the following items and/or activities and are therefore EXCLUDED:

X	Exclude	Repair of Masonry Damaged by Others
X	Exclude	All Engineering of masonry not indicated above
X	Exclude	Waterproofing Membrane
X	Exclude	Cleaning of existing Masonry
X	Exclude	Unloading, Handling, Inventorying, or Storing of Embeds, Sleeves, Weld Plates, Lintels, HVAC & MEP equipment, door & window frames
X	Exclude	Brick and cast stone shelf angles
X	Exclude	Attachment of Masonry Lintels
X	Exclude	White Mortar, White Sand
X	Exclude	Roof Reglets/Receiver installation
X	Exclude	Furnish Install anchor bolts / embeds
X	Exclude	Shoring or templates for embedded items
X	Exclude	All embeds, sleeves, etc. Layout
X	Exclude	Fire Caulking @ Penetrations, Sides of masonry
X	Exclude	Construction Lab testing or Inspections
X	Exclude	Building Wrap, As built drawings
X	Exclude	Drilling / Epoxy rebar dowels
X	Exclude	Install dowels prior to slab installation
X	Exclude	Builder's Risk Coverage
X	Exclude	Pumping of Supply water for masonry
X	Exclude	Scheduling of Inspections/Testing
X	Exclude	Metal & Stainless Steel Flashings
X	Exclude	Road Cleanup and protection
X	Exclude	Site access & Road Barricades
X	Exclude	SS and Standard masonry lintel material
X	Exclude	Expansion joint inserts
X	Exclude	Reglets of any kind
X	Exclude	Rebar Stirrups, Ties, & Dowels
X	Exclude	Employee Parking
X	Exclude	Water Repellant / Waterproofing
X	Exclude	Joint Checks

- GC Must provide road barricades and signage
- GC Must provide site security protection for the duration project.
- GC Must be provided forklift access on all exterior of building areas.
- GC must provide adequate areas complete and ready to receive to masonry.
- GC must provide and maintain the site to allow full masonry access for the duration of masonry scope.
- GC must provide adequate areas complete and ready for masonry scope to allow full masonry production on project.
- GC must provide acceptable interior lighting for the performance of masonry scope.
- GC Must provide all adequate material storage facilities on site.
- GC Must provide all temporary water supply in sufficient quantity / pressure for masonry scope
- 6-8 gpm water volume must be supplied for proper masonry cleaning at all areas.

8/8/24
Skinner Masonry, LLP
Celina Government Center - Garage Only
Celina, TX

Our proposal is based upon the following being provided by others at no cost to Skinner Masonry and are not included in this proposal.

- > As-Built Drawings
- > Cleanup or Removal of Soil
- > Staging Area for all masonry materials
- > Foundation of Floor preparation for masonry
- > Drilling / Installing Rebar Dowels
- > Cost of Water and Water services
- > 110/220vac Power within 100' of Masonry work
- > Provide water supply in sufficient quantity / pressure for masonry scope.
- > Cost of Electricity, Electrical Service, water service.
- > Level areas to support scaffolding
- > Access to all Masonry Operations (i.e. all necessary items, gravel road bed, fire lanes, etc.)
- > Dumpster for masonry debris
- > Heating of areas to allow masonry operations
- > Shop drawings, Layout, Bolts, Embedded
- > Enclosures for Dust or Moisture
- > Re-cleaning or Protection of existing materials
- > Site Security or Guard Service
- > Adequate Lighting for masonry scope
- > Any special testing (i.e. x-ray, prism)
- > Column lines, benchmarks, reference points
- > Masonry engineering of any kind unless indicated
- > Exact locations of embeds or bearing plates
- > Layout of other trades products or equipment
- > Wall Bracing, roof bracing, temporary partitions
- > Furnish adequate water supply for masonry operations, (i.e. cleaning, grouting, etc.)
- > All Metal Flashing Furnished and Installed by others ahead of masonry operations unless indicated.

Skinner Masonry proposal is conditional upon the use of any and all equipment supplied by Skinner Masonry (including but not limited to, scaffolding, forklifts, tools, supplies, materials, and any other appliances or conveyance provided by Skinner Masonry)(herein known as “Equipment”) is provided solely for the use of Skinner Masonry personnel or it’s designated agents or subcontractors. In the event any other person or entity (including the project owner, contractor, any other subcontractor, or any other party) desires to use any such Equipment, such use shall be at the sole discretion of Skinner Masonry, prior to any use, and as a condition precedent to any such use, the party or parties which will be using such Equipment shall at no cost to Skinner Masonry, (1) execute an Agreement (in a form provided by Skinner Masonry) governing the use and compensation for the use of such Equipment, and (2) shall supply a certificate of insurance, naming Skinner Masonry and its officers, directors, agents, and assigns as additional insured’s with waiver of subrogation in favor of Skinner Masonry as to any claims or damages related to the use of such Equipment. All storage of material is on-site; no provisions where made for off-site storage of material without additional compensation for storage and redelivery to project site. *Skinner Masonry will not accept any liquidated damages from either General Contractor or Owner. Additionally any back charges for painting touch-up after masonry point-up due to inadequate lighting*

Periodic progress payments are to be made monthly, by the 15th of each month based on value of materials stored at the job-site and value of the masonry work in place at the job-site on the first of the month. Funds past due, according to the "Prompt Pay Act", Texas Government Code Section, (2251.022 and 03), states that payment is due 7 days from payment by owner to GC, then will become subject to the legal interest rate of 12% per annum prescribed by Law (section 2251.025). Final payment for all masonry work to be made within 45 days after completion of and final acceptance of masonry work. Retainage percentage will only be allowed if specified in the bidding documents, and/or it is agreed on in the Contract, and then no more than five (5%) percent will be allowed. If the masonry contract work is delayed at any time in the progress of the work by: any act or neglect of the Owner, Architect, General Contractor, other Subcontractors or by an employee of same, any separate contractors employed by the Owner or changes ordered in the work, labor disputes, fire, unusual delays in transportation, adverse weather conditions not reasonably anticipatable, unavoidable casualties, delays authorized by the Owner pending arbitration or any cause beyond our control the contract time and contract amount will be open for renegotiations. Any claim for delay and extra cost will be submitted with 30 days after the commencement of the delay. All costs and attorney fees for collection of late payments and claim cost including legal and attorney fees shall add to above contract amount as required.

Thank you for the opportunity to bid this project with you. If I can be of any further assistance please feel free to contact me.

Sincerely,

Jeremy Peek
Project Manager

Accepted By: _____

Dated: _____

8/8/24
Skinner Masonry, LLP
Celina Government Center - Garage Only
Celina, TX

Skinner Masonry, LLP Standard Insurance Coverage's (attachment to masonry proposal)

All Insurance Carriers rate AM-Best B++ or Higher

General Liability:

Commercial General Liability	Each Occurrence:	$1,000,000
Per Occurrence	Fire Damage: Any One Fire	$50,000
Per Occurrence	Medical Exp: Any One Person	Excluded
Per Project	Personal & Adv Injury:	$1,000,000
	General Aggregate:	$1,000,000
	Products Comp/OP AGG	$1,000,000

1. Additional Insured Coverage Only for General Contractor and Owner.

General Liability does NOT include the following and is hereby excluded from this proposal:

1. Non-Contributory Coverage
2. Wavier of Subrogation for General Liability Coverage
3. Any Mold or Pollution Coverage
4. Any additional coverage not specifically stated herein.
5 Completed Operations coverage

Automobile Liability:

Scheduled Autos, Hired Autos, Non-Owned Autos	Combined Single Limit $1,000,000. (Each Accident)

Excess Liability:

Occurrence	Each Occurrence	$3,000,000
Retention 10000	Aggregate	$3,000,000

Worker's Compensation and Employer's Liability:

a. $1,000,000. Each Accident
b. $1,000,000. Each Employee
c. $1,000,000. Policy Limits

Cancellation:

Should any of the above-described policy be cancelled before the expiration date thereof, the issuing insurer will endeavor to mail 30 days writte notice to the certificate holder named. But failure to do so shall impose no obligation or liability of any kind upon the insurer, its agents or representatives.

Note: Waiver of Subrogation on all GL policies will be provided on a Mutual Waiver basis
Builder's Risk Coverage is exclude from GL policies

Subcontractor Bid Analysis

Trade: **05.10 Structural Steel**
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Chris**

	Selected Sub					x
Subcontractor	Alamo	Web Custom Metal	United Structural	American Steel	Steel Fab	Alamo
Phone	(817) 657-1296	(972) 965-3446	(956) 650-3065	(214) 769-2833	(214) 632-5903	(817) 657-1296
Contact	Gary Wisenhunt	Eric Barnes	Shane Merriman	Mike Hohertz	Mark Drumm	Gary Wisenhunt
email	isenhunt@alamosteel.	ericb@webcustommetals.com	bids.usm@gmail.com	mike@asafab.com	mdrumm@steelfab-inc.com	gwhisenhunt@alamosteel.com
Scope Complete	Yes	Yes	Yes	Yes	Yes	Yes
Rank	1	2	4	5	3	1
Delta To Low	0%	13.28%	22.13%	36.12%	20.07%	0.00%
Enter SBE %	0%					
SBE $$$	$ -	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost											
				$ 561,903	$ 636,505	$ 686,268	$ 764,880	$ 674,705	$ 561,903
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		Yes	Yes	No	Yes	Yes	Yes
		MSA Status		Yes	Yes	No	Yes	Yes	Yes
		Single Project Limit		$ 250,000	$ 455,699	N/A	$ 250,000	$ 75,478,180	$ 250,000
		Aggregate Limit		$ 562,500	$ 1,025,324	N/A	$ 562,500	$ 169,825,905	$ 562,500
		Exclude Sales Tax	-	excl	excl	excl	excl	excl	excl
		Textura	-	incl	incl	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl	incl	incl
		Scope sheet included	-	$ -					
		Schedule included	-	$ -					
Trade Specific Requirements									
Base Bid			**$ 82,380**	**$ 561,903**	**$ 636,505**	**$ 686,268**	**$ 764,880**	**$ 674,705**	**$ 561,903**
		Structural Steel	$ -	$ 325,872	$ 596,750	$ 238,888	$ 695,000	$ 588,832	$ 325,872
13/A-551		Sump pit frame and grating	$ -	incl	incl	incl	incl	incl	incl
		Elevator Sill Angle - Check with Elevator	$ -	incl	incl	incl	incl	incl	incl
		Elevator Spreader Beams - Check with Elevator	$ -	incl	incl	incl	incl	incl	incl
		Metal Steel for Penthouse	$ -	incl	incl	incl	incl	incl	incl
		Metal Deck Roof and Steel Supports (Staircases)	$ -	incl	incl	$ 25,000	incl	incl	incl
		Pipe Bollards	$ -	incl	Incl	incl	incl	incl	incl
		Misc Steel	$ -	$ -					
		Metal Stairs and Handrails	$ -	incl	incl	incl	incl	incl	incl
		Guard Rail at Staircases	$ -	excl	$ (42,625)	excl	excl	excl	excl
		Pipe Protection bent Plates	$ 12,500	$ 12,500	$ 12,500	$ 12,500	incl-25	$ 15,993	$ 12,500
1/S-590		Embeds and anchor rods	$ -	incl	incl	incl	incl	incl	incl
		Base plates	$ -	incl	incl	incl	incl	incl	incl
		Verticle supports for the Barrier Cable	$ 4,880	$ 4,880	$ 4,880	$ 4,880	$ 4,880	$ 4,880	$ 4,880
		Lintels/Overhead door supports	$ -	incl	incl	incl	incl	incl	incl
		10 Ton Allowance	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000	$ 65,000
		CMU	$ -	$ -					
		CMU HDG angles and thru-bolts	$ -	incl	incl	incl	incl	incl	incl
		Steel Ledge angles for brick Veneer Support	$ -	incl	incl	incl	incl	incl	incl
		Erection	$ -	$ 153,651	incl	$ 295,000	incl	incl	$ 153,651
		Canopy Steel	$ -	incl	incl	$ 45,000	incl	incl	incl
			$ -	$ -					
		Total Base Bid (excl. Bond)	**$ 82,380**	**$ 561,903**	**$ 636,505**	**$ 686,268**	**$ 764,880**	**$ 674,705**	**$ 561,903**

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GMP BUDGET PROPOSAL

Project: Celina Parking Garage

Proposal #: A23-251

Location: Celina, Texas

Date: August 15,2024

Issued To: Swinerton

Revision #:

Attention: Chris and Donnie

This proposal is tendered by Alamo Structural Steel, LLC - a wholly owned subsidiary of FabSouth, LLC.

Any terms, conditions, pricing, or other bid information provided by Alamo Structural Steel, LLC. is confidential and proprietary trade secret information, the unauthorized disclosure of which is prohibited by law. As a condition of using Alamo Structural Steel, LLC's terms, conditions, pricing, or other bid information in any bids or other disclosures expressly authorized by Alamo Structural Steel, LLC. you must agree not to otherwise disclose this information to suppliers, customers, competitors, or other entities or individuals that have not been expressly pre-approved by Alamo Structural Steel, LLC.

PRICE

	Material				
Description	**Tons**	**Price**	**Installation**	**Sales / Use Tax**	**Total**
Structural & Gr B Misc Steel	18	$325,872.00	$153,651.00	Exempt	$479,523.00
Arch. Tons Not Included					
TOTAL	18	$325,872.00	$153,651.00	Exempt	$479,523.00

**Additional Taxes if supply only: $_____.

ALTERNATES

	Material				
Description	**Tons**	**Price**	**Installation**	**Sales / Use Tax**	**Total**
Alt Add for Payment & Performance Bonds if applicable					1.5% of Contract Price

Alamo Structural Steel, LLC.
P.O. Box 154849 Waco, TX 76715
2784 Old Dallas Road
Waco, TX 76705
254.799.2471

MINORITY PARTICIPATION

Alamo Structural Steel, LLC., as an entity, does not meet any of the requirements for MBE, WBE, HUB, DBE, etc. Federal DBE participation is specifically **EXCLUDED**, unless noted otherwise. Please see below for the percentage of third-party participation included in the pricing above.

	$	%
MBE		
WBE		
HUB		
Federal DBE	**EXCLUDED**	**0%**

BID DOCUMENTS RECEIVED

Drawings: Architectural Dated:
Structural Dated:
Civil Dated:
Landscape Dated:

Specifications: Dated:

Addenda:

Other Documents:

PROJECT SPECIFIC BID NOTES

1. **Due to current market conditions regarding the price of raw steel, Prices given in this proposal are valid for 15 days after proposal date shown above.**
2. A mutually agreeable submittal and delivery schedule to be negotiated prior to acceptance of award.
3. Mutually agreeable insurance conditions/limits to be negotiated prior to acceptance of award.
4. Professional Liability (Errors and Omissions) Insurance to be provided by Subcontracted Third Party.
5. Mutually agreeable Terms and Conditions to be negotiated prior to acceptance of award.
6. Alamo Structural Steel, LLC is an AISC Certified Fabricator and strictly adheres to AISC and AWS standards.
7. If the project is awarded “Supply Only”, additional sales taxes may apply.

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INCLUSIONS

1.) Structural Steel: 18 Tons of structural steel consisting of the following:

1. Elevator Materials
- (1) Sump Pit Embed Frame w/Grate – Galvanized
- HSS Divider Beams
  - Embed Plate Connections
- HSS Guide Rails
  - 3 HSS Rails at each Level
  - Embed Materials and Connection Angle
- Elevator Sill Embeds – Furnish Only
  - Sill Angle by Elevator Mfg.

2. Wide Flange Elevator Hoist Beams
- Embed Material for Connection

3. Wide Flange Overhead Door Support (2)
- Embed Materials for Connection

4. Section 8/S-801 Perimeter CMU Support Materials
- 2,609'0" Linear Feet
- CMU Embeds – Furnish Only
- CMU Clip Angles

5. Section 8/S-801 Interior CMU Angles
- Angle Clips w/Expansion Bolts

6. Wide Flange Roof Beams
- Standard Connections
- Wide Flange Embeds for Connections

7. Roof Deck Edge Angles
- Splice Plates at Seams
- Embed Plate where needed.
  - Plate 3/8 x 8 x 8 w/Shear Studs
  - 4'0" On Center Figured

8. Section 10/S-300 Stair Embeds at Level 1 Only
- 4 Total Provided

9. Section 4/S-580 Floor Mounted Bollards
- Level 1 Only
- 21 Total
- Cap Plate Provided Only

10. Section 5/S-580 Slab Mounted Bollards
- Levels 2-4
- 57 Total
- Dual Plates w/Bolts
- 4 Bolts per Bollard Quoted
- Cap Plate Provided Only

2.) Fabricated Miscellaneous Steel: Budgeted tons of fabricated miscellaneous metals as follows:

1. Stairs #1 and #2
- 156 Treads or Risers at 5'0" +/-.
- Bent Plate Treads
- Channel Stringers
- Interior Picket Rail w/Grab Rail
- Single Line Wall Rail where Applicable

2. 275'0" Vertical Rail
    - Landing and at Floor Level
    - Upper-Level Stair Guardrail
3. Elevator Sump Pit Ladder
4. (1) Roof Hatch Ladder

3.) Metal Deck: 12 Squares of metal deck and accessories as follows:

1. 1.5B – 20 Gage – G60 – No Color Top or Bottom

STANDARD EXCLUSIONS

In addition to any items not specifically included in the "Inclusions" section, the following items are excluded, unless otherwise noted.

1. Cost of testing or inspection
2. Liquidated damages
3. Gaged metal
4. Non-ferrous metal fabrications
5. Fasteners for other trades
6. Standing seam roof decking and accessories
7. Gutter and downspout components
8. Any item not specifically included
9. Removal of decking from openings
10. Items bolted to concrete or masonry
11. Expansion joints and related components
12. All Stair Nosing Materials
13. Cost of bonds & permits
14. Taxes (UNO)
15. Installation of embedded items
16. Supply of and installation of grout
17. Supply of and application of touch up paint
18. Installation of wall mounted handrails
19. Reinforcing steel, wire mesh & accessories
20. Cleaning of steel
21. Unloading of steel (UNO)
22. Erection (UNO)
23. Furnishing copies of Insurance Policies
24. Drains, grates and frames
25. Field measurements or surveys
26. Provisions for other trades
27. Safety Cables: furnish, maintenance, removal
28. Matting for cranes
29. Curtainwall support framing and components
30. AESS finishes
31. High Performance coatings on exposed steel
32. Temporary shoring or bracing
33. Davis Bacon Wages
34. Retained funds on materials
35. LEED Category MR-5
36. Permanent Horizontal Life Line Systems
37. Davits & Tiebacks for Window Washing
38. Ladder Up Safety Climbs at Roof Hatch
39. Planters and Steel Edging

PROJECT SPECIFIC EXCLUSIONS

1. All Exclusions listed above in the Standard Exclusions where applicable for this project UNO in the Inclusions above
2. Installation of Wall Rails
3. Core Drilling of concrete for rail installation
4. Grout or Grouting
5. Any Light Gage Studs, Framing, Deck Installation Over, & Associated Hardware
6. All Unistrut Components, Hardware, and Installation
7. Any Aluminum, Stainless Steel, Brass, Bronze, Glass, or Cast Material & Associated Hardware
8. All Railing noted as being Decorative or Ornamental
9. All Chain Link and Gauge Metal Tube Steel Fencing, Posts, & Associated Hardware
10. Any Light Poles, Flag Poles, Signs, Signposts, & Associated Hardware
11. Bike Racks
12. Stud Rails
13. Any Special or High-Performance Coatings & Associated Material Preparation
14. Powder Coating, Blackened, Bluing, etc. of steel unless specifically noted in the inclusions above
15. Intumescent Fireproofing of Any Material
16. Demolition, Repair, Re-Installation, Removal, and Disposal of Existing Materials
17. Cages for Exterior Roof Access Ladders – No Longer Required per Updated OSHA 1910.23 Standard
18. Any Fall Arrest Systems for Ladders
19. Galvanizing – All Materials Primed Only

Alamo Structural Steel, LLC
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254.799.2471

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STANDARD BID QUALIFICATIONS

1.) Pricing is valid for 15 days from the date of this proposal

2.) This proposal is contingent upon mutually agreeable contract terms and project schedule

3.) No retained funds shall be allowed on material

4.) The material price quoted is FOB trucks at job site or nearest accessible roadway. The erection price, if applicable, includes unloading within reach of the crane.

5.) Adequate and unobstructed crane and truck access will be provided around and inside the building by others.

6.) Graveled lay down and crane pads will be provided and maintained by others.

7.) Erection is based on continuous work from start to finish.

8.) Adequate bench marks and building elevations will be provided and maintained by others.

9.) Lines, grades, design, layout, engineering, surveys to be by others.

10.) Unless specifically noted on structural design drawings, price is based on a site soil classification of "C" or better.

11.) Connections herein are bolted and/or welded at Seller's option.

12.) Hot dipped galvanizing will conform to ASTM A123.

13.) Priming of materials:

a. All structural steel is to receive SSPC SP-3 cleaning and 1.5 mils of our standard primer.
b. All miscellaneous steel is to receive SSPC SP-3 cleaning and 1.5 mils of manufacturer's standard primer.
c. All bar joists are to receive standard SJI cleaning and one dip tank coat of the manufacturer's standard primer.
d. Primers for the above steel are to be considered temporary and intended only for protecting steel until a compatible field coat can be applied. Primers are not intended to survive the fabrication, shipping, unloading, storing, and erection process without imperfections.

14.) Price is based on a seismic design category A, B, or C; a response modification factor of 3; and no requirements for the use of the AISC Seismic Provisions unless specifically noted on the design drawings.

15.) Prices / Bid items quoted are not for separate acceptance without prior approval.

16.) Proposal is offered in accordance with the conditions of the Manual of Steel Construction (13th Edition), and the Code of Standard Practice for Steel Buildings and Bridges of the American Institute of Steel Construction (2005) and/or the Manual of Standard Practice of the Concrete Reinforcing Steel Institute (January 2001)

Alamo Structural Steel, LLC
P.O. Box 154849 Waco, TX 76715
2784 Old Dallas Road
Waco, TX 76705
254.799.2471

STANDARD TERMS & CONDITIONS OF SALE

1 ARTICLE 1 – PROPOSAL TERMS AND CONTRACT DOCUMENTS:

1.1 These Standard Terms & Conditions of Sale are part of Seller **ALAMO STRUCTURAL STEEL, LLC's** ("Seller") Proposal (the "Proposal"). "Buyer" or "Buyer" means the Buyer listed in the Proposal.

1.2 PROPOSAL TERMS. This offer is expressly limited to these terms, and any attempt to add to such terms shall be deemed a rejection and a counteroffer, which may result in a withdrawal of this Proposal or a modification in price.

1.2.1 If this Proposal is accepted, and the Buyer's order is issued for that purpose, it is expressly agreed that the terms and conditions of this Proposal shall prevail insofar as the same may in any way conflict with the terms and conditions set forth in the Buyer's order form, and the issuance of such order form by the Buyer shall be deemed to be the Buyer's assent to the foregoing.

1.2.2 If, as a result of this provision, Seller is asked or required to enter into a separate written agreement beyond the terms of this Proposal, then, in that event, Seller reserves the right to review the general terms and conditions of the proposed agreement and the right to reject any and all terms and conditions of said agreement which are in conflict with or vary the terms of this Proposal.

1.2.3 Time Limit of Proposal. Unless modified by the Proposal, or given a directive to proceed resulting in a Contract as set forth in Article 1.3, the Proposal shall be valid for thirty (30) days from the date provided thereon, and thereafter shall automatically terminate unless extended in writing by Seller. This Proposal may be changed or revoked at any time by Seller prior to acceptance.

1.3 CONTRACT. In the event, prior to the execution of a mutually agreeable contract, that Seller is directed to purchase material, begin the shop drawing process, or otherwise commence any of the work contemplated by this Proposal, this Proposal shall be deemed accepted, and becomes a binding agreement. Seller reserves the right to refuse or negotiate terms of any other proposed agreement presented by the Buyer as a substitution to these STANDARD TERMS & CONDITIONS OF SALE.

1.3.1 No terms and conditions contained in the agreement between Owner and Buyer, if applicable, shall be binding on Seller unless a copy of such terms and conditions has been furnished to Seller and accepted in a writing signed by the Seller.

1.3.2 The parties expressly agree that this writing embodies their entire Contract; any subsequent cancellations or modifications must be agreed upon in writing.

1.3.3 Buyer and Seller agree that Seller's Scope of Work is limited to the structural steel shown or noted on the structural design drawings only ("Work").

1.3.4 Contract Documents. Unless agreed to by Seller in writing, the Contract Documents are limited to the plans and specifications specifically referenced in the Proposal and these Standard Terms & Conditions of Sale ("Contract Documents"). If there is any conflict among the provisions of the Proposal, these Standard Terms & Conditions of Sale, the referenced plans and specifications, or Buyer's acceptance (hereinafter collectively called "Contract"), the documents shall govern in the order just given.

1.4 CODE OF STANDARD PRACTICE. Buyer and Seller agree that the Work shall be performed in accordance with the terms of these Standard Terms and Conditions of Sale and the American Institute of Steel Construction Code of Standard Practice for Buildings and Bridges ("CoSP"), in the addition specified in the Contract Documents, and if none is specified, the current edition of the CoSP.

1.5 PLANS AND SPECIFICATIONS. Seller shall be entitled to rely upon the plans and specifications provided to it by Buyer. Seller is not responsible for the suitability, adequacy, or building code conformance of the design or information provided by others, including the Contract Documents, nor does it assume responsibility for determining that the Owner's requirements have been included in the design documents and specifications provided by others.

1.5.1 If the design is not complete at the time of the Proposal, released for construction drawings and approved shop drawings will be required before material purchases or fabrication can commence. Seller reserves the right to seek an equitable adjustment to the Contract Time or Contract Sum if the design drawings are incomplete.

1.6 SCOPE OF WORK. Materials will be fabricated in accordance with structural design drawings and specifications and with detailed shop drawings as approved by Owner or Owner's authorized representatives (also known as "Products"). Seller will perform shop inspections in accordance with Owner's requirements, to the extent they are expressly provided for in the structural steel specifications, as well as applicable AISC, AWS and AASHTO standards. Buyer, at its expense, must set, drill, grout, and tighten anchor bolts for steel members. Unless otherwise provided in the Proposal, Seller's price does not include costs associated with field measurements, site surveys, shop inspection by independent 3rd party agencies, removal of hauling residue, field cleaning of any stain resulting from steel oxidization, field touch-up paint, painting, galvanizing, or supply of miscellaneous metals, embedded items, scuppers, drains, railings, conduit hangers or supports, shims, expansion dams, neoprene joints, sealing materials, grout, shear studs, or bolts other than connection bolts for supplied items.

1.7 PERMITS & LICENSES. Buyer shall obtain, without cost to Seller, all permits, licenses, easements, and environmental approvals necessary for the execution of the Contract.

2 ARTICLE 2 – TERMS OF PAYMENT:

2.1 CONTRACT SUM. The Contract Sum shall be as set forth on the face of the Proposal.

2.2 SCHEDULE OF VALUES. Seller will submit a Schedule of Values for progress invoicing.

2.3 TIME FOR PAYMENT. Payment shall be made to Seller within thirty (30) days of the date of Seller's invoice.

2.4 RAW MATERIALS AND SUPPLIES. Seller shall invoice for raw materials, mill order invoices including freight charges, and supplies upon receipt of such items by Seller at its plant, and payment for such invoice shall be as set forth in Article 2, unless specifically agreed to in writing by Seller.

2.5 REMEDIES FOR NON-PAYMENT. If Buyer does not pay Seller any amount due under this Contract or any other agreement when such amount is due, such shall be deemed in material breach of Contract, and Seller may, without liability to Buyer, and without prejudice to Seller's other lawful remedies (i) terminate Seller's obligations under this Contract; (ii) declare immediately due and payable all Buyer's obligations to Seller; (iii) change credit terms with respect to any further work, including, but not limited to, receipt of cash in advance of further shipment for amounts owed or to be owed; (iv) suspend or discontinue any further work and, if suspended, the time to complete the Contract shall be extended for the period of such suspension; and/or (v) repossess the Products. The Contract amount shall be increased, by appropriate adjustment, by the amount of Seller's demobilization, delay, and remobilization costs.

2.6 NO OFFSET OR SET-OFF. Buyer shall not set-off amounts due to any alleged claims against Seller on this Project or any other project.

2.7 SERVICE CHARGES. Payments not received when due shall incur service charges at the rate of the prime rate in effect at CIBC, on the date payment is due, plus one and a half percent (1.5%) per month (18% per annum) until paid.

2.8 NO CONTINGENT PAYMENTS. Payments due to Seller are not contingent upon payments by others nor shall Seller waive its lien rights prior to receiving payments due.

2.9 NO RETAINAGE. The Buyer agrees to pay the full purchase price stated in this Proposal. Retainage may not be withheld without the specific written consent of Seller. There will be no withholding of monies from Seller's payments. Deductive change orders or back charges may not be withheld from any payments due Seller without written consent of Seller. Any disputed deductive change orders or back charges shall be resolved as set forth in Article 11.

2.10 NO PERFORMANCE OR PAYMENT BOND. The quoted price does NOT include the cost of a performance or payment bond.

2.11 ADEQUATE ASSURANCES. In the event a reasonable doubt exists as to the Buyer's financial responsibility, Seller shall have the right, in addition to all others it may possess, to stop operations, withhold shipment and recall in transit, and/or require a full or partial cash payment, until the Buyer shall have paid for all material previously delivered or satisfied Seller of Buyer's financial responsibility and ability to pay the full Contract price. Seller shall have no obligation to begin or continue performance until adequate credit and funding information is provided, at any time on request of Seller. Seller may stop the manufacture or supply of any labor or materials when it, in its sole discretion, determines that Buyer is in breach of this Agreement or any other Contract with Seller or Seller has insecurity with respect to funding or creditworthiness, until payment is made and any dispute or insecurity has been resolved.

2.12 LIEN WAIVERS: Nothing in the Contract Documents shall cause to be voided or diminished in any manner Seller's right to enforce its mechanic's lien rights or obtain payment under an applicable payment bond if Seller is not timely paid. Seller will only execute unconditional and/or final lien waivers for amounts actually received and any lien waivers shall only relate to the actual Work performed and not future Work or future payments. Any form or release wherein the Subcontractor purports to release the Contractor, Owner, or Design Professional is hereby qualified by the following language, whether or not the Subcontractor specifically adds the language: "This release shall apply only to work for which payment has been received in full by Seller, and it shall not apply to retainage, unbilled changes, or amounts not yet paid."

3 ARTICLE 3 – LIMITATIONS ON WARRANTIES AND LIABILITIES:

3.1 DUTY TO INSPECT PRIOR TO ERECTION. All claims against Seller will be deemed waived unless made in writing within the earlier of, five (5) calendar days of delivery or two (2) days prior to erection. Claims against Seller will be waived unless Seller is given adequate opportunity to inspect, approve, and, if required, correct the cause of the claim. The provision includes, but is not limited to, errors, material defects, faulty workmanship, shortages, and assessments. A representative of Seller must authorize all claims. No claim will be allowed for corrections of alleged errors in materials fabricated by Seller unless Seller is notified before the corrections are made and Seller's responsibility is proven.

3.2 LIMITED WARRANTY: Seller warrants that the work described in the Contract shall be free from defects in workmanship and material, which vary from the Contract Documents. Seller shall replace or repair any such faulty workmanship or defective material, which varies from the Contract Documents, provided that it is reported in writing to Seller (a) five (5) calendar days after delivery for defects which can be discovered upon a reasonable inspection, or (b) for latent defects, one (1) year from date of on which seller last delivers materials or services within the Scope of this Contract ("Warranty Period"). THE LIABILITY OF SELLER IS LIMITED TO THE REPAIR AND REPLACEMENT OF ANY DEFECTIVE MATERIALS OR PARTS THEREOF AT ITS SHOP, OR AT SUCH OTHER LOCATION AS SELLER, IN ITS SOLE OPTION SHALL DESIGNATE.

3.2.1 Seller shall be allowed time to inspect and verify a claim and shall have access to all performance data. No credit will be allowed for any cost or expense Buyer may incur in replacing or correcting materials or workmanship hereunder or for charges for labor or materials furnished by Buyer unless Buyer has obtained Seller's prior written approval.

3.3 NO OTHER WARRANTIES. THE WARRANTIES SET FORTH IN THIS ARTICLE ARE EXCLUSIVE & IN LIEU OF ALL OTHER WARRANTIES WHETHER STATUTORY, EXPRESS, OR IMPLIED (INCLUDING ALL WARRANTIES OF MERCHANTABILITY & FITNESS FOR PARTICULAR PURPOSE AND/OR WARRANTIES ARISING FROM COURSE OF DEALING OR USAGE OF TRADE). THE REMEDIES PROVIDED ABOVE ARE THE BUYER'S SOLE REMEDIES FOR ANY FAILURE OF SELLER TO COMPLY WITH ITS OBLIGATIONS. SELLER HEREBY DISCLAIMS AND EXCLUDES ALL OTHER WARRANTIES. Any other statement in Contract Documents shall not be deemed to constitute a warranty.

3.4 LIMITATION OF REMEDIES. Corrections of non-conformities in the manner and for the period of time provided above shall constitute fulfillment of all liabilities of Seller to Buyer, whether based on warranty, contract, strict liability, negligence, willfulness or any other legal theory. IN NO EVENT SHALL SELLER BE LIABLE TO BUYER OR OTHER THIRD PARTIES FOR ANY SPECIAL, INDIRECT, INCIDENTAL OR CONSEQUENTIAL DAMAGES OR LOST PROFIT ARISING OUT OF OR IN ANY WAY CONNCETED WITH SELLER'S WORK UNDER THIS AGREEMENT.

3.5 ACCEPTANCE AND ACKNOWLEDGMENT. Acceptance of the Products shall occur if no written notice is made in writing, as set forth in Article 3.1, within the earlier of, five (5) calendar days of delivery or two (2) days prior to erection. By acceptance of the fabricated Products described on this Proposal, Buyer acknowledges that the limitations, disclaimers and terms set forth herein are conditions of the sale and that they constitute the entire agreement between Seller and Buyer regarding warranty or any other liability or damages.

3.6 DEFECTS BY OTHERS. Seller shall NOT be liable for any damages attributable to the Buyer or workmanship by others. THERE IS NO WARRANTY and Seller shall not be obligated to replace or repair all or any part of the work when such defects are not directly attributable to defects in Seller' workmanship or material, such as, but not limited to, defects caused by operating abuse, neglect, erosion, corrosion, force majeure or other similar causes beyond Seller' control.

3.7 PRODUCTS NOT FABRICATED BY SELLER. Seller's sole obligation with respect to products not manufactured or produced by Seller or services directly rendered by Seller shall be limited to assigning or transferring to Buyer any written warranty extended to Seller by the manufacturer of such products or subcontractor of such services to the extent such warranty may be so assigned.

3.8 EFFECTIVE DATE OF WARRANTIES. The only warranties made by Seller are those expressly stated in this Article 3, and while it begins to run on the date of delivery, it shall not be effective until full and final payment of the Contract amount, including all adjustments thereto, has been received by Seller.

3.9 LIMITATION OF LIABILITY. The remedies of Buyer set forth in Article 3 are exclusive, and the total liability of Seller with respect to the Contract or anything done in connection therewith, such as the timeliness or quality of performance or lack thereof, whether in Contract, in tort (including negligence and strict liability), in warranty or otherwise shall not exceed ten percent (10%) of the amount paid to Seller on account of this Contract. Seller shall not be responsible for any liquidated damages or penalties related to time of performance or delays.

4 ARTICLE 4 – INDEMNIFICATION:

4.1 Buyer hereby releases and agrees to indemnify, defend and hold harmless Seller, its shareholders, officers, agents, employees, affiliates, successors, assigns and third-party suppliers ("Seller's Indemnified Parties") from and against any and all direct and indirect claims, debts, actions, causes of action, liabilities, loss, suits, demands, fines, penalties, judgments, omissions, damages or expenses whatsoever, including, without limitation, attorneys' fees and costs ("Damages") incurred by or against Seller or any of Seller's Indemnified Parties due to or arising out of, in connection with, resulting from or relating to (i) misrepresentations, breach of the warranties, representations, covenants or agreement contained in this Contract or any law by Buyer or any of Buyer's shareholders, directors, officers, employees, affiliates, representatives, agents, successors or assigns ("Buyer's Parties"), or (ii) any damage to or destruction of property, or injury to or death of persons caused, or alleged to have been caused, in whole or in part, by any intentional, reckless, negligent or other act (or failure to act) of Buyer or any of Buyer's Parties, or (iii) losses, damages or injuries caused by Buyer's products, Buyer's specifications, designs, approvals or instructions provided to Seller, or due to improper application or use of the Products or otherwise. Prior to settling any claim, Buyer will give Seller an opportunity to participate in the defense and/or settlement of such claim. Buyer shall not settle any claim without Seller's written consent. In the event of any recall affecting the Products, Seller shall have the right to control the recall process and Buyer shall fully cooperate with Seller in connection with the recall.

5 ARTICLE 5 – TITLE & RISK OF LOSS:

5.1 TITLE TO WORK. The title and right of possession of the Work shall remain in Seller whatever may be the mode of its attachment to realty or other property, until all payments are made in accordance with this Contract. Title shall pass to Buyer upon payment being fully made as set forth in this Contract.

5.2 RIGHT OF POSSESSION. Where Buyer has failed to make a payment within the allowed time, Seller may declare all remaining payments due and payable and, in exercise of its right of possession, shall have right of entry to the premises where the work is located and the right to remove the work from the premises. If the sum of the resale of salvage value of the work so removed and all payments made by Buyer exceeds the total damages (including consequential damages) to Seller, Seller will pay the excess amount to Buyer.

5.3 SECURITY INTEREST. Notwithstanding the foregoing, and as a precaution in case a court or an arbitrator deems title to the work to pass to Buyer prior to the full payment of the Contract price, Buyer hereby grants to Seller, in partial consideration for Seller's sale of the Products and/or work, and Seller hereby retains a security interest in all Products sold to Buyer and documents relating to such Products or work now or hereafter in the possession of or under the control of Buyer, title to which might at any time be determined to have passed to Buyer including, without limitation, insurance proceeds and proceeds from the Buyer's Contract with the owner listed therein, to secure Buyer's obligations to Seller under this contract and all other obligations of Buyer to Seller. Buyer (i) authorizes Seller to execute, on Buyer's behalf such financing statements, continuation statements and (ii) agrees to execute such other documents including, but not limited to pledge agreements, and to take such actions as may be required by Seller to evidence or perfect the security interest granted herein and the interest of Seller.

5.4 RISK OF LOSS. Buyer assumes all risk of loss after accepting care, custody, and control of any or all parts of the work. Owner or Buyer shall carry and maintain All Risk or Builder's Risk insurance throughout the duration of the Project to cover all materials provided by Seller, and Seller shall be an additional named insured under such insurance policy.

6 ARTICLE 6 – CONTRACT TIME:

6.1 CONTRACT TIME. Seller shall only be bound to the project schedule to the extent it is specifically incorporated as a Contract Document on the face of this Proposal; otherwise, Seller shall perform the Work within a reasonable amount of time ("Contract Time"). If a schedule is expressly listed on the face of this Proposal, any modification to the agreed upon schedule shall allow Seller a reasonable time to complete its Work in an efficient manner considering the contract completion date and any interim times set forth in the project schedule. Seller's ability to meet the required schedule is based on Buyer's provision of contract drawings that comply with Section 3.1 of the AISC Code of Standard Practice at the time of bidding. Drawings must be clear and provide all details required for the preparation of shop drawings and fabrication. In the event RFI's are issued by Seller, schedule impacts should be expected.

6.1.1 In the absence of an agreed delivery schedule, Seller will produce, deliver and invoice as its production schedule permits, and Buyer's failure to accept delivery or pay for stored materials on or before the Storage, Material & Delivery Escalation Date will make it subject to the Escalation Rate of two and a half (2.5%) per month for each month of delay on the unpaid portion of the Sale Price

6.2 FORCE MAJEURE. If the performance of the Contract by Seller is interrupted by any cause beyond the reasonable control of Seller, whether similar or dissimilar, foreseen or unforeseen, foreseeable or unforeseeable, existing or future, Seller shall be excused from the performance of this Contract while and to the extent it is prevented from so performing by any one or more of such causes: (1) labor shortages, strikes, labor disputes, whether or not the demands of Seller shall be reasonable and within the power of either party to concede, or other inability to obtain necessary labor; (2) acts of God, including, but not limited to, epidemic, quarantine, flood, earthquake, wind, hurricane or other inclement weather; (3) changes in laws, proclamations, acts, regulations, ordinances, demands or requirements of any governmental authority; (4) explosions, accidents, sabotage, revolution or insurrection, acts of terrorism, civil commotion, blockade, embargo; (5) lack of or failure of or other inability to obtain necessary transportation, fuel, power, materials, machinery, raw materials, supplies, equipment or facilities, delays caused by other contractors, subcontractors or their subcontractors of any tier, or any materialmen or suppliers (including the suppliers of metal deck) Any such delay shall extend the time for completion of the Contract by not less than the duration of the delay. Additional costs incurred to complete, repair and/or replace any portion of the work due to a force majeure event shall be compensable to Seller, whether or not a change order for this work has been issued.

6.3 STORAGE COSTS AND MATERIALS. If the Buyer declines to accept delivery beyond the mutually agreed delivery date, a charge of $10.00 per square foot of space for storing raw and fabricated materials will be assessed to cover Seller's storage, protection and finance costs; however, should Seller have to store materials offsite due to lack of available space, Buyer shall pay the actual storage costs incurred by Seller. Buyer shall also be responsible for paying for all temporary protection measures for such stored materials. Additionally, if the mutually agreed delivery date exceeds the Storage, Material & Delivery Escalation Date, the price shall be increased two and a half (2.5%) for each month of delay on the unpaid portion of the Sale Price beyond the Storage, Material & Delivery Escalation Date.
Handling costs incurred by Seller to move materials to and/or from the storage area or to handle material of other projects to accommodate storage of this project shall be charged at $100.00 per hour. Moving/handling equipment time will be charged at $485.00 per hour.
Buyer shall assume all risks for damage and weathering to any material stored at Buyer's request.

6.4 EQUITABLE ADJUSTMENT. This Proposal is based upon: Seller's timely receipt of Buyer's notice to proceed; Issued for Construction Drawings, which comply with Section 3.1 of the AISC Code of Standard Practice, current edition; return of approved shop drawings as set forth in this Agreement; and prompt return of RFI responses to Subcontractor,. Seller shall be entitled to an equitable adjustment in the Contract Time and Contract Sum, including but not limited to, any increased costs of labor (including, but not limited to, rescheduling work, paint touch-up or repainting, additional handling, increases in labor or subcontract rates, etc.), overtime, and materials resulting from any change of drawings, change of schedule, acceleration, out of sequence work or delay caused by others for whom Seller is not responsible.

6.5 DELAYS OR SUSPENSIONS OVER 30 DAYS. To the extent the Project is suspended or delayed for a total of thirty (30) days, which days do not need to be consecutive, for causes beyond Seller's control, Seller shall have the option to deem the Buyer in material breach, terminate the Contract, and stop work on the Project. If Seller elects to stop work due to this material breach, Seller shall be entitled to be paid for the value of work completed to date, including, but not limited to, stored materials, detailing, material and labor escalation, work in progress and any "wind down" expenses. In addition, Seller shall be entitled to its anticipated profit and overhead expense on the entire Contract, its unabsorbed shop overhead and expenses and its appurtenant costs and expenses, including, but not limited to, consulting and actual attorney's fees.

7 ARTICLE 7 – CHANGES:

7.1 LIMITATION ON UNIT PRICES. Buyer recognizes that the prices in this Agreement are based upon Seller's determination of the material and labor required to construct the structural steel elements based upon the Contract Documents listed in the Proposal. Changes made after the date of the Proposal shall be priced based on elements of the work and shall not be subject to unit prices.

7.2 DESIGN DRAWING CHANGES. Upon Seller's receipt of the Released for Construction ("RFC") drawings or subsequent changes to the RFC drawings, Seller shall review for variations and changes ("Design Drawing Changes") from the bid documents included with this Contract. Seller shall be entitled to an equitable adjustment in the Contract Sum or Contract Time or both, in the event of Increased quantities, complexity, labor, materials, or scope shown on the RFC drawings differ from the bid documents.

7.2.1 Examples of changes that will result in an increase in Seller's price include, but are not limited to, the following changes: fillet welds to full-penetration welds, steel grades, coating systems, straight girders to curved girders, structure design from Plate Girders to Box Girders, connection details, lengths of individual girders, quantity of splices, quantities of transitions in flange/web thickness and delivery impositions.

7.3 CONDITIONS PRECEDENT TO CHANGE ORDER WORK. Seller shall suspend performance of any change, whether directed by Buyer or suggested by Seller, unless the following conditions precedent are satisfied: (1) Seller is thereafter released in writing by Buyer to perform said change, (2) Buyer and Seller shall mutually agree in writing upon an equitable adjustment in the price and/or delivery date to reflect the effect of such change, (3) Buyer has timely paid all amounts owed under the original scope of Work in accordance with the Contract, (4) Buyer has reviewed and paid for all Buyer caused Changes within thirty (30) days of issuance of the change order request, (5) Buyer shall continue to make payments in accordance with the Contract Documents and (6) for Owner-caused Changes, it must be established that within 14 days of receipt from Seller, Buyer has submitted and requested timely payment of all applicable Change Order Requests ("Conditions Precedent to Performance of Change Order Work"). ("Conditions Precedent to Performance of Change Order Work").

7.4 DIFFERING CONDITIONS. If conditions are encountered at the site which are concealed physical conditions which differ from those indicated in any plans, specifications, reports, surveys, or other information provided to Seller, then the Contract Sum shall be equitably adjusted for such concealed or unknown conditions by Change Order upon the claim of either party.

7.5 ESCALATION. Seller's Contract Sum (including but not limited to labor, material, transportation prices) are based on current prices at the time of the Proposal. Any significant price increases (meaning a price increase exceeding 10% of the price at time of contracting) in materials, transportation, labor, or other services necessary to perform the Work that occur during the period of time between the date of the Proposal and substantial completion of the Project, shall cause the Contract Sum to be equitably adjusted by an amount reasonably necessary to cover any such increase. Likewise, if the completion of the Work is extended more than six (6) months beyond the anticipated substantial completion for such Work, then the Contract Sum shall also be equitably adjusted to account for inflation and rate increases.

8 ARTICLE 8 – DELIVERY & FREIGHT:

8.1 PAINT WARNING. Structural steel will be delivered with either prime paint or the finish coat shop applied. Your special attention is called to the use of extreme care and appropriate handling equipment required during unloading, rotation girders to web vertical position, erection, and subsequent field operations. Seller _____ will not be responsible for any field touch-up required due to failure to properly protect the paint system after delivery F.O.B. jobsite.

8.2 DELIVERY. Delivery by truck will be F.O.B. destination with freight allowed to the nearest accessible point to the jobsite. Access is deemed to be an improved road that allows the truck to operate under its' own power without jeopardizing the safe operation of the vehicle and the safety of the driver. The driver has full rights to assess the access and the right to deny delivery to the unloading point if he/she feels that he is jeopardizing his/her safety and/or the safe operation of the truck

8.3 FREIGHT ALLOWANCE. The freight allowance does not include charges for unloading, switching, spotting, excess time, cartage, demurrage or other similar services, all of which will be additional charges to Buyer if performed by Seller, costs will be billed to Buyer at 120% of the costs billed to Seller.

8.3.1 The freight allowance for truck deliveries is based on full truckloads, should the Buyer request shipments requiring smaller loads than planned a corresponding change order will need to be issued and executed.

8.3.2 The freight allowance includes two (2) hours at the jobsite for unloading each truck delivery. Buyer agrees to promptly provide labor, cranes, or other equipment necessary to timely unload materials.

8.3.3 If Seller ships anchor bolts, bearings, embedded items, etc. in advance, Buyer will be responsible for unloading and providing a safe and secure storage of same.

8.3.4 Unless otherwise provided in the Proposal, truck deliveries will be weekdays, during Seller's normal working hours. Shipments requiring nighttime delivery will be charged an additional amount of $350.00 per load for weeknights (Monday through Friday). Shipments requiring weekend delivery will be charged an additional:

i. Friday 3:00pm to Saturday 7:00am ……..$350.00 per load
ii. Saturday 7:00am to 12:00pm (Midnight) …….$575.00 per load
iii. Sunday 12:00am to 12:00pm (Midnight) …… .$875.00 per load
iv. Monday 12:00am to Monday 7:00am ……..$350.00 per load
***all deliveries after 5:00pm will also include $350.00 night delivery charge in addition to any weekend delivery fees.**

8.3.5 Should non-union equipment and personnel deliver material, the Buyer will be responsible for all union assessments incurred by Seller.

8.3.6 All shipping materials used for hauling, crating, blocking, tie-downs, etc. shall remain the property of Seller. When necessary, Buyer, at no cost to Seller, must load onto Seller's trucks all such shipping materials.

8.3.7 Delivery by rail will be F.O.B. point of manufacture with freight allowed to the nearest available rail siding to the jobsite.

8.3.8 Delivery by barge will be F.O.B. point of manufacture with freight allowed to the nearest available barge terminal to the jobsite.

8.3.9 If Buyer cannot unload on the delivery day. Buyer shall be liable for (i) the expense of transporting the material back to the Seller's plant and unloading, reloading, reshipping the material at a later date, or (ii) daily rental of shipping equipment left parked at the jobsite or staging area, and round trip expenses for Seller to retrieve all shipping equipment that was left. Buyer will be billed 120% of the costs billed to Seller by its vender(s) for any other equipment rented or leased to deliver the material.

8.3.10 In the event Buyer is unable to unload the material form Seller's equipment, Seller shall at its sole discretion determine whether equipment will be left at the jobsite or the material returned to Seller's facility. Charges arising under this Section shall be invoiced weekly and payment on such invoices shall be due in seven (7) days.

9 ARTICLE 9 – APPROVAL OF DRAWINGS:

9.1 APPROVAL OF SHOP DRAWINGS. Shop drawings will be prepared by Seller or its agents with all field measurements to be furnished by the Buyer. Written approval of shop drawings by the Buyer is required before fabrication. Shop drawings not approved within 30 calendar days will be cause for a time extension to the delivery schedule of fabricated material by Seller.

9.2 MEANING OF APPROVAL. When shop drawings prepared by Seller or its agents have been approved by the Buyer, such drawings shall be deemed a correct interpretation of the work to be performed and shall relieve Seller of any responsibility for defects or deficiencies arising out of work performed by Seller in accordance with such drawings.

9.3 INDEMNIFICATION. If any material shall be manufactured and/or sold by Seller to meet the Buyer's particular specifications or requirements, the Buyer agrees to save Seller harmless against all claims for actual or alleged infringement of any United States or foreign patent and to defend any suits or actions which may be brought against Seller for any such infringement.

9.4 NO DESIGN RESPONSIBILITY. Seller excludes any design responsibility required by a registered engineer. Seller will prepare shop drawings in accordance with the A.I.S.C. Steel Specification Manual, current edition. Seller excludes stamping shop drawings and connection calculations by a registered engineer.

10 ARTICLE 10 – INSPECTION & TESTING/TOLERANCES:

10.1 INSPECTIONS PRIOR TO SHIPMENT. All materials including paint must be inspected and accepted in Seller's shop prior to shipment. When the work or any part thereof is inspected by Buyer or its duly authorized representative, approval of the materials and workmanship shall be final, except for defects which a reasonable inspection could not have revealed. Seller shall not be responsible for any condition which is not revealed by the testing method specified in the Contract. No fees or expenses for inspection or tests by any mills, testing laboratories or individuals are included in the Contract unless otherwise stated in the Proposal. If the Contract is complete except for required testing and such test is not performed within five (5) days after the date established by Seller that the work is ready for testing, the Contract shall be considered complete.

10.2 DELIVERED MATERIALS. Buyer shall inspect materials upon receipt for condition and completeness against the weight and shipping list, and if there is damage, a shortage, or nonconformance, Buyer may not return materials but note the damage, shortage, or nonconformance on the weight and shipping list and file a written claim with the carrier and Seller within five (5) days; otherwise, conformance, quality, and completeness shall be conclusively presumed and the Buyer will be deemed to have waived all claims. Seller will remedy damage or nonconformance by delivery of undamaged or conforming goods or by arranging for field repair, at its option, in which event Seller's delivery obligations will be extended for a reasonable period of time.

10.3 TOLERANCES. All materials furnished or manufactured by Seller are subject to standard tolerances for variations, unless modified by the Contract Documents.

10.4 NO LIABILITY. Seller shall not be responsible for the correction of structural details prepared by others. Minor shop inaccuracies which are customarily corrected in the field shall not be subject to back charges. Seller shall not be responsible for damage to paint due to handling or exposure or other causes beyond the Seller's control.

10.5 INSPECTION COSTS. Seller shall not be liable for charges by others for inspection and testing of material covered herein unless provided otherwise.

11 ARTICLE 11 – CLAIMS AND DISPUTE RESOLUTION:

11.1 NOTICE. Email communication sent from Seller to Buyer shall be considered official notification for items such as, but not limited to, changes, delays, suspension, and claims.

11.2 MEDIATION. Any claims arising out of or related to this contract shall be subject to mediation. Mediation shall be a condition precedent to arbitration. The request may be made concurrently with the filing of a demand for arbitration but, in such event, mediation shall proceed in advance of arbitration, which shall be stayed pending mediation for a period of 60 days from the date of filing, unless stayed for a longer period by agreement of the parties or court order. The parties shall share the mediator's fee and any filing fees equally. The mediation shall be held in Waco, Texas, or at such other location as Seller may designate. Mediation shall be completed within 60 days of a demand for mediation.

11.3 ARBITRATION. All claims not resolved in mediation shall be subject to binding arbitration. Arbitration shall not be administered by, but shall be governed by, the Construction Industry Arbitration Rules of the American Arbitration Association. The parties shall mutually agree upon an arbitrator who is a construction lawyer with at least ten (10) years of construction law experience. The arbitrator shall require exchange by the parties of documents relevant to the issues raised by any claim, defense, or counterclaim on which the producing party may rely in support of or in opposition to any claim, defense, or counterclaim, with due regard for eliminating undue burden and expense and the expedited and lower cost nature of arbitration. At the request of a party, the arbitrator may at his or her discretion order the deposition of witnesses; however, depositions shall be limited to a maximum of three (3) depositions per party, each a maximum of six (6) hours duration, unless otherwise mutually agreed to by the parties. Any arbitration arising out of or relating to the Proposal may include, by consolidation or joinder, such additional persons or entities engaged or retained by contract in connection with this project who are signatories to arbitration provisions in agreements with one or more parties to the Proposal, provided however, that Seller shall not be unduly burdened by allocation of cost for such proceeding that is disproportionate to its relative matter in dispute, and further provided that the participation does not expand the obligations of participation beyond those expressly set out herein. By way of illustration only, and not limitation, Seller shall not be required to participate in expansive discovery of documents, deposition testimony or other costly and timely procedures merely because of its participation in such joint proceeding. The arbitration shall be held in Eau Claire, Wisconsin, or at such other location as Seller may designate. For disputes under $1,000,000.00, the parties agree that the arbitration shall be concluded within 90 days of the arbitration demand. For disputes over $1,000,00.00, the parties agree that the arbitration shall be concluded within one (1) year of the arbitration demand.

11.4 CHOICE OF LAW. The Contract shall be interpreted in accordance with the internal laws of the State of **TEXAS** (exclusive of its provisions regarding conflicts of laws).

12 ARTICLE 12 – MISCELLANEOUS PROVISIONS:

12.1 TERMINATION. If this Contract is terminated for any reason, Seller shall be entitled to be paid for the value of work completed to date, including, but not limited to, stored materials, detailing, material and labor escalation, and work in progress. In addition, Seller shall be entitled to its anticipated profit and overhead expense on the entire Contract, its unabsorbed shop overhead and expenses, and its appurtenant costs and expenses, including, but not limited to, consulting and actual attorney's fees.

12.2 HEADINGS. The headings of these articles are solely for the convenience of the parties hereto, and, if there is any conflict between such headings and the rest of the Contract, the Contract shall control.

12.3 ASSIGNMENT. Buyer shall not assign, sell or, in any way, transfer its interest in this Contract without first obtaining prior written consent of Seller.

12.4 SUBCONTRACTS. Seller reserves the right, without notice to or written permission of Buyer, to subcontract any portion of the Contract, or assign any rights under this Contract, when it considers such action advisable.

12.5 TAXES. Except as otherwise stated in the Proposal, any tax under any present or future law, either state, federal or local including any import duties, taxes, charges or surcharges which may be imposed in the manufacture, shipment, sale, lease, possession, ownership or use of the work or any other similar tax imposed, shall be paid by Buyer, whether the same be determined or determinable at the time of completion and acceptance of the Contract or subsequent thereto. Buyer shall promptly reimburse Seller for such taxes (and related costs) arising out of the work for which the applicable law imposes responsibility for payment on Seller.

12.6 CONFIDENTIAL INFORMATION. Buyer acknowledges that all trade secrets, designs, shop drawings, engineering data, specifications, and other Confidential Information (as defined below) which may be disclosed to it by Seller shall at all times, both during and after expiration or termination of this Contract for any reason, remain the exclusive property of Seller and that Buyer shall not acquire any proprietary interest whatsoever therein. "Confidential Information" means all knowledge and information disclosed by Seller to Buyer orally or in writing, or acquired by Buyer through observation, regarding Seller's Products, technology, inventions, formulas, know-how, services, forecasts, sales methods, customer lists, customer usages and requirements, financial information, business plans, strategies and future business relationships, disclosed with the exception of such information which: (i) was already part of the public domain at the time of the disclosure by Seller; (ii) becomes part of the public domain through no fault of Buyer (but only after and only to the extent that it is published or otherwise becomes part of the public domain); (iii) was in Buyer's possession prior to the disclosure by Seller and was not acquired, directly or indirectly, from Seller or from a third party who was under a continuing obligation of confidence to Seller; or (iv) is received (after the disclosure by Seller) by Buyer from a third party who did not require Buyer to hold it in confidence and did not acquire it directly or indirectly from Seller under a continuing obligation of confidence. Except as necessary to perform its duties under this Contract, Buyer shall not use or disclose any of such Confidential Information but shall use the greater of the degree of care required by this Contract or the same degree of care given its own trades secrets and confidential information. Upon expiration or termination of this Contract for any reason, Buyer shall, within 15 days, surrender to Seller all plans, drawings, specifications, sketches, pictures, films, tapes, computer disks, literature, samples, documents, other tangible objects and all copies thereof relating to trade secrets and other Confidential Information and all of Seller's property. Buyer shall be permitted to destroy rather than return all analyses, extracts, and summaries prepared by Buyer, which contain Confidential Information, and such destruction shall be certified in writing to Seller by an authorized officer of Buyer who has supervised such destruction. Nothing in this Contract shall be construed to limit or negate the common or statutory law of torts or trade secrets where it provides Seller with broader protection than that provided herein.

12.7 SURVIVAL. The provisions found in these Terms and Conditions of Sale and any other provision the performance of or effectiveness of which naturally survives, shall survive expiration or termination of the parties' agreement for any reason.

12.8 INVALIDITY/WAIVERS/REMEDIES: The invalidity in whole or in part of any condition of this instrument shall not affect the validity of the other conditions. The remedies herein reserved shall be cumulative and additional to any other remedies in law or in equity. No waiver of a breach of any provision hereof shall constitute a waiver of any other breach or of any other provision.

12.9 COPYRIGHT. Any copyright or other property or proprietary rights owned by Seller shall remain the exclusive property of Seller.

12.10 DRAFTING PARTY. Should any provision of this Contract require interpretation or construction, each Party acknowledges participation in the negotiation of this Contract and agrees that no provision of this Contract shall be construed against or interpreted to the disadvantage of any party hereto by any court or other governmental or judicial authority by reason of such party having or being deemed to have structured, dictated, or drafted such provision.

12.11 ENTIRE AGREEMENT. This instrument sets forth the entire agreement between the parties and supersedes all prior representations, understandings, or agreements of the parties, whether written or oral. The Agreement can be modified only in writing signed by both parties.

Agreed To:

By:	**ALAMO STRUCTURAL STEEL, LLC**
(Signature)	(Signature)
(Name & Title)	(Name & Title)
(Date)	(Date)
(Attest)	(Attest)

CONTRACT PROPOSAL

American Steel & aluminum co., inc.
3545 East Main St. • Grand Prairie, Texas 75050
Telephone: 972-264-1533 • Fax: 972-264-1843

To: **Swinerton**

No. **8385**
Date: **8/08/24**

Attention: Christopher Dencklau

Project: **Celina Gov Cntr Garage**
Location: **Celina, TX**
Architect: **HED**
Engineer: **Kimley Horn**

Plan Sheets: **Dated 7/11/24**
Specifications: **051200,053100,055000,055100**
Addenda: **RFI responses**

We propose, subject to the terms and conditions included herein to:
Furnish & erect materials, (* denotes erected items)
As noted below and as called for under the above noted plans, addendas and proposed revisions (if noted):

Materials		**$695,000.00**
Erection		**Included**
Tax	%	**Excluded**
Bond	/M	**Excluded**
TOTAL		**$695,000.00**

QUOTE ITEMS:
AISC CERTIFIED FABRICATION SHOP

1. **Elevator pit ladders and sump grates***
2. **Elevator divider beams ***
3. **Steel stairs 1 and 2*(no rails)**
4. **CMU clips ***
5. **Steel framing for penthouse S105, S202***
6. **Metal roof deck and hoist beam for elevators S105***
7. **Engineer calculations for steel stairs ***
8. **Moment connections***
9. **Embeds for our steel**
10. **Steel shelf angles***
11. **Steel pipe bollards**
12. **Loose angle lintels**
13. **25 plates for pipe guards***

Qualifications:

1. **Price is firm for acceptance and release for material order for 30 days after date on this proposal otherwise revision may be in order, due to schedule or escalation.**
2. **Proposal is based on our standard insurance limits**
3. **Steel stairs to be as fabricated by American Steel and aluminum.**
4. **Proposal includes 25 plate guards for exposed piping($500.00/ each additional)**

Continued on attached…

1. PAYMENT TERMS: (A) Material (only) delivered F.O.B. Jobsite. Payment shall be due, without retainage, not more than 30 days from the date of invoice. (B) Material & Labor (Erected in Place). Payment terms shall be noted in paragraph (11) ERECTED MATERIAL on the additional page of this proposal.
2. This proposal is based on the terms as stated, under TERMS AND CONDITIONS herein and on the additional page of this proposal.
3. This proposal shall be valid if accepted within 30 days of date of writing - otherwise a revision may be in order.
4. No backcharges for field corrections will be allowed without SELLER'S prior approval.

Accepted_____

By_____ Date _____

American Steel & aluminum co., inc.

By_____

EXCEPTIONS:

1. **Cost for independent laboratory inspection.**
2. **Finish paint**
3. **Field dimensions.**
4. **Gage metal framing**
5 **Indemnification of Indemnitee(s) for Indemnitee(s) gross or sole negligence.**
6. **Window washing steel embeds and supports**
7. **Aluminum rails with SS cables for stairs**
8. **Posts for barrier cables A202 ,A301**

ERECTION EXCEPTIONS:

1. **AISC certified erector**
2. **Overtime or nighttime work.**
3. **Hoisting (tower crane needed for stocking floors)**
4. **Grout and grouting base plates**
5. **Field verification / survey of embeds and anchor bolts**
6. **Surveys of structural steel work installation and final building survey**
7. **Inspection.**
8. **Fees and permits.**
9. **Sidewalk bridge, walkways, barricades, road closures, and traffic control.**
10. **Field painting.**
11. **Field measurements and field engineering.**
12. **Protection of existing structures and conditions.**
13. **Protection of installed work**
14. **Caulking, grouting, sealants.**
15. **Providing building lines or elevations for erected materials.**
16. **Location of post tension cables for expansion bolt drilling.**
17. **Cost of any damage and / or repairs due to post tension and or rebar being damaged.**
18. **Protection of glass stored or installed in our area of work**
19. **Touch up painting other than field welded areas**
20. **Installation of embeds**
21. **Pads and accessible road for crane**
22. **10 million liability insurance**

STEELFAB
Steel Construction
Founded 1955

Quote # : 24-421T

August 16, 2024

To: Swinerton
Attn: Christopher Dencklau
Phone: (469) 836-0908
Email: Christopher.Dencklau@Swinerton.com

PROPOSAL - Revision 1

PROJECT: Celina Government Center Garage
LOCATION: Celina, TX
ARCHITECT: HED Design
DRAWINGS: Architectural & Structural Issued for Bid-Permit Drawings Dated 07-11-24

With reference to the drawings listed above, we propose to furnish and fabricate the following materials:

24 Tons of Class A fabricated structural steel, as defined by AISC Code of Standard Practice Section 2.1 (one shop-applied coat standard grey alkyd primer)
23 Tons of Architectural Miscellaneous Steel
15 Squares of metal roof deck

BASE BID - Materials & Erection	**$**	**725,057.00**

See Attached Inclusion & Exclusion List

Alternate Add for Performance & Payment Bonds	**$**	**6,344.00**
Breakout - Galvanized Steel & Stainless Cable Rails:	**$**	**136,225.00**
Alternate Add - Aluminum Cable Rail System (Budgetary) (Furnished Only):	**$**	**152,463.00**
Alternate Add - 10 Ton Allowance per Note 11.05/S-003 (Budgetary):	**$**	**138,249.00**
Alternate Add - Galvanized Downspout Guards (12 Required):	**$**	**15,993.00**

I. Qualifications

1. We qualify access to the slab for our crane unless noted otherwise.

304 Central Expressway South Allen, TX 75013
Phone: 972-562-7720 Fax: 972-542-3520

2. Structural steel per AISC Code of Standard Practice, metal deck per SDI Code of Standard Practice, steel joist per SJI Code of Standard Practice, welding per AWS D1.1.
3. Sequencing / Scheduling of the structure for fabrication / delivery / erection must be mutually
4. Review and approval of shop drawings to be limited to two (2) weeks.
5. Beam, brace, and column members are assumed to be sized sufficient to support or transfer design loads, including axial forces, without stiffener plates, doubler plates and/or full penetration welded end plates.
6. Engineer of record to furnish all member reactions at 'Notice to Proceed'. Any delays in providing this information will extend the structural steel schedule.
7. All outstanding Change Order Requests must be discussed formally and resolved monthly.
8. Unless noted otherwise on the structural contract documents listed above, we qualify that the structural steel connection design, fabrication and erection guidelines comply only with the low-seismic requirements of the Building Code. A Seismic Response Modification of R<=3 and a Seismic Design Category of A, B, or C is required for classification of low-seismic. There will likely be significant cost and scheduling impacts if the project is not classified as low-seismic (i.e. R>3).
9. Our pricing is contingent upon being paid for stored raw material at our facility.
10. Our proposal is based upon reducing retainage from 10% to 5% upon 50% completion of erection.
11. We will not commence any engineering requirements for steel stairs and rails until we receive 'approved as noted' comments from the design team on the steel stair erection plans. Upon receipt of 'approved as noted' stair erection plans which finalize all geometry and aesthetic requirements pertaining to the steel stairs and rails, we will begin our engineering requirements for this scope of work and issue calculations concurrent with issuance of 'field & file' stair and rail drawings.
12. Our Railings are quoted using "NOMMA" Type 3 Railing Surface/Finishes unless noted otherwise.

II. Exclusions (applicable to materials and installation unless specifically noted otherwise)

1. Touch-up paint and field painting
2. Grout and grouting
3. Stainless steel, brass, bronze, copper, aluminum (all non-ferrous metals are excluded)
4. Cold-formed / light gauge metals or metal deck over light gauge metal framing
5. Performance & Payment Bonds (see Alternate Add to Base Bid above)
6. Installation of anchor bolts and steel embedded in concrete
7. Cleaning or "blowing-off" of ferrules or construction debris from metal deck prior to elevated slab pours by others
8. De-watering of footings if required to access anchor bolts
9. Construction and maintenance of roads for site access and steel lay-down area
10. Costs of third party testing by an independent agency
11. Costs associated with special inspections
12. Field measuring; survey by registered engineer
13. Cutting, framing, screening of unframed openings (i.e. mechanical, electrical or plumbing chases)
14. Demolition of, modifying, relocating, cutting, or patching any existing facilities or any detailing, fabrication, painting, delivery, off-loading, or erection activities related to Demolition
15. Barricading, traffic control, flag men, signage
16. Shoring and underpinning of foundation walls and shoring of metal deck for concrete pours
17. Protection of underground utilities

18. CMU wall clips, CMU wall bracing or anchorage
19. Connection materials for other trades
20. Abrasive or rubber stair nosings, treads, thresholds
21. Masonry ties or brick ties
22. Stamping of Shop Drawings by a Registered Professional Engineer (Note: The connections will be designed by a PE licensed in the state where the project is located [as required by the specifications] and he/she will stamp a cover letter with the calculations submitted to support the connections designed. No calculations will be submitted for any connections taken right out of the AISC Steel Construction Manual [edition according to specifications])
23. Liquidated damages
24. Ferro Scan, R-Meter, or X-ray for rebar or tendon locations
25. Joint sealant material for roof deck, or any other materials or accessories normally associated with a finished roof system
26. Installation of loose lintels or any skin support steel attached to light gauge framing
27. MBE, WBE, HUB
28. Cutting of roof openings, framed or unframed
29. Intumescent coatings
30. High-performance coatings, multi-coat paint systems, epoxy coatings
31. Crane Matting or Strongbacks unless otherwise noted
32. Cost of bonds, licenses, or permits

Our price is firm for thirty (30) days after the bid due date.

We appreciate the opportunity of quoting and hope to be of service to you on this project. If you have any questions, please do not hesitate to contact me at 972-562-7720.

Sincerely,

Mark Drumm

STEELFAB TEXAS, INC.

STEELFAB TEXAS, INC.
INCLUSION EXCLUSION LIST

Project Name: Celina Government Center Garage
SteelFab Texas, Inc. Quote Number: 24-421T
Estimate or Bid Date: August 16, 2024

	General Description Information	SteelFab Texas Furnished Only and or Acknowledged Items	SteelFab Texas Furnished and Erected Items	SteelFab Texas Excluded Items
1	AISC Certified Fabricator	X		
2	Shop Drawings / Detailing	X		
3	All Testing and Inspections of Shop Welds	X		
4	Field Testing and Inspections Field Connections			X
5	Performance and Payment Bonds			X
6	Sales Taxes			X
7	BIM Requirements			X
	Special Shop Requirements			
8	Cleaning & Standard Shop Primer		X	
9	Special Inspection Requirements			X
	Erection Specifications and Notes			
10	AISC Certified Steel Erector		X	
11	Certified Cranes for Erection			X
12	Certified Crane Operator			X
13	Erector Touch Up Painting			X
14	Erector Galvanized Touch Up		X	
15	Davis-Bacon Wage Rates			X
16	Standard Working Hours		X	
17	Overtime Working Hours or Additional Man Power			X
18	Standard Fall Protection		X	
19	Matting for Cranes			X
20	Strong Backs			X
	Structural and Structural Misc Materials			
21	Roof Support Beam and Deck Edge at Storage 402 per S-105		X	
22	Elevator Divider Beams per 2, 3, & 4/S-200		X	
23	Stair 1 and Elevator Roof/Canopy Post, Girders, Beams, and Deck Edge per 4/S-200 and 1/S-201		X	
24	Stair 2 Canopy Posts, Girders, Beams, and Deck Edge per 4 & 5/S-202		X	
25	CMU Connections per A-101, A-102, A-103, A-104, and 8/S-801		X	
26	Brick Ledge per 1, 2, 3, & 4/A-201 and 10/S-801		X	
27	Lintel Beams per S-101 and 9/S-801		X	
	Deck Materials			
28	1 1/2" Type B 24Ga G90 (15 Squares)		X	

Project Name: Celina Government Center Garage
SteelFab Texas, Inc. Quote Number: 24-421T
Estimate or Bid Date: August 16, 2024

	General Description Information	SteelFab Texas Furnished Only and or Acknowledged Items	SteelFab Texas Furnished and Erected Items	SteelFab Texas Excluded Items
	Architectural Misc. Materials Including Site Materials			
29	Galvanized Stair 1: 6 Flights (65 Risers) w C12x20.7 Stringers and 10Ga Bent Plate Pans. 4 Platforms, 361 Linear Feet Steel Guard Rail w/ Grab Rail & 7 Lines of Stainless Cables		X	
30	Galvanized Stair 2: 7 Flights (69 Risers) w C12x20.7 Stringers and 10Ga Bent Plate Pans. 5 Platforms, 319 Linear Feet Steel Guard Rail w/ Grab Rail & 7 Lines of Stainless Cables		X	
31	Elevator Sill Angles: 8 Required		X	
32	Elevator Pit Ladders: 2 Required		X	
33	Elevator Sump Pit Grates & Frames: 1 Required	X		
34	Galvanized Post-Installed 6" Pipe Bollards: 76 Required		X	
	Exclusions			
35	Aluminum Guard Rails (Priced as Galvanized Steel)			X
36	Headache Bars (Shown as PVC & Aluminum per Signage Drawings)			X
37	Signage Support Framing (Shown as Aluminum)			X
38	Festoon Lighting Connection Anchors per 8/S-580			X
39	Garage Barrier Cables and Intermediate Supports (None Shown)			X
40	Louvers & Associated Support Framing			X

UNITED STRUCTURAL METALS FABRICATION , LLC.

DIVERSIFIED MISCELLANEOUS & STRUCTURAL STEEL FABRICATION
PO BOX 937 DONNA, TEXAS 78537

DATE: August 6, 2024
PROJECT: Celina Government Center Parking Garage
PROJECT LOCATION: Celina, Texas
ESTIMATOR: Shane Merriman
CONTACT: (956)650-3065

CONSTRUCTION DOCUMENTS:

Architect / Engineer: Kimley Horn, HED
Construction project no.: 2022-CO 178-001
Construction documents dated: 07-11-2024
Addenda drawings reviewed: NA

STRUCTURAL STEEL INCLUSIONS:

1. Structural steel fabrication and steel placement details
2. Anchor bolts, embedment plates for structural connections
3. Structural steel HSS tube steel columns w/structural connections
4. Structural steel WF beam columns w/structural connections
5. Structural steel connections and moment connections per details shown
6. Pipe bollards
7. Brick ledge angles
8. Elevator pit beam, access ladder
9. Galvanized structural steel channel @ exterior overhead door jamb
10. Steel stair assemblies @ stair 1 & 2
11. Structural steel framing @ roof stair openings
12. All materials delivered to project-site (**materials unloaded by other trade**)

PREPARATION & SHOP PRIMING PROCESS FOR STRUCTURAL STEEL FINISH:

SSPC-SP 2 Process for surface cleaning of steel with 1 - standard coat of universal fast curing alkyd shop primer (unless noted otherwise). ANY hot dip galvanizing of structural steel members noted "HDG", galvanizing process will comply with ASTM 123/A 123M or ASTM 153/A 153M. Galvanized finish and visual esthetics will vary, **AESS for galvanized finish is excluded**.
FINISH PRODUCT EXCLUSIONS AS FOLLOWS (UNLESS NOTED): SPECIALTY COATINGS, ASPHALT MASTIC COATINGS, TENEMEC PRIMERS, FIELD TOUCH UP PRIMERS, POWDER COATING, EPOXY PRIMERS, PRESSURE WASHING OF STEEL, BLAST CLEANING STEEL, AESS FINISH, UNLESS NOTED IN INCLUSIONS.

FABRICATION QUALIFICATIONS AND GENERAL NOTES:

All structural, miscellaneous, and architectural steel noted in this proposal will be fabricated as per A.I.S.C. standard practices and quality control procedures. Any welding procedures performed by certified welders are per AWS standards and inspected per our staffed certified welding inspector, Robles Consulting, LLC. an AWS Affiliate Company. Fabrication inspections upon request. Steel materials provided are a mix of imported and domestic stock, sourced from regional areas, some recycled content. Structural members shape, sizes, will conform per plan notes. Material mill test reports provided upon request.

EXCLUSIONS FROM BID PROPOSAL:

Pipe protection plates (RE:3-S580)
All handrails & guardrails
Metal louvers
Erection and unloading
Templates for anchor bolts or other embedment structural steel
Performance and Payment bonds, steel allowances
PEMB products, standing seam, roof panels, metal wall panels, purlins, secondary P.E.M.B. materials, corrugated roof and wall panels, metal trims
Steel allowances, work performed with out signed changed orders, performance and payment bonding, umbrella insurance coverages
Design calculations, engineering, sealed calculations for structural connections (unless noted), plant certifications, special inspections
Aluminum, stainless, cast iron steel, light gauge materials, grate inlets/frames, brick block ties, signage posts, pipe bollards for signage posts, metal studs
Composite shear studs, bolts, screws, fasteners, anchor bolts for other trades
Concrete panel drawings, details, layouts, anchors, braces, fall protection assemblies, rails, cables, brackets, connectors, etc. for erecting parties
All independent laboratory testing, special inspections, any other inspection by other parties, field inspection
Deck and deck attachment design, sump pans, flexible closures strips, roof hatches, roof hatch safety railing
TX Dot railing/bollards/trench gratings, traffic control items
Pipe rail, vehicular swing gate, ornamental fencing
Powder actuated fasteners (PAF) for deck attachment (supply issue, not guaranteed)

BASE BID TOTAL $238,888.00

NOTE: DUE TO THE CURRENT STEEL MARKET CONDITIONS, AND ONGOING GLOBAL EVENTS, BID PROPOSALS ARE SUBJECT TO CHANGE

COMPASS STEEL ERECTION, INC.

Swinerton 8/14/2024

Attn: Estimating/ Chris Dencklau Re: Celina Government Center Parking Garage

Mr. Dencklau,
We are pleased to offer a quote for the steel fabrication and erection of the above referenced project to include the following items for the lump sum quote of: **$** 295,000.00

1) Elevator divider beams, pit ladders, sump pit grates, hoist beams, sill angles, and Guide rails posts.
2) Deck and deck edge support.
3) Stair 1 and 2 rails and stair wall rails.
4) Lintel beams
5) Beams and moment welds roof structures.
6) Brick ledge angle.
7) CMU connections
8) Equipment for CSE use only.
9) Post-install pipe bollards. (76 ea)

10) Pipe protectors NIC in quote ADD $165.00 ea

Excluded:
1) Other than normal work hours Monday through Friday 7am to 3:30pm. Overtime rates will be furnished upon request.
2) Protection of existing conditions.
3) AESS complete
4) Traffic barricades and/or pedestrian control.
5) Coring, grout and/or grouting.
6) Touch-up paint or painting.
7) Field engineering.
8) Inspection costs and/or permits.
9) Multiple mobilization.
10) Permits and fees.
11) Field measurements and/or field dimensions.
12) Locating existing reinforcement, and/or post tension cable.
13) Field fixes for other subcontractors' errors and/or omissions.
14) Hoisting complete.

Terms

- This bid is contingent upon negotiation of mutually- acceptable subcontract language.
- Structural steel per AISC Code of Standard Practice, metal deck per SDI Code of Standard Practice, steel joist per SJI Code of Standard Practice, welding per AWS D1.1.
- Federal, State, and local taxes ae not included unless specifically noted in the bid scope of work.
- All outstanding Change Order Requests and/or work order tickets must be discussed formally and resolved bi-monthly prior to CSE proceed on any further extras or changes.
- We will lay out our work off GC furnished and maintained lines and elevations. Any deviation from this will require a letter of direction from GC Project Manager.
- Clear and reasonable access must be provided by others to the work areas.
- Dedicated level and compacted laydown area in proximity of crane reach.
- Protection from overhead work provided by others.

Thank you for the opportunity to quote you and we look forward to hearing from you soon.
Regards,

Ray “Tiger” Durham
Compass Steel Erection, Inc.

WEB CUSTOM METALS

08/08/24

Celina Government Garage

WEB Custom Metals proposes to furnish shop drawings, materials, fabrication, tools, equipment, to deliver, and install the following described materials for the above project, as applicable, upon acceptance of this proposal, the following terms, conditions and qualifications are agreed to and accepted by you. Pricing is good for 30 days.

Architectural Steel Including:
1. Qty:1 Sump pit grate & Supports [13/A-551]
2. Surface mounted Bollards at stairs & IDF Room/Storage [A-101]
3. Qty: 2 Stairways up to level 4 (standard guardrail & picket- no cables) [A-461]
4. Qty: 4 Guardrails at Stairway opening ST1 [9/A-461]
5. Qty: 4 Guardrails at Stairway opening ST2 [6/A-461]
6. Qty: 1 Elevator pit Access Ladder

Structural Steel Including:
1. Columns w/ Anchor Bolts [S-700, S-201& S-202]
2. Stair 1 Divider beams [S-200]
3. Stair 1 Roof Framing [S-201]
4. Stair 2 Roof Framing [S-202]
5. Divider beams (no specs- Budget TS 6x4x3/8)
6. Elevator Sill embeds
7. Roof Decking
8. 10 ton steel allowance

Excluding:
1. All stainless steel and aluminum of any kind.
2. All Pre-finished Metal Panels, Flashings, Trim, Gutters, Downspouts, Soffit panels, Fascia and metal closures.
3. All Demolition.
4. All Fire Watch.
5. All Materials shown on Civil or Landscape Drawings only.
6. All Field Dimensions and verify existing by others.
7. All composite cleaning crew.
8. All Engineering, Design and Calculations for Beam connections.
9. All Finished Paint (We Provide Primer Paint only)
10. Installation of Bollards and embeds of any sort.
11. Any and All Canopy Components (from Aluminum)
12. Connections to light gauge
13. Cable rail at ramp- embeds into concrete columns [4/S310]
14. Anodized Aluminum Railings
15. Sales Tax

Lump Sum Cost $631,750.00

BUILDING BETTER BONDS
https://webcustommetals.com
Remit To: PO Box 293294
Lewisville, Texas 75029



WEB CUSTOM METALS

EXCLUSIONS: Safety railing or tie off points. Engineering of connections

SPECIAL EXCLUSIONS: Cost of material testing or inspection, costs of shop and field labor testing. Retainage or liquidated damages, bonds. Fasteners for other trades. Bracing. Financial liability for the loss of material due to jobsite substitutions, theft, unauthorized or misuse by others. Demolition or preparation of existing surfaces. Electrical power. Installation or supply of electrical trenches, ducts or boxes. Temporary lighting. Drinking water and sanitary facilities. Final Pricing. Demo. Gauge Framing. Concrete, aluminum, and stainless steel. After hours work. Items not mentioned above.

BID NOTES:
1.Quote is based on WEB Custom Metals procuring materials through the most economical method. Schedule will be based upon mill availability of material and will be determined upon receipt of a Letter of Intent.
2.Bid based on use of domestic and foreign materials were acceptable.
3.Bid based on WEB interpretation of contract drawings.
4.Bid based on acceptance of Terms, Conditions and Qualifications of WEB.
5.All embed and anchor bolts to be set by others. No template will be provided. WEB will not be held accountable for wrong placement or distorted installation of anchor bolts or any embeds specified on the plans. Any corrections to steel because of improperly set anchor bolts or embeds will be at the cost of others.
6. NA
STANDARD CONDITIONS & QUALIFICATIONS: General Contractor to provide all traffic and pedestrian control, including fences, barricades and flagmen and flooring protection if needed. General Contractor to provide all permits. Drawings must be approved by General Contractor and project owner and their engineer of record prior to fabrication. WEB does not have in house engineering and unless otherwise specified in the WEB bid, will not provide engineering stamps on drawings. Bid based on forty (40) hour work week. WEB is not responsible for fall protection of personnel other than its own workers. Due to the volatile nature of the material procurement at this time, all final pricing is subject to change within reason and in line with the direction of the marketplace.
If the General Contractor fails to make payments when due, or its financial ability to make payments becomes impaired, WEB may suspend all work during the continuance of either situation. This proposal is valid for a period of twenty (15) days from this date only.

Subcontractor Bid Analysis

05.50 Metal fabrications

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Chris**

	Selected Sub		x	
Subcontractor	**Aaron Arch**	**Barrier Cable**	**Aaron Arch**	**Steel Fab**
Phone	(817) 731-9281	(706) 366-4998	(817) 731-9281	(214) 632-5903
Contact	Renee Jolley	Jonathan Bolden	Renee Jolley	Mark Drumm
email	renee@aaroniron.com	jb@barriercableinc.com	renee@aaroniron.com	mdrumm@steelfab-inc.com
Scope Complete	Yes	Yes	Yes	Yes
Rank	3	4	3	2
Delta To Low	0%	4.30%	0.00%	-17.03%
Enter SBE %	0%			
SBE $$$	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost	$ 244,020	$ 254,520	$ 244,020	$ 202,463
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ (980)**	**$ -**	**$ -**
		Prequalification Status		Yes	Yes	Yes	Yes
		MSA Status		No	No	No	Yes
		Single Project Limit		EXPIRED	EXPIRED	EXPIRED	$ 75,478,180
		Aggregate Limit		EXPIRED	EXPIRED	EXPIRED	$ 169,825,905
		Exclude Sales Tax	-	excl	$ (980)	excl	excl
		Textura	-	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl
		Scope sheet included	-	$ -			
		Schedule included	-	$ -			
Trade Specific Requirements							
Base Bid			**$ -**	**$ 244,020**	**$ 254,520**	**$ 244,020**	**$ 202,463**
		Base Bid	$ -	$ -			
			$ -	$ -			
		Cable Rails	$ -	$ -		Not sure if they	Will Break out
		Grid G3-G10	$ -	With Concrete	With Concrete	With Concrete	With Concrete
		1/2" Galvanized - 4" OC	$ -	With Concrete	With Concrete	With Concrete	With Concrete
		Trench Drains (Check with Concrete)	$ -	with steel	with steel	with steel	with steel
		Posts for Cable Rails	$ -	incl	incl	incl	incl
		Aluminum Guard Rails with SS cables	$ -	$ 244,020	$ 250,000	$ 244,020	$ 152,463
			$ -	$ -			
		Install	$ -	incl	incl	incl	$ 50,000
		Add for Calculations/shop drawings	$ -	incl	$ 5,500	incl	incl
			$ -	$ -			
		Total Base Bid (excl. Bond)	**$ -**	**$ 244,020**	**$ 254,520**	**$ 244,020**	**$ 202,463**

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AARON ARCHITECTURAL IRON

www.aaronornamental.com

SCHEDULE A-SC

CELINA GOVERNMENT CENTER PARKING GARAGE
08/08/2024

FABRICATION AND INSTALLATION OF THE FOLLOWING:

- A-461-HANDRAILS/GUARDRAILS@ STAIR 1-INCLUDING GUARDRAILS @ LANDING/OPENINGS/ REF: A-541 DETAILS/STAINLESS STEEL TOP RAIL/POST WITH 3/6" STAINLESS STEEL CABLES

- A-461-- HANDRAILS/GUARDRAILS@ STAIR 2-INCLUDING GUARDRAILS @ LANDING/OPENINGS/ REF: A-541 DETAILS/STAINLESS STEEL TOP RAIL/POST WITH 3/6" STAINLESS STEEL CABLES

- BRUSHED FINISH ON ALL GUARDRAILS/HANDRAILS
- GUARDRAIL WILL WELD TO STAIR STRINGER
- GUARDRAIL POSTS WILL CORE DRILL @ LANDINGS

- SHOP DRAWINGS/EQUIPMENT/ENGINEERING:

- TOTAL: $244,020.00

OPTION PRICING:

CARBON STEEL HANDRAILS IN LIEU OF SS- <$20,496.00>

RENEE JOLLEY
AARON ARCHITECTURAL IRON
renee@aaroniro.com
817-731-9281

Subcontractor Bid Analysis

Trade: **07.10 Waterproofing**
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Ariel**

	Selected Sub		x		
Subcontractor	Kemco	Chamberlin	Kemco	MEI	SCS
Phone	972-488-2999	214-529-4667	972-488-2999	682-217-3997	469-964-2435
Contact	Eli Madriz	Justin Pickering	Eli Madriz	Chandler Sinn	Kyle Kelley
email	stimator@kemco-sc.co	pickering@chamberlinltd.com	estimator@kemco-sc.com	csinn@mei.global	kkelley@sw-construction.com
Scope Complete	Yes	Yes	Yes	Yes	Yes
Rank	1	2	1	4	3
Delta To Low	0%	3.05%	0.00%	16.50%	9.85%
Enter SBE %	0%				
SBE $$$	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost									
				$ 245,327	$ 252,808	$ 245,327	$ 285,805	$ 269,500
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		No	Yes	No	Yes	Yes
		MSA Status		No	Yes	No	Yes	Yes
		Single Project Limit		N/A	$ 9,256,400	N/A	$ 250,000	$ 250,000
		Aggregate Limit		N/A	$ 20,826,899	N/A	$ 562,500	$ 562,500
		Exclude Sales Tax	-	excluded	excluded	excluded	excluded	excluded
		Textura	-	$ -				
		Prevailing Wages Included	-	included	included	included	included	included
		Responses to RFIs Included	-	included	included	included	included	included
		Scope sheet included	-	included	included	included	included	included
		Schedule included	-	included	included	included	included	included
Trade Specific Requirements								
Base Bid			$ -	$ 245,327	$ 252,808	$ 245,327	$ 285,805	$ 269,500
		Base Bid	$ -	$ -			$ 262,905	
		Sheet waterproofing	$ -	$ 7,365	$ 5,689	$ 7,365	included	$ 8,500
		Elevator pit waterproofing - walls and slabs	$ -	included	included	included	included	included
		Exclude at ramp walls	$ -	excluded	excluded	excluded	$ (10,000)	excluded
		Sealants	$ -	$ 32,548	$ 54,957	$ 32,548	included	$ 23,000
		Slab sealants	$ -	included	included	included	included	included
		Slab to vertical concrete sealants	$ -	included	included	included	included	included
		Masonry and dissimilar materials	$ -	included	included	included	included	included
		Site concrete sealants	$ -	included	$ 5,524	included	included	$ 7,500
		Air barrier	$ -	$ 28,597	$ 48,845	$ 28,597	included	$ 85,500
		Air barrier at exterior wall cavities behind brick and stucco	$ -	included	included	included	included	included
		Flashing	$ -	$ 61,941	$ 22,465	$ 61,941	included	$ 25,000
		Openings at masonry and stucco	$ -	included	included	included	included	included
		Base of wall and at lintels	$ -	included	included	included	included	included
		Traffic Coating	$ -	$ 77,540	$ 78,914	$ 77,540	included	$ 85,000
3/S-512		Closure strip at PT slab	$ -	included	included	included	included	included
2/S-512		Stressing blockout at PT slab	$ -	included	included	included	included	included
4,7/S-512		Construction joints at PT slab	$ -	included	included	included	included	included
		Water repellent	$ -	$ 34,836	$ 36,414	$ 34,836	$ 32,900	$ 35,000
S-102	PN 13	Penetrating silane sealer to floor slab exposed to the sky	$ -	included	included	included	included	included
		Exclude over rooms - not shown	$ -	excluded	excluded	excluded	excluded	excluded
		Mock up	$ -	$ 2,500	included	$ 2,500	included	included
		Total Base Bid (excl. Bond)	$ -	$ 245,327	$ 252,808	$ 245,327	$ 285,805	$ 269,500

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KEMCO SPECIALTY CONTRACTORS
7200 W. University Dr. Suite 204
McKinney, TX 75071

Celina Government Center Garage GMP

BID

Project Address: 100 North Colorado Street
Celina, TX 75009

Date: 8/20/2024

To: Ariel Miller - Swinerton Builders

Taxes Excluded

	Mockup	**$**	**2,500.00**
	Material Per Specifications		
07 13 00	**Sheet Waterproofing**	**$**	**7,364.65**
	Material Per Specifications		
	Scope		
	Elevator Put - A-551		
	Waterproofing @ Slab		
	Waterproofing @ Walls		
	Exclusions		
	Sheet Waterproofing @ Locations Not Listed		
	Significant Substrate Preparation		
07 18 00	**Traffic Coatings**	**$**	**77,540.30**
	Material Per Specifications		
	Scope		
	Vehicular Traffic Coating @ Closure Strip - Blockout - Construction Joitn at PT Slab		
	Exclusions		
	Traffic Coating @ Locations Not Listed		
	Significant Substrate Preparation		
07 19 00	**Water Repellents**	**$**	**34,836.03**
	Material Per Specifications		
	Scope		
	Water Repellent @ Brick Veneer		
	Water Repellent @ Conc.Cap		
	Water Repellent @ Stone Cap		
	Water Repellent @ Floor Slab Exposed to the Sky		
	Exclusions		

	Water Repellent @ Locations Not Listed		
	Significant Substrate Preparation		
07 27 00	**Air Barriers**	**$**	**28,597.43**
	Material Per Specifications		
	Scope		
	Air Barrier		
	Treatment @ Bottom Of Wall		
	Treatment @ Opening Perimeter		
	Exclusions		
	Air Barriers @ Locations Not Listed		
	Significant Substrate Preparation		
07 62 00	**Sheet Metal Flashing and Trim/Thru Wall Flashing**	**$**	**61,940.79**
	Material Per Specifications		
	Scope		
	Prefin. Metal Flashing @ Door Head at Stucco to CMU - A561/10		
	Prefin. Metal Flashing @ Door Head at Brick to CMU - A561/8		
	Prefin. Metal Flashing @ Elevator Head - A551/10		
	Prefi. Metal Flashing @ Louver head at Brick to CMU - A562/8		
	Prefin. Alum. Flashing @ Louver Sill at Brick to CMU - A562/8		
	ST. STL. Flashing @ Louver Sill at Brick to CMU - A562/8		
	Prefin. Metal Flashing @ Louver Head at Stucco to CMU - A562/3		
	Prefin. Metal Flashing @ Louver jamb at Stucco to CMU - A562/2		
	ST. STL. Flashing @ Base of Wall		
	ST. STL. Flashing @ Lintels		
	Flexible Flashing @ Metal		
	Sealant Treatment		
	Exclusions		
	Metal Flashing @ Locations Not Listed		
	Significant Substrate Preparation		
07 92 00	**Joint Sealants**	**$**	**32,547.67**
	Material Per Specifications		
	Scope		
	Sealant @ Hm Door (Exterior)		
	Sealant @ Hm Door (Interior)		
	Sealant @ Louver (Ext)		
	Sealant @ Louver (Int)		
	Sealant @ Masonry Cj (Ext)		
	Sealant @ Cmu Cj (Ext)		
	Sealant @ Cmu Cj (Int)		
	Sealant @ Scupper		
	Sealant @ Dissimilar Stucco To Conc.Wall		

	Sealant @ Dissimilar Veneer @ Brick To Concrete Cap	
	Sealant @ Dissimilar Veneer @ Stone To Brick	
	Slab on grade - S300	
	Sealant @ Column Isolation Joint	
	Sealant @ Slab To Wall Joint Ej	
	Slab On Grade @ Cj	
	Traffic Joints	
	Sealant @ Building Base	
	Sealant @ Sidewalk EJ (30' OC)	
	Exclusions	
	Sealants @ Locations Not Listed	
	Significant Substrate Preparation	
	BASE BID	**$ 245,326.86**

This proposal is valid for 30 days.

Submitted By: **Eli Madriz**

7200 W. University Dr. Suite 204, McKinney, Texas 75071

Phone: 972-488-2999

www.Kemcocontractors.com - Estimator@kemco-sc.com

ROOFING & SHEET METAL
- Modified Bitumen
- BUR
- EPDM
- TPO/PVC
- Metal

WATERPROOFING & CAULKING
- Joint Sealants
- Expansion Joints
- Membrane Waterproofing
- Elastomeric Coatings
- Water Repellents
- Waterblasting
- Concrete/Masonry Repair
- Damproofing
- Flashing
- Traffic Coatings

ROOF MAINTENANCE & LEAK REPAIR
- Building Surveys
- Leak Repair
- Roof Maintenance

DALLAS LOCATION
2170 Diplomat Dr
Farmers Branch, TX 75234
214.273.9110

OTHER LOCATIONS
- Houston
- Austin
- San Antonio
- Oklahoma City

Date: 8/15/2024
Contractor: Swinerton Builders
Attn: Bejamin Gair
Phone: 214-771-2039
Reference: Celina Government Center Garage
Date of Drawings: 7/1/2024

Chamberlin Dallas, LLC hereinafter referred to as Chamberlin proposes to furnish all labor, materials, equipment and insurance necessary to perform the work generally described as follows:

Scope of Work:

Below Grade Sheet Membrane **$5,689**

- **Chamberlin will furnish and install GPC Bituthene 3000 at the following locations:**
- **-elevator pit .**
- **-Price includes termination bar, mastics, drain mat and connector tees.**
- **-Price includes 300R at elevator pit underslab**
- ***Price excludes backfilling of subgrade conditions after installation of material**
- **ADD: Add GPC Bituthene 3000 and drain mat at ramp walls. (not shown in plans): $13,840.00**

Building Joint Sealants **$54,957**

- **Chamnerlin will furnish and install urethane sealants with joint filler, where needed, at the following locations:**
- **-slab-on-grade control, construction, and isolation joints**
- **-Column isolation and connection joint**
- **-Vertical CIP control joints**
- **-CMU control joints**
- **-Masonry control joints**
- **-Bolloards**
- **-HM Frame head and jamb joints**
- ***price excludes stucco control joints**

Site Sealants **$5,524**

- **Chamnerlin will furnish and install urethane sealants at the following locations:**
- **-pavement expansion joints**
- **-sidewalk expansion joints**
- ***Price excludes removal of redwood strips**

Fluid applied air barrier **$48,845**

- **Chamberlin will furnish and install ExoAir 230 at exterior wall cavities as indicated in plans.**
- **-Includes sheathing joints.**

Flashings **$22,465**

- **Chamberlin will furnish and install rigid and flexible flashings at the following locations:**
- **-Base of wall at air barrier**
- **-Lintel at air barrier**
- **-head of HM door frame**

Vehicular Traffic Coating **$78,914**

- **Chamberlin will furnish and install vehicular traffic coating at closure strips and construction points.**

Silane Sealer **$36,414**

- **Chamberlin will furnish and install silane sealer at level 4 deck and ramp.**
- **-Price includes light rinse of deck, coverage not to exceed 125 sf/gal.**

Voluntary Alternates:

* Any value engineering or cost savings suggestions/pricing by Chamberlin are to be accepted or rejected by the owner and/or the design team in writing. Chamberlin is not a design professional and as such Chamberlin's proposal does not include any design services for the project. It is expressly understood that Chamberlin is not responsible for and assumes no design responsibility for the project, including any value engineering items.

* We will perform the work described above, for the sum of break-out above excluding tax on materials; plus 1.5% for a P&P bond, if required.

* All break-out pricing is for reference only and shall not be considered stand alone pricing.

Additional Term & Conditions

* See **"Exclusions"** rider.

This proposal is based upon execution of a standard AIA construction contract, such as the AIA 101 contract or A 401

Provision for Contracts with a General Contractor:

The construction industry is currently experiencing shortages and delays in obtaining construction materials such that reliable assurance of material availability, timely delivery, and firm pricing of materials cannot be obtained. The parties acknowledge that some of the materials and products to be used and installed in the construction of the Project may become unavailable, delayed in shipment, and/or subject to price increases due to circumstances beyond the control of the Subcontractor. Notwithstanding anything to the contrary herein or in the Contract Documents, if a specified product is unavailable or delivery is delayed, Subcontractor shall provide written notice to Contractor and shall be afforded additional time and substitute products may be considered, and if there is an increase in price of materials, equipment, or products between the date of this Agreement and the time when the affected material is delivered to the Project, the subcontract amount shall be increased to reflect the additional cost to obtain the materials, provided that the Subcontractor provides written notice and documentation of the

* This offer is good for thirty (30) days.

* The parties agree that Chamberlin shall be entitled to time and cost adjustments for any delays or price increases arising out of or relating to the effects of the most recent Coronovirus outbreak.

* Prices above exclude P&P Bonds, fees, overtime, liquidated damages, and permits.

* All colors are to be selected from the manufacturer's **standard color chart**.

* All work to be performed during **normal business hours**.

* This proposal is based upon execution of a mutually agreed upon contract terms and conditions between Chamberlin and the Contractor/Owner.

* Contractor **agrees to furnish**: complete access to work areas free and clear of obstructions, dumpster, toilet facilities, potable water, and all electrical power, as required, at no additional cost to Chamberlin.

* **All surfaces** to receive waterproofing, dampproofing, coatings, sealers, expansion joint systems, or sealants are to be provided by others to Chamberlin in a smooth, broom clean condition, free of contaminants, form oils, release agents, voids,

* Unforeseen conditions or circumstances are not assumed nor anticipated in the scope of work proposed above and will be brought to the client's attention immediately upon discovery by Chamberlin personnel for a prompt resolution.

* Chamberlin is not responsible for recognizing, locating, or removing asbestos, PCB's, or other hazardous materials.

* Samples of products or systems presented for review are intended only to provide a general representation and not necessarily an exact replica of the products or systems to be furnished or installed. Any alternates proposed are subject and pending the owner and architect's approval.

* For CIP programs, not withstanding anything to the contrary, the CIP deduction (contract reduction) is limited to the amount of insurance premium that will be saved by Chamberlin due to the provision of insurance by General Contractor or Owner. The CIP deduction is based on our insurance rates as classified by Chamberlin and will reflect Chamberlin receiving the same insurance coverage that is provided under the current Chamberlin insurance policies. The CIP program shall have a minimum ten (10) year term for completed operations coverage. Concerning, but not specifically limited to Excess-Umbrella coverage, on which Chamberlin has a flat fixed premium, there will be no deduct provided as there is no savings to benefit Chamberlin.

*** This bid is contingent on Chamberlin's review and acceptance of the CIP Insurance coverages and limits.**

* Copy of the contract between the owner and the general contractor as well as a copy of the bond from the general contractor to the owner shall be provided within five (5) business days of the execution of the contract between Chamberlin and the general contractor.

* All pricing is predicated on a maximum deductible cost of $25,000 for the owner's builders risk insurance policy.

* All time and material work (T&M) will be completed at a rate of $55.00/hr with 20% mark-up on materials.

* Retainage shall be paid **60 days** after contracted work is complete & accepted in writing by owner & contractor.

* Chamberlin's **standard warranty excludes**: failures caused by failure of the substrate, moisture vapor transmission or hydrostatic pressure, abuse, conditions that exceed the limitations of the materials, sufficiency of the design; removal and replacement of overburden materials; incidental and consequential damages.

* This proposal is not for the sale of goods, but rather a service contract for the installation or application of products, systems or materials. Therefore, **THE IMPLIED WARRANTIES OF MERCHANTIBILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXCLUDED.**

* Contractor's repair obligations during the Warranty Period are limited to the original price of the waterproofing installation. In no event shall contractor's liability exceed the original installation price of the waterproofing system, even if it is claimed or determined that the warranty provided has failed of its essential purpose.

*** All contracts will be issued to Chamberlin Dallas, LLC.**

Sincerely,

CHAMBERLIN Dallas, LLC

Justin Pickering

Justin Pickering Estimator - Waterproofing & Caulking
Main (214) 273-9110 Cell (214) 529-4667
jpickering@chamberlinltd.com

Note: This proposal is subject to the attached **"Exclusions"** rider.

"EXCLUSIONS"

* Items not specifically mentioned above as being included are considered to be expressly excluded
* All sealants are based on a single color choice. Additional, custom and/or multiple color selections may be subject to additional pricing for both material as well as additional labor to install.
* Removal of zip strips, wood fillers, fiber boards, and concrete from site sealants
* Hot pour rubber sealant
* Caulk floor tile or paver joints
* Caulk granite, marble, or other stone joints
* Caulk in conjunction with painting, drywall or acoustical needs
* Caulk hand-set stone joints
* Caulk plaster joints or plaster soffit joints
* Caulk interior frames in drywall, or elevator door frames
* Caulk aluminum frames, windows, glass block, skylights, canopies, storefronts or metal panels
* Caulk penetrations, thresholds, sills, sanitary, millwork or other interior finishes
* Caulk in conjunction with roofing or sheet metal
* Firesafing at perimeter of building and MEP penetrations through CMU
* Fire resistant sealants
* Pre-molded compressible foam sealers, expandable foam sealants, secondary seals, preformed silicone sealants, compression seals or gaskets
* Compressible fillers and elastomeric tubing joint fillers
* Reglets, covers, keyways, waterstops or vapor barriers
* Blockouts
* Parge coat on masonry walls
* Abrasive blast cleaning; removing curing compounds and sealers
* Mechanical cleaning of concrete
* Preformed expansion joint fillers
* Spray polyurethane foam sealants
* Shower pans or cementitious coverings over waterproofing systems
* Drainage systems and components
* Cavity wall insulation unless otherwise noted within proposal
* Installation of sheet membrane or fluid applied air barrier on USG Corp. Securock/Durock (Green or Purple Board) or National Gypsum's XP (Purple Board) glass mat sheathing unless additional compensation is provided to Chamberlin to account for the additional labor and material required to account for the porosity of the substrate. (Chamberlin can provide additional
* Flashings, underlayment, and membranes under sheet metal, metal panels, and copings
* Patching of concrete - spawls, holes, fins, honeycombs, etc.
* Protective concrete topping slabs
* Sump pump
* Protection board where drainage board or insulation is used over waterproofing membrane
* Backfilling over waterproofing or monitoring of backfill operations
* Stone and tile pavers
* Waterproofing at wet interior floor area(s)
* Glass cleaning
* Traffic striping and traffic demarcation
* Any costs associated with commissioning
* Exterior finish must be in place prior to exterior envelope testing, testing shall not be done directly against air barrier system

Cc: Reading File
Bid File

August 8, 2024

Swinerton Builders
Attention: Christopher Dencklau
2200 Main Street, Suite 300
Dallas, TX 75201
Phone: 469.836.0908
Email: **Christopher.dencklau@swinerton.com**

RE: Celina Government Center Garage – Waterproofing Proposal

Dear: Christopher

We propose to furnish all labor, materials, tools, equipment, and insurance necessary to complete the following scope of work:

Section 071300 – Sheet Waterproofing

- Provide and install self-adhering sheet waterproofing membrane at the below grade garage ramp walls as indicated in the drawings
- Provide and install self-adhering sheet waterproofing membrane at the elevator pit walls
- Provide and install pre-applied underslab sheet waterproofing membrane at the elevator pit slabs

- **Excludes site walls and grade beams – not shown in the drawings**

Section 071800 – Vehicular Traffic Coating

- Provide and install two-component vehicular traffic coating at various locations as indicated in the drawings:
  - Closure strip at PT slab – 3/S-512
  - Stressing blockout at PT slab – 2/S-512
  - Construction joints at PT slabs – 4 & 7 on S-512

- **Excludes Level 2 vehicular traffic coating over level 1 rooms – not shown in the drawings – add $54,639.00 to base bid for us to pick this up (~8,350 sf)**

- **Excludes concrete slab 40% silane sealer at top level – add $32,900.00 for one coat if required**

Section 072700 – Air Barriers

- Provide and install Tremco Exoair 230 fluid-applied air barrier assembly at the exterior cavity walls as indicated in the drawings

- **Excludes third party testing – by owner per specs**
- **Excludes water repellents**
- **Excludes cavity wall insulation**

Section 076200 – Sheet Metal Flashing

- Provide and install metal flashing and flexible flashing at the following locations as indicated in the drawings:
  - Base of exterior walls and at lintels – this is not shown in the drawings, but likely can be implied to be required (Deduct $45,176.00)
  - Thru wall flashing at scupper heads – excludes scupper metal
  - Thru wall flashing at elevator tower-to-roof canopy
  - Exterior HM door heads
  - Louver heads, sills, and jambs
  - Overhead door heads

Section 079200 – Building Joint Sealants

- Provide and install sealant and backer rod at the following building joint locations:
    - Hollow metal door perimeters
    - Louver perimeters
    - OH door perimeters
    - Masonry control joints
    - Dissimilar material joint between exterior façade types
    - Non-rated CMU partitions
    - Slab-on-grade control joints

- **Excludes coping sealants – by roofer**
- **Excludes firestopping**
- **Excludes expansion joint assemblies – specified but not shown – this probably is not required**

Section 079210 – Traffic Joint Sealants

- Provide and install self-leveling urethane sealant and closed-cell backer rod at the following exterior site joint locations:
    - 15' OC paving control joints
    - 90' OC paving expansion joints
    - Sidewalk expansion joints
    - Curb-to-sidewalk joints
    - Concrete-to-building joints
    - Concrete-to-concrete butt joints

- **Excludes courtyard joints – not clear**
- **Excludes removal of redwood expansion joints**

We will perform the work as described above during normal/regular weekday hours, for the Lump Sum price of **$262,905.00**; excluding tax on materials. Excludes P&P Bonds (pre-paid at 1.5% of contract amount, if required).

Incorporated Notes & Clarifications:

- Established in 1973. Our current **EMR is 0.92.**
- This offer is valid for 60-days.
- Refer to the attached Certificate of Insurance for specific coverage, which includes automatic blanket additional insured and waiver of subrogation endorsements on all lines of business and shall not be exceeded or modified without an additional premium payment.
- We acknowledge Addendum – **none**.
- Price **does not** include: remodel tax, P&P Bonds, project specific endorsements, Builder's Risk, Pollution Liability, Professional Liability, ABBA membership/audits, fees, SSPC-QP1 certification, permits, right of offset, union labor agreements, risk of non-payment, damages for delays, overtime, off-hour/nights or weekend work, dumpster, toilet, water, electricity, or liquidated damages.
- Price **does not** include: traffic control, barricades, flagmen, fencing, any subsidiary work items outside scope of work, sewage containment, spill cleanup, off-site debris disposal from shotblasting/grinding/chipping/sandblasting/water blasting, collect and dispose rinse water, striping, water stops, water tests, pin hole or holiday testing, tensile testing, inspection/reinspection fees, test and treat for pH or MVT, landscape replacement, test for ADA compliance, core sampling, lighting, ventilation, odor control, temperature/humidity control, enclosures, tents, or partitions, and 3-phase electrical power.
- Samples of products or systems presented for review are intended only to provide a general representation and not an exact replica of the color, texture or finish of the products or systems to be furnished or installed.
- MEI will be granted full and complete access to all work areas, absent fixtures, equipment, hangars, conduit, wiring, machinery, and other immovable objects to be removed and replaced by others.
- All surfaces to be clean and dry, free of debris, stains, fins, projections, divots, sealers, densifiers, release agents, and curing compounds.
- Unforeseen conditions or circumstances are not assumed nor anticipated.
- MEI is not responsible for recognizing, locating, removing, collecting, or disposing any toxic or hazardous materials.
- Price based upon a mutually agreed upon contract. Items not specifically included are excluded.
- Mobile's standard **1-year Installer's Warranty** excludes defects, failures or liabilities caused by: failure of the substrate, moisture vapor transmission or hydrostatic pressure, abuse, damage by others; damage to facilities; conditions that exceed the limitations of the materials; sufficiency of the design; removal and replacement of overburden materials; and special, incidental, consequential, punitive or indirect damages or injuries.
- This proposal is not for the sale of goods, but rather a service contract for the installation of products, systems, or materials. Therefore, **THE IMPLIED WARRANTIES OF MERCHANTIBILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXCLUDED.** Venue shall be in Tarrant County, Texas.
- The COVID-19 Shut Down Period shall not be deemed Force Majeure and shall not be grounds for termination or suspension of the Contract. Any and all contractual deadlines shall be extended day-for-day during the COVID-19 Shut Down Period and all contractual obligations shall be deemed suspended during a COVID-19 Shut Down Period.

Respectfully submitted,

Mobile Enterprises, Inc.

Chandler Sinn
Project Estimator
682-217-3997
csinn@mei.global

Southwest Construction Services

DALLAS | FORT WORTH | HOUSTON | AUSTIN
Waterproofing, Sawing and Demo, Specialty Concrete Services

August 8, 2024
Proposal # W24-080111
Project Name: Celina Government Center Garage
Project Location: Celina, TX

Bidding Contractor
Attn: Estimating

Base Proposal

Southwest Construction Services proposes to furnish all material, equipment, and manpower to perform the following scopes of work.

Item #1
Furnish and install **Dow Corning 790 Silicone** building sealants @ the following locations:

- **A.** Double doors
- **B.** Single doors
- **C.** Masonry control joints
- **D.** TOW
- **E.** **Joints not to exceed ¾" unless otherwise noted**

Lump Sum $ 23,000.00

Item #2
Furnish and install **Xypex Concentrate** crystalline waterproofing @ the following locations:

- **A.** Elevator pit walls and slab
- **B.** **Notes:**
  - **a.** Applied to the negative side
  - **b.** Water-tight guarantees can only be provided for underslab waterproofing at locations that have permanent below grade de-watering systems or locations that will always have non-hydrostatic conditions

Lump Sum $ 8,500.00

Item #6
Furnish and apply **GCP Perm-A-Barrier VPL** fluid-applied air barrier @ the following locations:

- **A.** Behind brick and stucco over CMU
- **B.** Behind brick over CIP
- **C.** **Includes:** Joint treatment and system flashing
- **D.** **Excludes:** Terminating of any flashing installed by others

Lump Sum $ 85,500.00

Item #4

Furnish and install **GCP Bituthene 3000** sheet applied waterproofing @ the following locations:

- **A.** Ramp walls
- **B.** **Includes:** GCP bituthene 300 and hydroduct 220 drain mat

Lump Sum $10,000.00

Voluntary Options:

Item #1

SCS to provide certified payroll, FC Background Checks, Drug Testing, Badging, or orientations to any contract/invoice/PO work under $ 10,000.00

Lump Sum $ 900.00

Item #2

SCS Price and Performance Bond cost will be priced based on total contract amount.

Exclusions:

All scopes of work not specifically mentioned above. Any sealant not specifically mentioned above. Sealants at windows, storefronts or penetrations. All fire caulking. All floor cleaning. All removal of laitance, debris, glue, etc. prior to application of floor sealer. All flashing (sheet metal, flexible, through wall, copper, etc.). All pre-compressed or expansion joints assemblies. Protection of substrates prior to and after installation of material. Removal of full depth redwood or fiberboard. Weekend, night or holiday work. Removal of debris or cleaning of other trades materials, trash. Lighting, barricades, traffic control, permits. Any certified payroll, FC background checks, drug testing, badging. All A.B.A.A. QAC Certifications. All voluntary options above not taken in contract.

Qualifications:

Proposal valid for 15 calendar days (unless otherwise stated above)
Work to be done during standard work hours Monday - Friday 7:00 am – 4:00 pm
One mobilization per scope item
Itemized pricing contingent on all scopes of work being awarded to SCS
All scopes come with SCS 1-year warranty unless specifically noted above

Thank You,

Kyle Kelley

Waterproofing Sales Manager
Southwest Construction Services
CELL 469.964.2435
kkelley@sw-construction.com

Subcontractor Bid Analysis

Trade: **07.21 Insulation**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Ariel**

	Selected Sub			x
Subcontractor	Alpha	LCR	Rolling Plains	Alpha
Phone	469-290-7557	405-361-5763	469-899-5290	469-290-7557
Contact	Mack Herold	Andres Solis	Benny Perez	Mack Herold
email	herold@alphaiwp.com	asolis@lcrcontractors.com	benny.perez@rollingplains.com	mherold@alphaiwp.com
Scope Complete	Yes	Yes	Yes	Yes
Rank	1	2	3	1
Delta To Low	0%	34.81%	61.68%	0.00%
Enter SBE %	0%			
SBE $$$	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost	Alpha	LCR	Rolling Plains	Alpha
				$ 38,466	$ 51,856	$ 62,190	$ 38,466
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -
		Prequalification Status		Yes	No	Yes	Yes
		MSA Status		Yes	No	Yes	Yes
		Single Project Limit		$ 35,180,649	NA	$ 250,000	$ 35,180,649
		Aggregate Limit		$ 79,156,461	NA	$ 562,500	$ 79,156,461
		Exclude Sales Tax	-	excluded	excluded	excluded	excluded
		Textura	-	$ -			
		Prevailing Wages Included	-	included	included	included	included
		Responses to RFIs Included	-	n/a to this scope	n/a to this scope	n/a to this scope	n/a to this scope
		Scope sheet included	-	n/a	n/a	n/a	n/a
		Schedule included	-	included	included	included	included
Trade Specific Requirements							
Base Bid			$ 68,280	$ 38,466	$ 51,856	$ 62,190	$ 38,466
A-121 - A-123 8/A-501		6" R38 spray insulation under slab (over rooms 102 - 107, 202, 302)	$ 68,280	$ 38,466	$ 51,856	$ 62,190	$ 38,466
A-121 - A-123 8/A-501		Intumescent ignition barrier	$ -	included	included	included	included
072119 2.02.A		Closed cell spray foam	$ -	included	included	included	included
			$ -	$ -			
			$ -	$ -			
		Total Base Bid (excl. Bond)	**$ 68,280**	**$ 38,466**	**$ 51,856**	**$ 62,190**	**$ 38,466**

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ALPHA
INSULATION & WATERPROOFING, INC.

301 Leora Lane, Suite 190 • Lewisville, Texas 75056 • Tel: (972) 446-2600

August 21, 2024

Ariel Miller
Swinerton

SUBJECT: Foamed-in-Place Insulation
PROJECT: Celina Government Center Garage

Dear Ms. Miller:

We are pleased to submit our proposal for the following scope of work on the above referenced project based on plans dated 07-11-24.

SECTION 072119 - FOAMED-IN-PLACE INSULATION

Inclusions: Apply closed cell foam to achieve an R-38 (nominal 5.33" thickness) at the underside of the concrete deck only, as called out on A-121, A-122, A-123, and A-501 detail 8. This includes the application of a thermal barrier to meet code, and per these same details. Our price includes one mobilization and is based on a standard spray textured finish.

Exclusions: Colors other than white, for the thermal barrier, per spec. Application of a transition membrane. Application of foam stop angles. Application of spray foam insulation within walls, such as at Wall Type 'F' on A-501 detail 4 (none found). Patching of damaged foam insulation by others, 250v/80a three-phase power, constant 40psi water source within 150ft of pump per pump, dumpster for trash, placement of ducts, pipes, ceiling grid or interior walls prior to insulation, testing, heating, ventilation, and all other work not listed above.

Note: Please see the add below if foam stop angles are to be required. This add includes only stop angles where it was abundantly clear there were no walls in place, and as such only includes the perimeter Storage area 103. If further stop angles will be required, an additional add will be required.

$38,466.00
Add for Foam Stop Angles: $5,410.00

Total **$38,466.00**

Notes and Clarifications

1. All materials are furnished and installed.
2. Sales tax is excluded.
3. OSHA 30 Certified.
4. Bond is not included. Contact Alpha Insulation & Waterproofing, Inc. for job-specific pricing if required.

"Contributing to YOUR success, one project at a time."

5. We acknowledge the wage scale.
6. The terms & conditions of this proposal and the scopes of work it contains are based on AIA-201A until contract negotiations have been finalized.
7. Proposal valid for 30 days unless otherwise noted.
8. All bids and proposals submitted by Alpha Insulation & Waterproofing, Inc. have been prepared based on supply chain operations and escalation rates per market conditions at the time of this proposal. Any contingencies, escalations or guaranties provided at this time would be highly speculative and therefore are not included. Any escalations will be the responsibility of the Owner/General Contractor thru project completion.
9. We acknowledge no addenda.

I would like to thank you for considering Alpha Insulation & Waterproofing. I will contact you shortly by phone to address any technical or scope questions you may have concerning the systems proposed above.

Sincerely

Alpha Insulation & Waterproofing, Inc.

Mack Herold

ALPHA
INSULATION & WATERPROOFING, INC.

Fireproofing Patching Time & Material Rates
2024

Daily Equipment Rate
Includes the following:

• Daily Rate – Spray Rig & Accessories	$695.00 / day
• Foam Truck	$150.00 / day
• Small Generator	$110.00 / day
• Large Generator (Tow-Behind)	$210.00 / day
• Scissor Lift (Up to 26')	$530.00/wk // $960.00/mo
• Boom Lift (Up to 80')	$2,750.00/wk // $6,235.00/mo

Materials **(Rates do vary depending upon material used.)**

▪ Fireproofing - Commercial Density (Std.)	$49.00 / bag
▪ Fireproofing - Medium Density	$52.00 / bag
▪ Fireproofing - High Density	$67.00 / bag
▪ Fireproofing Accelerator	$49.00 / bag
▪ Mineral Fiber Patch	$77.00 / bag
▪ Bond Seal	$292.00 / pail
▪ Firebond	$475.00 / pail
▪ Spray Applied Insulation (K13 or Fiberglass (std. colors except Black)	$59.00 / bag
▪ Spray Applied Insulation (K13 Black or FC)	$126.00 / bag
▪ Spray Insulation Adhesive (Cellulose)	$1580.00 / drum
▪ Spray Insulation Adhesive (Fiberglass)	$165.00 / pail
▪ Intumescent Fireproofing	$635.00 / pail
▪ Fire Safing	$75.00 / bundle
▪ Polyurethane Spray Foam	$4000.00 / drum/set
▪ Sheet Poly	$85.00 / roll
▪ Wind Screens (each)	$50.00 / day
▪ Duct Tape	$31.00 / roll
▪ Spray Glue Adhesive	$21.00 / can
▪ Lath	$21.00 / sheet
▪ Shots/Pins	$0.85 / ea
▪ Screws	$0.60 / ea
▪ Washers	$0.40 / ea

Labor **(There will be a 8-hour minimum per day for all labor used. Does not incl. night time premium)**

▪ Mobilization (Equip. loading from office with local delivery)	$1,510.00
▪ Demobilization (Equip. loading from jobsite & return to office)	$1,510.00
▪ Crew Travel Port to Port (Out of town each way)	$215.00 / hr.
▪ Equipment Mob / Demob. (Out of town each way)	$2.89 / mile
▪ Superintendent	$85.00 / hr.
▪ Foreman	$75.00 / hr.
▪ Applicator	$70.00 / hr.
▪ Machine Operator	$65.00 / hr.
▪ Lather	$60.00 / hr.
▪ Laborer	$55.00 / hr.
▪ Trucking (Port to Port)	$105.00 / hr.

1. Above unit rates for labor include burden. However, unit rates for labor DO NOT include OT.
2. Unit prices for materials are all inclusive.
3. All unit rates listed above DO NOT include OH & P.
4. If overnight stay is required, an additional charge of $250.00 / man per night will be assessed.
5. All labor rates are charged "Port to Port" plus $1.25 per mile each way.

Signature & Date of Acceptance_____

PROPOSAL

Project Name:	Celina Government Center Parking Garage
Proposal Date:	8/20/2024
Estimate No.:	240569

LCR Contractors
415 US Hwy 80 East
Mesquite, TX 75150
(214) 761-1940

Customer: **SWINERTON**
Ariel Miller
ariel.miller@swinerton.com
574.329.9664

We propose to furnish the necessary labor, materials, equipment, and insurance to perform the scope of work listed below for the price quoted. The following clarifications should explain our proposal:

Scope of Work: Specification Sections Spec 072129 Foamed-In-Place Insulation. Plans dated 07-11-2024.

Closed Cell Foam

1) Bid is based on 2 component, Closed Cell, 2 lb./cf, Spray Polyurethane Foam Insulation
2) Bid is based on application thickness to achieve an R38 thickness at the underside of the designated highlighted areas of the structure provided by Ariel Miller on 08-20-2024.
3) Bid does include an Ignition Barrier where over spray foam. The insulation location above encapsulated gypsum board does not require Ignition Barrier.

Base Bid:	**Closed Cell Spray Foam:**	**$43,432**
	Ignition Barrier:	**$ 8,424**
	TOTAL BASE BID:	**$51,856**

Value Engineering Options

1) In lieu of ignition barrier at areas that are protected by a gypsum board membrane, this cost is included.

Credit for Ignition barrier: **<$8,424.00>**

Respectfully,

Andres Solis

LCR Contractors | Project Manager
Mobile: 405-361-5763
E-mail: asolis@lcrcontractors.com

General Clarifications

General

- Bid is based on access to a clear area for uninterrupted scaffold or lift movement. No bulk materials (sheetrock, studs, ductwork, etc.) shall be stocked in the work area.
- Bid assumes that a staging area will be provided for our equipment and material, with access for material deliveries.
- Bid includes the removal of our debris from the building and into an on-site trash dumpster provided by the general contractor for our use.
- Bid excludes patching of our material due to damage by others, unless specified in our pricing breakdown.
- Bid excludes Inspections & Testing of completed work.
- Bid excludes payment and performance bond, unless specified in our pricing breakdown.
- Bid excludes sales tax.
- This bid proposal is valid for thirty (30) days from the date submitted.

Spray Fireproofing

- Bid is based on following the specified fireproofing installation sequence. Specifically: clips & other deck attachments must be installed prior to our work. Spray fireproofing must be applied prior to MEP overhead work that would prevent access to spray areas.
- Bid does not include cleaning of overspray on MEP materials, metal studs or metal stud tracks, or walls.
- Spray Fireproofing cannot begin until concrete floor has been placed.
- Spray Fireproofing cannot begin until a completed roofing system is installed, including rigid insulation. Roof traffic is prohibited during fireproofing application and curing.
- Bid is based on all steel that is required to receive spray fireproofing being non-primed and non-painted. Metal Roof Deck to be galvanized.

Intumescent

- Intumescent Fireproofing excludes any topcoat/finish paint. Topcoat/finish paint must be compatible with Intumescent Fireproofing.
- Bid is based on all steel that is required to receive intumescent fireproofing to be primed with approved manufacturer's primers.

Spray Foam Insulation

- Spray foam insulation is a 2 component, spray applied foam insulation. It is highly versatile and works as an air and thermal barrier system, which delivers the ideal R-value and air sealing properties, addressing the most significant source of energy loss.
- Spray foam insulation which is exposed to or in a conditioned air area is required to have a 15-minute thermal barrier material covering the spray foam per most building codes. All areas being encapsulated with a gyp board membrane or precast concrete panel are not required to have the additional 15-minute thermal barrier.
- It is the responsibility of the general contractor to confirm the R-Value quoted.

Firestopping

- We propose to meet the hourly fire resistive requirements of the plans and specifications only. The applicability of these documents to laws, statutes, building codes and regulations are not the responsibility of this contractor.
- Fire Blockers furnishes and installs firestop systems and EJ/EFRRA's in accordance with the Manufacturers' installation instructions, the listings and the EJ/EFRRA's submitted. Fire Blockers excludes non-mandatory Guides from Standards Development Organizations such as ASTM, UL, Intertek, or others.
- Price based on 0" to 1/2" annular space on all penetrations. Others are responsible to ensure penetrations and joints meet annular space requirements per submittal package.
- No firestopping shall be installed until building is dried in.
- Firestopping to be done prior to installation of ceiling grid and/or access flooring.
- Penetrations need to be firestopable (i.e. assembly built correctly, hole not too large, not overfilled, perpendicular to wall/floor, etc.)
- Firestop is NOT a finished product.
- The cost of additional training or certification has not been included.
- Proposal is based on acceptance of U.L. design numbers and/or engineering judgments submitted prior to application of job. If U.L. design numbers or judgments are not accepted, contract must be changed accordingly.
- Proposal is based on 40 hour / 5-day week (1st shift).
- Standard Exclusions:

Blank Openings	Reposition of riser clamps	Draft Stops
Trimming drywall track	Sheetrock repair	Installation of sleeves
Caulking Dampered Ducts	Control/Expansion Joints	T-Ratings
Waterproofing of any kind	Installation of reinforcement angle	Sealing of all thread, unitstrut, and similar support devices
Temporary Power Pens		

SHIPPY'S Rolling Plains INC. CONSTRUCTION

Celina Government Center Parking – Foamed In Place Insulation Proposal

August 21, 2024

Spec # 072119 Foamed In Place Insulation

Attention: Swinerton (Ariel Miller)

We are pleased to submit our proposal to provide the necessary equipment, materials, labor, and supervision to perform the foamed in place insulation required for this project. Please see details below.

Inclusive Clarifications (Scope of Work):

1. Foamed in place insulation is based on Keynotes on Sheets A-121, A-122, and A-123; Keynote 307 and Roof Assembly detail 8 on sheet A-501 indicating foamed in place insulation direction and applied as follows...
    a. Foamed in place insulation applied to underside of exposed ceilings at Storage Rooms.
    b. Ignition barrier applied over foamed in place insulation.
    c. Closed cell foam insulation as specified.
    d. We include an average thickness to achieve an R-38 insulation value.
2. Schedule approach as follows...
    a. **Per Schedule Dated 08/6/2024 has been reviewed. No foamed in place insulation is identified; please provide foamed in place insulation sequence and durations.**
    b. We have included one mobilization.

Exclusive Clarifications:

1. Prepping of steel, heat, ventilation, or temporary enclosures.
2. Standard, medium, high density and/or intumescent fireproofing materials.
3. Sales Tax.
4. Overtime, overnight, shift work, or weekends.
5. Generic UL designs listed in plans.

General Clarifications:

1. Per Architectural plans dated 7/11/2024; Structural plans dated 7/11/2024.
2. Surfaces to receive Foamed In Place Insulation shall be free of oil, grease, loose mill scale, dirt, paints / primers, or other foreign materials which would impair satisfactory bonding to the surface. Any cleaning of surfaces to receive foamed in place insulation is the responsibility of others, as outlined in the structural steel or steel deck specification.
3. Prior to application of foamed in place insulation, clips, hangers, support sleeves, and other attachments required to penetrate foamed in place insulation materials shall be installed prior to the application of foamed in place insulation.
4. Clutter, debris, and or stocked material on the floor must be located where they will not interfere with free movement of foamed in place insulation work, tools, and/or equipment. Protection of moving these items is not the responsibility of Rolling Plains.
5. We require free and clear access for movable scaffolds from the floor to the area to be insulated. No installation of pipes, ducts, conduit, partitions, uni-strut, all thread in excess of 6" lengths, plumbing tree or other material allowed.
6. Rolling Plains will leave floors in a broom clean condition.
7. Rolling Plains will be compensated for additional cost of any resulting out of work sequence.
8. Owner to provide a dumpster, adequate water, heat, ventilation, and power at the work site.
9. UL designs used are the most current and specific to material listed.
10. We have bid this project per Building Code and have not incorporated any fireproofing above and beyond.
11. Exclude capping, filling, or engineering judgments for treatments at Voids, Cavities, open ends of tube/pipe members and beam plates. We rely on project designers' input to treat conditions outside of the UL testing parameters of fireproofing assemblies for beams and columns. We do have resources to assist in decisions of this nature once all parties converge to understand possible solutions and scope intent.

This bid and scope would become part of or an attachment to any final agreement.

12. Foamed in place insulation application shall be performed from an OSHA approved rolling scaffold. Scaffold will be moved to locations while applicator is on top.
13. Bid does not include fireproofing at rated head of wall assemblies where lath is bridged to rated beams (lath baskets). This assembly is to be addressed by the drywall contractor.
14. An allowance for patching of other trades damage shall be established prior to starting patching work; patching billing must be approved monthly prior to commencing next month of patching work.
15. This proposal includes current material pricing and is subject to escalation due to supply chain and raw material shortages.

Total Base Bid: $ 62,190

I would like to thank you for this opportunity to be of service and look forward to working with you in the future. If you have any questions, please contact Benny Perez below.

Sincerely,

Benny Perez
Estimator | **Rolling Plains Construction**
Cell: 469-899-5290 | email: benny.perez@rollingplains.com
Address: 305 US-80 E, Mesquite, TX 75150
www.rollingplains.com

Subcontractor Bid Analysis

07.50 Membrane Roofing

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Ariel**

	Selected Sub			x	
Subcontractor	**Sterling**	**Anchor**	**Chamberlin**	**Sterling**	**Foreman's**
Phone	972-740-2407	817-229-9855	214-273-9125	972-740-2407	(202) 279-0446
Contact	Caleb Verkler	Brad Oberg	Zach Ballew	Caleb Verkler	Juan Antonio Tapia
email	eb@sterlingrooftexas.	brad@anchor-roofs.com	zballew@chamberlinltd.com	caleb@sterlingrooftexas.com	jtapia@foremansroofing.com
Scope Complete	Yes	Yes	Yes	Yes	Yes
Rank	2	3	4	2	1
Delta To Low	0%	41.00%	44.49%	0.00%	-30.20%
Enter SBE %	0%				
SBE $$$	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost							
				$ 55,300	$ 77,975	$ 79,903	$ 55,300	$ 38,597
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		No	Yes	Yes	No	No
		MSA Status		No	No	Yes	No	No
		Single Project Limit		N/A	$ 250,000	$ 9,256,400	N/A	N/A
		Aggregate Limit		N/A	$ 562,500	$ 20,826,899	N/A	N/A
		Exclude Sales Tax	-	excluded	excl	excluded	excluded	incl
		Textura	-	$ -	incl	included		
		Prevailing Wages Included	-	included	incl	included	included	
		Responses to RFIs Included	-	included	n/a to scope	n/a to scope	included	
		Scope sheet included	-	n/a	n/a	n/a	n/a	
		Schedule included	-	included	included	included	included	
Trade Specific Requirements								
Base Bid			$ 2,000	$ 55,300	$ 77,975	$ 79,903	$ 55,300	$ 38,597
		Base Bid	$ -	$ 53,300	$ 75,975	$ 79,903	$ 53,300	$ 36,597
A-104, A-311 7/A-501, 5,9/A-511		RA-1 - 1/2" gypsum cover board, 5" tapered poly iso insulation (R-25), PVC roof, all roof components fully adhered (roof at elevator tower and storage)	$ -	included	included	included	included	incl- Mech fastened
5,9/A-511		Cant strips, prefinished aluminum reglet, counterflashing	$ -	uired for PVC system	Excl	included	excluded - cant strips not required for PVC system	excl
5/A-511		Wood blocking and plywood at scuppers	$ 2,000	$ 2,000	$ 2,000	included	$ 2,000	$ 2,000
A-104, A-311 9/A-501, 7/A-511		RA-3 - 1/2" gypsum cover board, tapered poly iso insulation (no R value, only sloped to drain), PVC roof, all roof components fully adhered (canopies over stairs)	$ -	included	R-30 here	included	included	incl
7/A-511		Prefinished aluminum reglet, counterflashing, coping cap	$ -	l wrap parapet wall	included	included	reglet and counterflashing not required at coping cap - will wrap parapet wall	incl
P-214		Flashing for 2" VTR	$ -	included	included	included	included	incl
A-104, A-551 5/A-511	206	Metal downspouts with conductor heads and through-wall scuppers	$ -	included	included	included	included	incl
075400	1.03.B	20 year NDL warranty	$ -	included	included	included	included	incl
075400	2.01	Duro-Last Duro-Fleece Plus Fleece Back PVC roofing membrane, Duro-Guard ISO II insulation, Duro-Guard Securock Glass-Mat 1/2" roof board	$ -	Carlisle	60 mil? need manufacturer	Carlisle	Carlisle	Dura Last
		clarify wind warranty (not specified)	$ -	$ -				
		Total Base Bid (excl. Bond)	**$ 2,000**	**$ 55,300**	**$ 77,975**	**$ 79,903**	**$ 55,300**	**$ 38,597**

printed: 8/28/2024, 3:09 PM

Date: 8/15/2024
Company: Swinerton Builders
Attn: Ariel Miller

Roof Allowance for Celina Parking Garage, Celina, TX
Based on Issue for Bid-Permit Plans and Specs Dated 7/11/2024
Thru RFI Log Dated 8/6/2024

We propose to provide all labor, skills and materials necessary to complete the following:

Section 075400-Thermoplastic Polyolefin Membrane Roofing (1,263 sq. ft.)

1. Over 1 ½" 22-gauge **SLOPED** metal roof deck by others, at the Elevator Shaft 1 & 2 (533 sq. ft.), common fasten two layers of 2.2" standard *Type 2, Class 1, Grade 2 polyiso insulation (20PSI)* and ½" DensDeck Prime coverboard. ***R-value at these areas will be a minimum of 25.***
2. Over 1 ½" 22-gauge **FLAT** metal roof deck by others, at Stair 1, Stair 2 and the Storage room (730 sq. ft.), Fasten ½" DensDeck Prime to span the flutes. Over substrate, adhere fully tapered insulation to promote drainage and adhere ½" DensDeck Prime coverboard. ***No R-Value required at these areas.***
3. At all areas mentioned above, adhere 115mil white PVC membrane roofing system equal to Duro-last to meet manufacturer warranty requirements.
4. Adhere 60mil white PVC membrane at perimeter walls and terminate under metal coping cap or at pre-finished edge metal. ***Plywood sheathing is required at all walls per the manufacturer for fastening purposes and adhering purposes. All parapet sheathing to be installed by others. Adhering PVC to Densglass gold or similar products will not meet manufacturer warranty Requirements.***
5. Install flashings at 2 thru wall roof scuppers and 2 "thru roof scuppers". Please note that the two "thru roof scuppers" need to be drains that connect to the downspouts mounted to columns.
6. Install flashings at 3 VTRs only. No mechanical units shown on the roofs.
7. Provide owner with 20-year NDL warranty from the manufacturer, with a standard 55 MPH wind warranty from the manufacturer.

Section 076200-Sheet Metal Flashing and Trim

1. Install roof related flashings and counter-flashings as required for roof system only.
2. Install .040 shop fabricated aluminum coping at the perimeter walls of the two stair tower roofs. All other copings are shown to be stone caps by others.
3. Install 4 ea. TPO coated scuppers. More details are needed for the thru-roof scuppers on the two stair tower roofs.
4. Install 2 24-gauge prefinished collector heads with 24-gauge prefinished metal downspouts to match.
5. Color to be selected from manufacturer standard color chart.
6. Provide owner with a 20-year finish warranty.

For the Sum: $53,300.00 (No Tax Included)

Crane Budget to Load Materials at 4 Roof Areas:
Budget: $14,925.00

Notes and Exclusions

1. **The Pricing shown above is based on material pricing thru September 2024 (this bid will expire after 30 days)**
2. **All final material pricing will be based on time of shipment dates.**
3. We exclude all through wall/sill flashings, any roof insulation under the deck, all painting, all detached structures, and all other work not directly related to installation of roof systems unless mentioned otherwise above.
4. **We exclude all wood blocking, and all sheathing at back of parapet walls.**
5. **Materials used will be equal to Duro-last. We exclude all Duro-last materials.**
6. **We exclude all cant strips.**
7. **We exclude all reglet and counterflashing at metal coping cap.**
8. We exclude all work associated with lightning protection system.
9. General contractor shall provide safe access to all roof levels
10. We exclude all Payment and Performance Bonds.
11. **Notwithstanding any other terms or conditions in this Agreement or in Subcontractor's bid documents, it is expressly agreed by the Parties the following language shall apply to any pricing amounts, including material pricing, and delivery scheduled or delays: In no event shall Subcontractor be liable for any claims, costs, or demands arising from increases in pricing for materials or delays in delivery arising from market conditions beyond Subcontractor's control. As such, the Parties agree that any amounts included within Subcontractor's pricing or time for performance shall be subject to a written change order upon Subcontractor's receipt and delivery to Client of any confirmed pricing and delivery schedules from suppliers and that such change orders shall be subject to the appropriate markup included within the Subcontract entered into between Subcontractor and Client.**

Sincerely,
Sterling Roof Systems
Caleb Verkler
Office: 214-352-4700
Cell: (972)740-2407
Email: Caleb@sterlingrooftexas.com

Anchor
ROOFING SYSTEMS

August 9, 2024

ATTN: Ariel Winter
Swinerton Builders

Project: Celina Government Center Garage GMP

Anchor Roofing Systems proposes to furnish labor, materials, equipment, supervision, and associated insurance for the proper completion of the described scope of work. Our scope of work is inclusive of the items specifically outlined below. All other work is excluded.

Proposal is based on specifications and plans dated 7/11/2024

SCOPE OF WORK: PVC Roof Areas- 1,300 sqft

- Adhere two(2) layers of 2.6" polyisocyanurate insulation(Total R-30)with low rise foam adhesive
- Adhere Tapered insulation with low rise foam adhesive
- Adhere ½" DensDeck Prime coverboard with low rise foam adhesive
- Adhere 60 mil white PVC with bonding adhesive
- Provide Manufacturer's twenty(20) year NDL warranty
- Fabricate and install .040" pre-finished aluminum coping, collector heads, counter-flashing downspouts
- Fabricate and install 24 ga stainless steel reglet below stone coping
- Provide two(2) year contractor's warranty

Bid Amount……$75,975.00

NOTE: Anchor Roofing LLC will hold bid pricing for 30 days. This was based upon pricing information of Subcontractors' supplier in effect as of 8/9/2022, per Supplier's pricing sheet dated 8/9/2022. After 30 days if the prices charged by supplier to the Subcontractor for this project increase from the prices reflected on bid day, as demonstrated, and corroborated by an updated pricing sheet, subcontractor shall be permitted to submit, and Contractor will approve the increase.

GENERAL CONDITIONS:

Proposal is based upon one(1) mobilization. Proposal is not protected due to the current instability of our material pricing. All work is to be performed during standard working hours. All work is to be performed in accordance with the manufacturer's details and guidelines. Roof protection is the responsibility of any trade staging on the roof. Site utilities are to be provided by the General

Anchor
ROOFING SYSTEMS

STANDARD EXCLUSIONS:

- All items not specifically noted within the previously detailed scope of work.
- Providing, constructing, or installing roof access and any type of fall protection for other trades.
- Providing, constructing, installing, and insulating mechanical curbs.
- Opening, closing, patching, altering, or temporary protection at roof openings.
- All other gypsum sheathing, wood sheathing, and non-roof related wood blockings
- All pipe supports, equipment supports and other specialties.
- All waterproofing, through wall metal, and membrane related flashings.
- All sealants related to air barrier working including sealants at coping edges.
- All design, engineering, and testing.
- Providing or installing CMU bolts for the attachment of wood blocking at parapets.
- Flashing any item not specifically noted on the architectural roof plan.
- All site utilities (electricity, water, restroom facilities, trash disposal, etc.).
- All temporary roofing.
- Plywood sheathing at framed parapet walls
- Insulation sheathing at framed parapet walls
- Any use of items to be considered custom or non-standard.
- Stone coping
- Durolast Roof System
- **Payment and Performance Bonds. Add 2%.**

We Note no addenda

Proposal is valid for thirty (30) days

Certified HUB and WBE Contractor

Should you have any questions, please contact me at your convenience.

Respectfully Submitted,

Brad Oberg
Estimator/Project Manager
Cell: 817-229-9855
Office: 817-625-4351

August 8, 2024

Swinerton Builders
Attn: Ariel Miller

Reference: Celina Government Parking Garage – PVC Fleeceback Roofing Proposal

We propose to furnish all labor, materials, equipment and insurance necessary to complete the following scope of work based on plans and specifications dated 07/11/2024.

075400 PVC Membrane Roofing

- Furnish and install a fully adhered 60 mil fleeceback PVC membrane at all roof plans as indicated on roof plans A-104 dated above.
- Furnish and install fully adhered ½" densdeck prime coverboard.
- Furnish and install two (2) layers 2.6" polyiso to achieve desired thermal R-value at occupied spaces. Unoccupied spacing will receive tapered insulation only. First layer to be mechanically attached to metal decking with subsequent layers fully adhered.
- Furnish and install tapered insulation to promoted positive drainage towards all roof drainage systems.
- Furnish and install PVC flashing at perimeters and penetrations to meet manufacturers specifications.
- 20-year manufacturer's NDL warranty.

076200 Sheet Metal Flashing

- Furnish and install 040 Alum. Coping Cap flashing at locations marked on drawings dated above.
- Furnish and install 040 Alum. 2 pc. Counterflashing at locations marked on drawings dated above.
- Furnish and install 040 Alum. Leader Head and Downspouts at locations marked on roof plans dated above.
- Chamberlin is an ANSI SPRI ES-1 fabrication shop. All sheet metal to be shop fabricated.

We will perform the work as described above **for the sum of $79,903.00; excluding tax.**

Please note price above includes Prevailing Wages and Textura per Front End Documents. We have priced up an alternate roofing membrane in lieu of the specified Durolast spec'd material. Please call with any questions or concerns.

Please add 1.5% for P & P Bonds if required.

Proposal excludes wind uplift testing and acknowledgement of any results thereof as well as daily site attendance of the manufacturer.

Incorporated Notes:

* Pricing contingent on mutually agreeable contract & conditions including;

* **Prices above exclude:** P&P Bonds, fees, overtime, liquidated damages, temporary roofing, electric field vector mapping (EFVM) (including associated testing), wood blocking at mechanical curbs, wood sheathing, gypsum sheathing, permits, framing, fire barrier, saw-cutting, reglets, through-wall flashing, below the roof level, ACM/AES panels, pre-fab canopies, roof accessories (sun screens, roof curbs, smoke hatches, equipment supports, pipe supports, anchors, ladders, roof hatches), pre-fab mechanical curbs, metal decking,

ROOFING & SHEET METAL
- Modified Bitumen
- BUR
- EPDM
- TPO/PVC
- Metal

WATERPROOFING & CAULKING
- Joint Sealants
- Expansion Joints
- Membrane Waterproofing
- Elastomeric Coatings
- Water Repellents
- Waterblasting
- Concrete/Masonry Repair
- Damproofing
- Flashing
- Traffic Coatings

ROOF MAINTENANCE & LEAK REPAIR
- Building Surveys
- Leak Repair
- Roof Maintenance

DALLAS LOCATION
2170 Diplomat Dr.
Farmers Branch, TX
214.273.9110

plywood decking, deck penetrations, expansion joints, lightning protection pads, soffits and penetrations not specifically shown on architectural drawings as dated above.

* Sheet Metal Flashing refers to only that sheet metal flashing and trim **that specifically** flashes, counter flashes or serves as a coping covering the roofing membrane unless otherwise specifically noted in the above scope of work.
* All colors are to be selected from the manufacturer's **standard colors**.
* All pricing is predicated on a maximum deductible cost of $25,000.00 for the owner's builders risk insurance policy.
* Chamberlin labor rate for all Time & Material work will be performed at $85.00 per hour.
* Samples of products or systems presented for review are intended only to provide a general representation and not necessarily an exact replica of the products or systems to be furnished or installed.
* This proposal is not for the sale of goods, but rather a service contract for the installation or application of products, systems, or materials. Therefore, **THE IMPLIED WARRANTIES OF MERCHANTIBILITY AND FITNESS FOR A PARTICULAR PURPOSE ARE HEREBY EXCLUDED.**
* All work to be performed during **normal business hours**.
* Our proposal is based on ____ mobilization. Additional mobilizations, whether directed, caused or created by any other party, will be at additional cost to the owner.
* Contractor **agrees to furnish**: complete access to work areas free and clear of obstructions, dumpster, toilet facilities, potable water, and all electrical power, as required, at no additional cost to Chamberlin.
* Surfaces to be given to Chamberlin in a smooth, clean condition, free of contaminants, voids, fins & projections.
* Chamberlin's **standard warranty excludes**: failures caused by failure of the substrate, moisture vapor transmission or hydrostatic pressure, abuse, conditions that exceed the limitations of the materials, sufficiency of the design; removal and replacement of overburden materials; incidental and consequential damages.
* At certain times both prior to and during the performance of Chamberlin's work on the Project, Chamberlin may be asked to provide value engineering and/or cost savings suggestions and/or pricing for suggestions. Any and all value engineering items are to be accepted and/or rejected by the owner and/or design team in writing. Chamberlin has not performed and will not perform any design services for the Project. It is also expressly understood that Chamberlin assumes no design responsibility for the Project, including any value engineering items.

Thank you for the opportunity to submit our proposal for this project. Chamberlin offers a broad range of self-performed specialty contracting capabilities, as such we would like to be your single source contractor for both the roofing and waterproofing portions of this project. In addition to having the experience, financial resources and operations team to complete the project, we know that good communication and a spirit of cooperation are essential components for a truly successful project. At your convenience, we would appreciate the time to meet and discuss our proposal. Again, thank you for this opportunity and we look forward to the possibility of working with you on this project.

Sincerely,

Zach Ballew
Estimator – Roofing and Sheet Metal

Chamberlin Roofing & Waterproofing
2170 Diplomat Dr. | Farmers Branch, TX | 75234
214-273-9110 (main) | 214-273-9125 (direct) | 405-406-2843 (mobile)
zballew@chamberlinltd.com | www.chamberlinltd.com

SAFETY: EVERY DAY, ALL THE TIME, NO EXCUSES.

FOREMAN'S ROOFING SYSTEMS LLC

Project Information

Project Name:	Celina Government Center Garage GMP
Address:	100 North Colorado Street
City, State, ZIP:	Celina, TX 75009
Bid Proposal Date:	August 27th, 2024

We appreciate the opportunity to present our roof proposal to **Swinerton Builders** for the project **Celina Government Center Garage GMP** located in **100 North Colorado Street, Celina, TX 75009**. This proposal includes all labor, material, and equipment needed for a proper roof-system installation.

Scope of Work

Mechanically attached Duro-Last 60 Mil PVC system based on 10.89 SQ (Approx 1,089 SF) plus 4.3 SQ (Approx 403 SF) Parapet Walls .

1) Mechanically attached Duro-Last 60 Mil PVC membrane - Approx 15 SQ.

- Stage and set up safety and installation equipment per OSHA safety regulations.
- Accommodate and secure area for material.
- Install -2- Layers of 2.6" total of 5.2" PolyIso insulation (R=30) with screws & plates.
- **Install 1/2" recovery board (DensDeck)over rigid insulation.**
- Install ¼"/ft. tapered insulation crickets with insulation adhesive to direct water flow to thru-wall scuppers.
- Install Mechanically attached Duro-Lat 60 Mil PVC White membrane on roof.
- Install 50 Mil Duro-Last Tan membrane (up & over) on parapet walls with counterflashing & Double Compression Metal Coping.

2) 24 GA Steel Kynar metal coping (Approx 139 Ln Ft).

- Install 24 GA Steel Kynar metal coping at top of parapet walls. Standard color.
- Install -2- thru-wall scuppers, -2- 24 GA metal conductor heads, -2- 24 GA metal downspouts & -2- through-roof flashing scuppers with -2- 24 GA metal downspouts .

3) Clean up jobsite/work area & place job-related trash in dumpsters (provided by GC)





1

Project Supervision, Expertise and Reporting

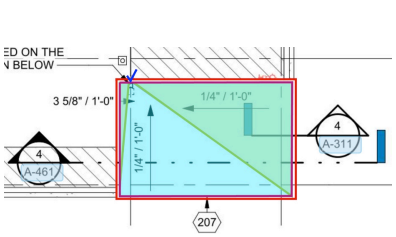
- Crew leader on project has over 25 years of experience in commercial roofing
- Elevate (formerly Firestone) Commercial Warranty Inspections.
- Final Project report with pictures to outline completed work
- Weekly meetings as needed to update client of status and any upcoming items
- Final walkthrough, manufacturer inspection and owner or city inspections

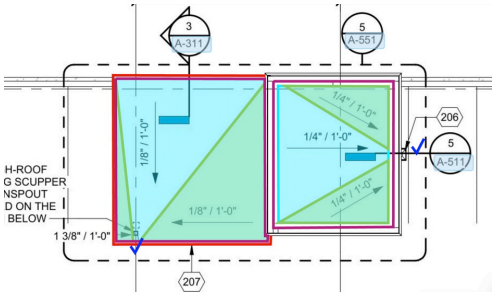
Exclusions

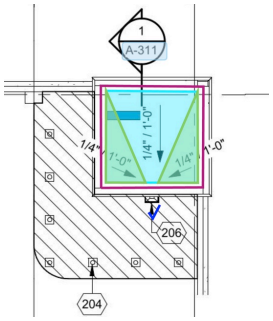
- Unforeseen conditions beyond the visual and field tests completed during inspection or on plans.
- Excludes any work on MEP (Mechanical HVAC, Electric & Plumbing) unknown conditions on existing units.
- No interior protection included. Company shall not be responsible for any damage incurred due to nail or screw penetration to the roof deck, anything secured or attached to the roof deck, joists or any other roofing structure membrane, which become loose, unsecured, or falls as a result of the roofing operations of company.
- Contractor is not an Engineer, Architect or other design professional, and makes no representation regarding the condition of the deck system or any other portion of the project not listed within the Scope of Work above. Accordingly, Contractor disclaims any warranties, both express and implied, as to any portion of the project not within the scope of work above.

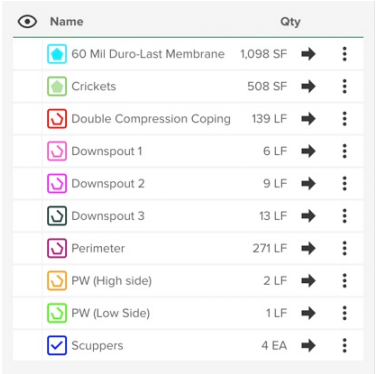
General Liability and Warranty

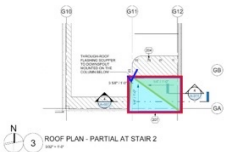
- General Liability, Auto insurance and Excess will be provided at the time of the contract with all details of coverage.
- For Duro-Last: FOREMAN'S ROOFING SYSTEMS LLC provides 2-year water-tight warranty for work performed.
- **Material Warranty: Duro-Last 20-yr. NDL System warranty. 20-yr warranty on all metal (on paint finish).**

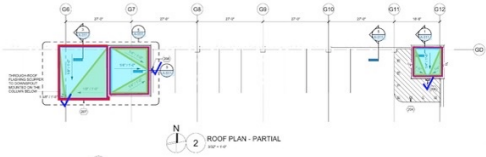


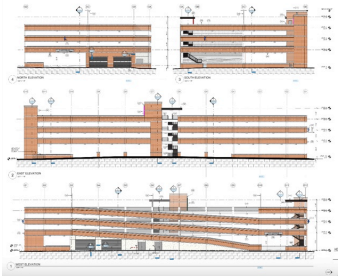












Pricing

We hereby propose to furnish all material, labor, equipment, and supervision in accordance with the above scope of work, for the amount listed below:

Proposal Amount: Thirty-Six Thousand Five Hundred Ninety-Seven Dollars

Total: $36,597.00 (sales tax added)

Payment Terms: To be discussed upon acceptance of proposal.

This proposal is good for 30 days for acceptance.

Respectfully presented by

Juan Antonio Tapia

Co-Owner

(202) 279-0446
jtapia@foremansroofing.com
4013 Brookline Ave. Fort Worth, TX 76119

Roberto Perez

Owner

(817) 205-6759
rperez@foremansrofing.com
4013 Brookline Ave. Fort Worth, TX 76119

Subcontractor Bid Analysis

Trade: **08.10 Doors, Frames and Hardv**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Ariel**

						Selected Sub		x					
					Subcontractor	Dallas Door		Dallas Door		Swinerton		The Door Company	JDR
					Phone	214-303-7434		214-303-7434		(408) 569-7639		NO BID	NO BID
					Contact	Isabel Silva		Isabel Silva		Brandon Davidson			
					email	bel.silva@dallasdoor.c		isabel.silva@dallasdoor.com		andon.davidson@swinerton.cc			
					Scope Complete	Yes		Yes		Yes		No	No
					Rank	1		1		2			
					Delta To Low	0%		0.00%		4.96%			
					Enter SBE %	0%							
					SBE $$$	$	-	$	-	$	-		
Spec or Dwg #	Item	Description	Total Cost			$	108,335	$	108,335	$	113,709	Incomplete scope	Incomplete scope
Standard Requirements (if entered here, costs will be included with Breakout #1)			$	-		$	-	$	-	$	(5,883)	$ -	$ -
		Prequalification Status					No		No		Yes		
		MSA Status					No		No		Yes		
		Single Project Limit					N/A		N/A	$	1,000,000,000		
		Aggregate Limit					N/A		N/A				
		Exclude Sales Tax		-			excluded		excluded	$	(5,883)		
		Textura		-		$	-						
		Prevailing Wages Included		-			included		included		included		
		Responses to RFIs Included		-			no, ok n/a to doors		no, ok n/a to doors		included		
		Scope sheet included		-			n/a		n/a		m/a		
		Schedule included		-			included		included		included		
Trade Specific Requirements													
Base Bid			$	-		$	108,335	$	108,335	$	113,709	$ -	$ -
		Base Bid	$	-		$	98,510	$	98,510	$	119,592		
A-601		Hollow metal frames (7 single, 8 pair) (one of the pair is 90 min)	$	-			included		included		included		
A-601		Hollow metal doors (two 90 min rated)	$	-			included		included		included		
A-601		Door hardware	$	-			included		included		included		
A-601		Install doors and hardware (check with drywall)	$	-		$	9,825	$	9,825		included		
081113	2.03.A	HM doors - level 3, extra heavy-duty	$	-			included		included		included		
		Total Base Bid (excl. Bond)	$	-		$	108,335	$	108,335	$	113,709	$ -	$ -

printed: 8/23/2024, 2:57 PM

SWINERTON BUILDERS
5707 Southwest Parkway Suite 200
Austin Texas 78735
Tel: (512) 327-5599

Celina Govt Garage GMP Proposal

8/8/2024

Attention: Christopher Denclau
Project name: Celina Govt Garage GMP
Project address:

Scope of work quoted:

Metal Framing & Drywall	$42,142.00
DFH: Supply and Install:	$119,592.00
FEC Cabinets:	$7,215.00

Total Bid $168,949.00

Drywall Inclusions

1. Framing of walls and ceilings as shown
2. Wall stud sizes: 3-5/8" in 20ga
3. 5/8" drywall type MR at all newly framed walls and ceilings
4. ¾" FR Plywood at electrical and IDF rooms as shown
5. In wall insulation using 2" rigid
6. Drawings dated 7/11/2024
7. Architectural design phase: CD
8. Schedule to be mutually agreed
9. Acoustical caulking at top and bottom of non-rated partitions
10. Top of wall fire caulking at rated partitions
11. Scissor lifts to access this scope of work

DFH Inclusions

HOLLOW METAL DOORS AND FRAMES- SECTION 08 1100

QUANTITY STANDARD FRAMES	15
QUANTITY SIDELITE FRAMES:	0
QUANTITY BORROWED LITES:	0
QUANTITY METAL DOORS:	23

DOOR HARDWARE- SECTION 08 7100

HARDWARE FOR WOOD DOORS INCLUDED?	YES:	NO: X
HARDWARE FOR METAL DOORS INCLUDED?	YES: X	NO:
HARDWARE FOR ALUMINUM DOORS INCLUDED?	YES:	NO: X
CYLINDERS FOR ALUMINUM DOORS INCLUDED?	YES:	NO: X
AUTOMATIC DOOR OPERATORS INCLUDED?	YES:	NO: X

SWINERTON BUILDERS
5707 Southwest Parkway Suite 200
Austin Texas 78735
Tel: (512) 327-5599

Qualifications

1. Normal clean-up for our work is included, no composite crew figured.
2. Assumes all work to be done on normal working hours, no overtime figured.
3. Assumes the construction schedule to be mutually agreeable.
4. Assumes stocking through elevator/man-lift.

Exclusions

1. Any scope not listed above.
2. Tape and Float
3. Rigid/thermal/ceiling, exterior insulation.
4. Exterior and interior In-wall insulation
5. Trade damage allowance
6. Temporary barricades/partitions
7. Trash Chutes
8. Miscellaneous steel/iron/parapet steel/countertops/sinks/fixtures/equipment
9. Assumes stocking through elevator/man-lift
10. Fire caulking of MEP trades
11. Acoustical caulking at drywall penetrations
12. Site work
13. Shop drawings for interior and exterior
14. Access panels
15. Scaffolding
16. Slab edge framing/fireproofing/insulation
17. Impact/high abuse drywall
18. Permits/Building fees
19. Composite clean-up

If any questions regarding this proposal please contact,

Jeff Christensen
Self-Perform Senior Project Manager
SWINERTON
5707 Southwest Parkway
Building One, Suite 200, Austin, TX 78735
M 512.763-9247
E Jeffrey.Christensen@swinerton.com
swinerton.com

DALLAS DOOR & SUPPLY CO.

Bid Proposal

Dallas Door & Supply Co.
9101 Chancellor Row, Dallas, TX 75247
Tel: 214-630-9783 Fax: 214-630-2118

Project Name	Celina Government Center Garage
Location	100 NORTH COLORADO STREET Celina, TX

Swinerton Builders
2200 Main St.,
Suite 300,
Dallas, TX 75201
Tel: 817-988-1044
Email: Benjamin.gair@swinterton.com

Bid Date	Aug 7, 2024
Drawing Date	July 11, 2024
Addenda	

Quote Number: 241690

QUOTE IS GOOD FOR 60 DAYS ONLY

1-LOT FOR HOLLOW METAL FRAMES (CECO TQB THERMAL BREAK)
7-SINGLE WELDED FRAMES
7-DOUBLE WELDED FRAMES
1-DOUBLE WELDED FRAMES 90 min fire rated

1-LOT FOR HOLLOW METAL DOORS (CECO TRIO-E VERTICALLY STIFFENED ENERGY EFFICIENT)
7-SINGLE HM DOORS
7-PAIR HM DOORS
1-PAIR HM Fire rated Doors

1-LOT FOR HARDWAREAS PER SPEC (SCHLAGE ND SERIES CYLINDRICAL LOCKS AND VON DUPRIN EXIT DEVICES) BASED ON BLACK FINISHES.
HARDWARE FOR ABOVE DOORS ONLY

ALT FOR INSTALLATION OF DOORS AND HARDWARE ONLY $9,825.00

LEADTIME 8-10 WEEKS AFTER APPROVED SUBMITTALS

EXCLUSIONS:

- **All Hollow metal frame installation is excluded and provided by others.**
- **All access control is excluded and provided by others, this includes Card Readers, Wiring Diagrams, Power supply, etc.**
- **All Glazing and installation is excluded and provided by others.**

DALLAS DOOR & SUPPLY CO.

Bid Proposal

Dallas Door & Supply Co.
9101 Chancellor Row, Dallas, TX 75247
Tel: 214-630-9783 Fax: 214-630-2118

Project Name: Celina Government Center Garage
Location: 100 NORTH COLORADO STREET Celina, TX

Total Contract **Bid Price** **$98,510.00 (excluding tax)**

Submitted By: **Accepted By:**
Isabel Silva **Date:**

All Prices are quoted subject to the following:

- Quoted prices DO NOT include applicable state and local taxes unless stated otherwise.
- Acceptance within 30 days and credit approval by Dallas Door& Supply CO. Credit Department.
- Terms of sale are Net 30 days from date of invoice.
- Material will be billed proportionately as shipped with payment due when rendered
- RETAINAGE is not acceptable.
- All prices quoted are FOB factory with full freight allowed to the job site unless stated otherwise.
- Common carrier shipments consigned to the customer become the property of the customer.
- All Claims for damage in transit must be filed by the customer.

Cost of job site handling, storage or protection is not included.

Subcontractor Bid Analysis

08.33 OH Coiling Doors

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Ariel**

	Selected Sub		x	
Subcontractor	**OGD**	**Johnson Equipment**	**OGD**	**Overhead Door**
Phone	817-984-3168	972-661-9822	817-984-3168	817-992-9906
Contact	Matt Sauls	Mike Guernica	Matt Sauls	Chuck Blume
email	matt.sauls@ogd.com	mguernica@jequip.com	matt.sauls@ogd.com	cblume@ohdfw.com
Scope Complete	Yes	Yes	Yes	Yes
Rank	1	3	1	2
Delta To Low	0%	28.38%	0.00%	14.88%
Enter SBE %	0%			
SBE $$$	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost				
				$ 26,094	**$ 33,500**	**$ 26,094**	**$ 29,978**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
		Prequalification Status		Yes	Yes	Yes	No
		MSA Status		Yes	Yes	Yes	No
		Single Project Limit		$ 250,000	$ 26,675,635	$ 250,000	N/A
		Aggregate Limit		$ 562,500	$ 60,020,179	$ 562,500	N/A
		Exclude Sales Tax	-	excluded	excluded	excluded	excluded
		Textura	-	$ -			
		Prevailing Wages Included	-	included	included	included	included
		Responses to RFIs Included	-	included	included	included	included
		Scope sheet included	-	n/a	n/a	n/a	n/a
		Schedule included	-	included	included	included	included
Trade Specific Requirements							
Base Bid			**$ -**	**$ 26,094**	**$ 33,500**	**$ 26,094**	**$ 29,978**
		Base Bid	$ -	$ 26,094	$ 27,000	$ 26,094	$ 29,978
A-601		18' wide x 10' high overhead door	$ -	included	included	included	included
A-601 083613	2.03.A.6	Non-insulated, clear, 1/8" ribbon single pane glazing	$ -	included	included	included	included
083613	2.03.A.1	Uninsulated 20 gauge ribbed profile exterior, flat profile interior	$ -	included	included	included	included
083613	2.03.A.4	100,000 cycle spring	$ -	included	included	included	included
083613	2.03.A.5	Polyester baked enamel finish from full color line (including custom colors)	$ -	-3 per finish schedule	$ 6,500	included PT-3 per finish schedule	powder coat
083613	2.04	Sill, jamb, head, and panel weatherstripping	$ -	included	included	included	included
083613	2.06	Motorized operation	$ -	included	included	included	included
083613	2.06.E	Bottom safety edge	$ -	included	included	included	included
		Total Base Bid (excl. Bond)	**$ -**	**$ 26,094**	**$ 33,500**	**$ 26,094**	**$ 29,978**

PROJECT: Celina Government Center Parking Garage **DATE: 14 August 2024**
Celina, TX

PROPOSAL FOR:
NAME: Estimator
COMPANY: General Contractor

OGD REPRESENTATIVE:
NAME: Matt Sauls
TITLE: Project Estimator
EMAIL: Matt.sauls@ogd.com
PHONE: 817.984.3168

PROPOSAL

SIZE TYPE	DESCRIPTION	UNITS	UNIT COST	TOTAL
18' x 10' Sectional OHD	Raynor S20 Non-Insulated Sectional Door, Electric Operation	2	$ 13,047	$ 26,094
	Doors to Include the Following Options:			
	Electric Sensing Edge, NEMA 4 Photoeyes and Controls, Masterkeyable Lock Cylinder, Remote Controls,			
	100k Cycle Springs, Full Perimeter Weather Seals, Factory SW6258 Tricorn Black Finish			
	PREVAILING WAGES INSTALLATION	1	INCLUDED	INCLUDED
	ELECTRICAL INSTALLATION: CONDUIT, WIRING, LOW VOLTAGE AND HIGH	1	EXCLUDED	EXCLUDED
	SHIPPING, HANDLING & DOWNLOAD ON SITE	1	INCLUDED	INCLUDED
	TAX	1	EXCLUDED	EXCLUDED
			TOTAL	$ 26,094

PROJECT: Celina Government Center Parking Garage **DATE: 14 August 2024**
Celina, TX

Terms, Conditions & Scope

1. Terms
a. This offer is good for 90 days. A signed proposal (And deposit if required in terms above) or a certified contract must be returned to OGD LLC.
b. Offer may be revoked by OGD LLC at any time prior to acceptance. Hidden or unanticipated damages and services are not included in proposal. We reserve the right to correct this quote for errors or omissions.
c. Proposal does not include the costs of prevailing wages, if required, unless specifically stated.
d. Past due accounts will be charged 1-1/2% per month on unpaid balances (18% annual rate.)
2. Scope
a. OGD LLC proposes to furnish, deliver and install the material cited on the proposal.
b. All prices for installation are based on wire, wiring, conduit, electrical hook up and mounting of control panels by others.
c. All prices are based on all equipment being installed on the same trip with the driveway poured prior to delivery and installation. Additional charges will be added if additional trips are required due to site conditions.
d. Jambs and spring pads done by others. Additional charges will be added if jambs and spring pads are not ready prior to installation.
3. Electrical
a. All electrical work done by others. Electrical wiring of low voltage, high voltage, conduit, electrical controls and control panels by others.
b. All prices are based on all electrical being completed prior to installation. Additional charges will be added if additional trips are required due to electrical work not being completed or delays.

WE ACCEPT THE ABOVE PROPOSAL
AND IT'S CONDITIONS:

SIGNATURE: _____ DATE:_____

PRINTED NAME: _____ TITLE:_____

Mike Guernica
Architectural Sales
mguernica@jequip.com
+1 2144372262
www.jequip.com

Quote Description:
Celina Government Center Garage GMP

Celina Gov Center Garage 08/07/2024

PREPARED FOR:
Swinerton Builders

SEND PURCHASE ORDER TO:
Johnson Equipment Company

LINE	PRODUCT DESCRIPTION	QTY	UNIT PRICE	EXTENDED PRICE
1	083613 SECTIONAL DOORS	2	Included	Included
2	LIFT EQUIPMENT & UNLOADING	1	Included	Included

Freight and Handling	Included
Installation	Included
Tax	Tax Exempt
TOTAL	$ 27,000.00

Quote Summary:

083613 SECTIONAL DOORS

- Clopay model 520
- Door # 108B & 108C @ 18’ x 10’
- 20 gauge, standard White finish, Standard 20 psf winload
- Section 3, Double strength full vision glazing
- Motor operated w/Safety edge & standard photo eyes
- Standard pushbutton controls
- 2” track, Standard lift type configuration
- Inside slide locks
- Remote & receiver for each door assembly
- Add of $6,500 total for a powder cote finish

Quote is valid for 30 days. Thank you for your business!

Mike Guernica
Architectural Sales
mguernica@jequip.com
+1 2144372262
www.jequip.com
4674 Olin Road
Dallas, Texas 75244
United States

TERMS AND CONDITIONS

Standard Terms:

- Standard Remarks: Unless otherwise specified in writing:
- Proposal price predicated on current steel costs as of the date of this proposal. Variance in steel price could effect product pricing depending on timing of order placement. Verification of pricing required before order placement.
- PAYMENTS: Net invoices will be paid within 30 days after the date of invoice or 30 days after date of delivery of goods conforming to this order, whichever occurs last.
- Prices are based on installation of equipment during normal business hours and normal business week(M-F) and based on all equipment being installed on same trip with driveway approach poured prior to start of installation.
- All permits are excluded from scope of work and pricing. All permits or authorizations necessary are by others.
- All prices for installation are for mechanical installation only. All wire, wiring, conduit, electrical hookup, including control wiring, by other unless specified above.
- Unless specifically stated otherwise, all installation will be performed by factory-trained non-union personnel. If union labor is required additional charges will apply.
- Offloading of equipment at time of delivery is the responsibility of others.
- Pricing does not include Payment and/or Performance Bond unless otherwise stated.

NOTES AND EXCLUSIONS

- SPECIAL NOTES:
- MECHANICAL INSTALL ONLY
- One single shipment & mobilization figured; additional shipments & mobilizations quoted if required
- Drywall openings require wood/lumber structure at minimum, metal studs not sufficient
- Man lifts as required for installation; material lifts as required for installation included
- Area to offload or onsite storage TBD by general contractor
- Special badging, background/drug testing & safety requirements TBD
- Providing products & quantities as noted above if any revisions are required contact Mike Guernica
- Electrician to provide all conduit & wiring, JECO to terminate all connections (low-voltage)
- Motor operator specs & HP as determined by manufacturer
- Performance & Payment bond; 2.5% for first $100k, 1.5% $100-$500k and 1% for anything above

- EXCLUSIONS:
- ANY SPECIALITY HOISTING/CRANE NOT INCLUDED, ACCESS TO UPPER LEVELS COORDINATED BY OTHERS
- All mounting surfaces, countertops, openings & any required structural framing
- All electrical wiring (low & high voltage), control wiring, conduit, alarm connections & disconnects
- Any special demo, disposal or haul-away
- Access controls, access panels, loop detectors, storm shelter alarm, card readers, etc.
- Additional locking hardware, keying of cylinder locks

The Genuine. The Original.

WWW.OHDFW.COM

817-921-3641

Job:

Celina Gov't Center Parking garage

TX

Prepared For:

Chris Dencklau
General Contractor

By:

Overhead Door Company of Fort Worth
Fort Worth, TX

Contact:

Chuck Blume

Name: Chuck Blume
Phone: +1817-992-9906
Email: cblume@ohdfw.com

This proposal is valid until ***Sunday, September 8, 2024***

Overhead Door Company of Fort Worth
840 Southway Cir
Fort Worth, TX 76115-4008

The Genuine. The Original.

8/9/2024 6:16 AM

Chris Dencklau
General Contractor

Subject: Proposal for Celina Gov't Center Parking garage

Dear Chris Dencklau,

Good morning.
Attached please find our proposal for the Model 420 Commercial sectional doors and RSX Trolley operators for the Celina parking garage project.
Please review and advise if you have any questions.

*** IMPORTANT NOTE - LOCKS SHOULD NOT BE USED ON A DOOR WITH AN ELECTRIC OPERATOR UNLESS AN INTERLOCK SWITCH IS ALSO CONNECTED TO THE OPERATOR **

Best Regards,

Chuck Blume | Phone: +1817-992-9906

Reference: SQCL008048-1 was modified Friday, August 9, 2024 and is valid till Sunday, September 8, 2024.

Overhead Door Company of Fort Worth

840 Southway Cir
Fort Worth, TX 76115-4008
WWW.OHDFW.COM

Contact: Chuck Blume
Phone: +1817-992-9906
Email: cblume@ohdfw.com

This proposal is valid till Sunday, September 8, 2024 Quote: SQCL008048-1 | Created: 8/9/2024 5:55 AM

Job:
Celina Gov't Center Parking garage
TX

Prepared For:
Chris Dencklau
General Contractor

	Item	Qty
1	**420.CS 420, 18' 2" x 10' 1", To Be Determined**	2

OPERATOR:	RSX Trolley, D400-123, 3/4 HP, 208/230/460V 3Phase 60Hz, 10 Ft Rail, Wireless Monitored Edge, PhotoEyes-Protected (Monitored), Brake, Timer to Close, Receiver,Built-In,Std, Monitored Electric Edge, SensingEdgeChannel, Include Sensing Edge Hardware, Paddle Arm (Nema 1): 1
DOOR:	420, 18' 2" x 10' 1", Ribbed Panel, To Be Determined, 5 Sect, 5 Pnl, SES, Electric Sensing Edge Bottom Seal, Dual Flap
WEATHERSTRIP:	Sides Only, Side: Saverstrip, Black, Black
SENSING EDGE:	Monitored, Include Channel, Include Hardware
LITES:	Third Section Only, S3: AFV, 1/8",Annealed,Clear, Anodized, Clear Anodized
RAILS:	Top: 3.750", Bottom: 3.750"
STRUTS:	Standard, S1: HS1 x 1, S2: NONE, S3: HS1 x 1, S4: NONE, S5: HS1 x 1
LOCK:	ISL, 1
TRK/HDW:	2", 15"R, Angle In, Steel, 0.067 V.Trk, 0.075 H.Trk, 1.375" x 2.375" x .099" H.Ang, 132.125 FTSC
SPRING:	Torsion, Qty: 2, Front, 100K, Extra Spring Brackets, 1" Solid, Two-Piece Split Solid Shaft w/Coupler, 3-3/4" x 0.344 x 70.25, 10.7 Turns, D400-123, 1/8" x 140", Bal Wt: 470.97
OPERATION:	Trolley, Drawbar Prep
SPECIAL INSTRUCTIONS:	PC Door: TBD.
Last Changed:	8/9/2024 6:09 AM CST
Label:	Doors 108B and C

Price excluding sales tax = (USD): $29,978.00

*** IMPORTANT NOTE - LOCKS SHOULD NOT BE USED ON A DOOR WITH AN ELECTRIC OPERATOR UNLESS AN INTERLOCK SWITCH IS ALSO CONNECTED TO THE OPERATOR **

Overhead Door Company of Fort Worth

840 Southway Cir
Fort Worth, TX 76115-4008
WWW.OHDFW.COM

Contact: Chuck Blume
Phone: +1817-992-9906
Email: cblume@ohdfw.com

Overhead Door Company of Fort Worth

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Contact: Chuck Blume
Phone: +1817-992-9906
Email: cblume@ohdfw.com

Terms and Conditions

Tax is not included in pricing and will be added if applicable. Price includes material and installation labor only.

ELECTRICAL CONTRACTOR (OR OTHER THIRD PARTY) TO PROVIDE WIRING AND CONDUIT FROM CONTROL PANEL TO INDIVIDUAL DOUBLE-GANG JUNCTION BOX . DISCONNECT SWITCHES PLACED 24 TO 36 INCHES FROM EACH MOTOR OPERATOR. ONE DISCONNECT SWITCH MUST BE PROVIDED FOR EACH MOTOR OPERATOR PER CODE.
ELECTRICAL CONTRACTOR TO PROVIDE J-BOX(ES), CONDUIT, AND WIRING FROM THE CONTROLS TO THE OPERATOR CONTROL HOUSING (LOW VOLTAGE).
ELECTRICAL CONTRACTOR TO INSTALL CONTROL STATIONS PROVIDED BY OHD PER PROJECT PLANS UNLESS OTHERWISE DIRECTED BY THE OWNER/ARCHITECT. ALL WIRES ARE TO BE LEFT LONG AND UNSTRIPPED, AND ALL POWER TO THE CONTROL PANEL SHOULD BE OFF.

OHD WILL TERMINATE WIRES, PERFORM INITIAL POWER UP PROCEDURE, MAKE FINAL ADJUSTMENT AND PERFORM ALL TESTING. SURFACE MOUNTED STATIONS ARE PROVIDED AS ENCLOSED CONTROLS. SOME FLUSH MOUNTED CONTROL STATIONS MAY REQUIRE USE OF A BACK BOX OR MANUFACTURER-SUPPLIED JUNCTION BOX WITH PREINSTALLED COMPONENTS. CONTACT OVERHEAD DOOR OF FORT WORTH PRIOR TO ROUGH-IN FOR FURTHER INFORMATION OR CLARIFICATION

C.O.D. or net 30 Days on Approved Credit
BY OTHERS: Jambs, spring pads, all wiring to motors and control stations, unless otherwise stated above, are not included. Purchaser agrees that doors shall remain in seller's possession until paid in full. In the event Purchaser breaches or defaults under the terms and provisions of this Agreement, the Purchaser shall be responsible for the costs of collection, including reasonable attorney's fees. The Seller shall be entitled to full and final payment on the Purchase Order. There shall be a 1 1/2% service charge per month for all payments due and owing after 30 days. (Agreements are contingent upon strikes, accidents, or delays beyond our control.)

Acceptance:

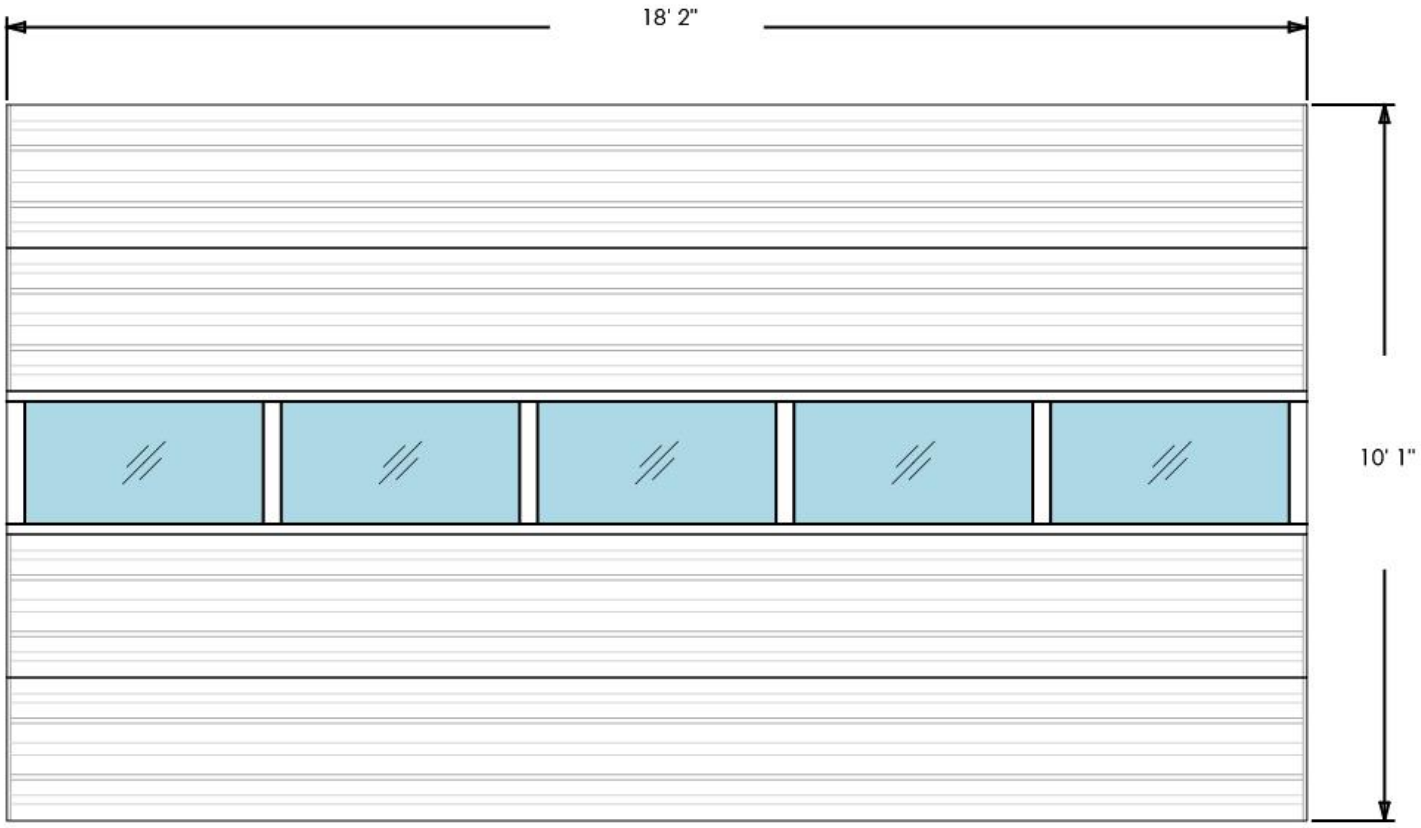
Terms, price, and specifications on all pages of this proposal are hereby accepted.

Authorized By (Buyer): _____ Date: _____

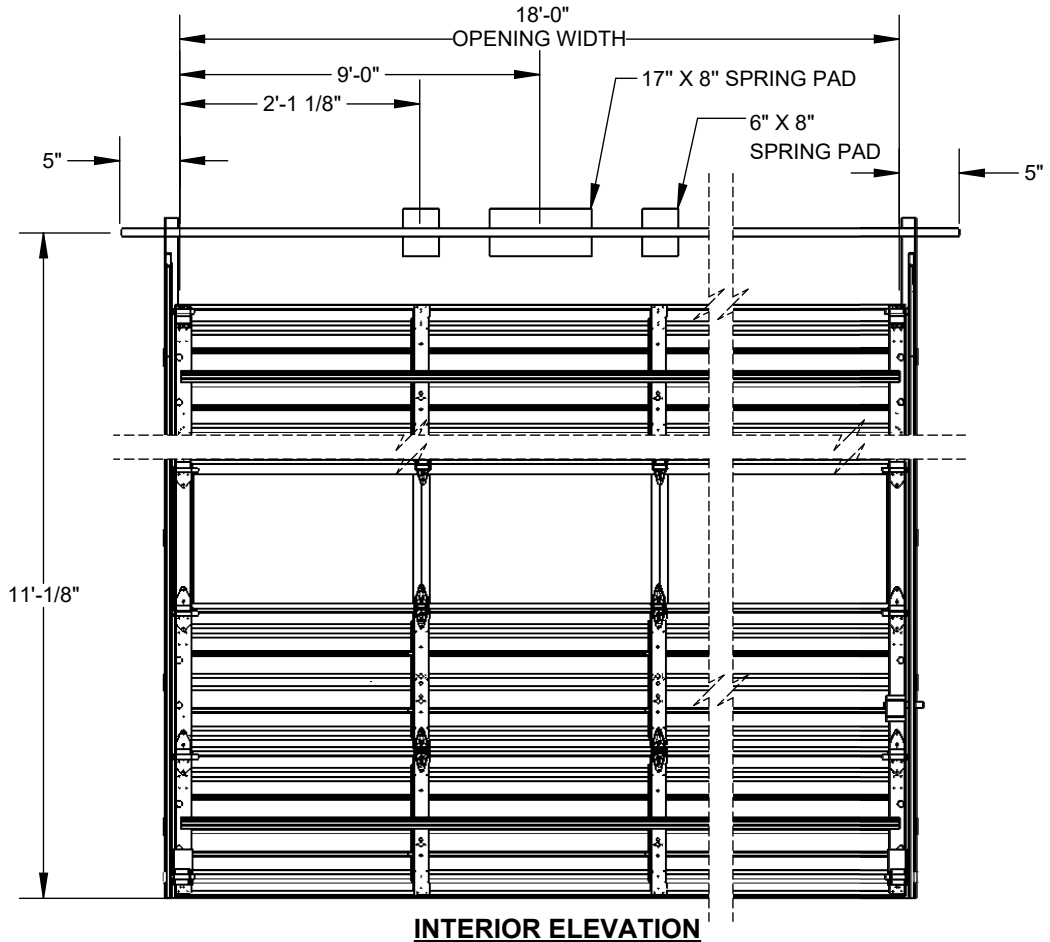
Print Name (Buyer): _____

Purchase Order: _____ Tax Exempt: Yes ☐ No ☐

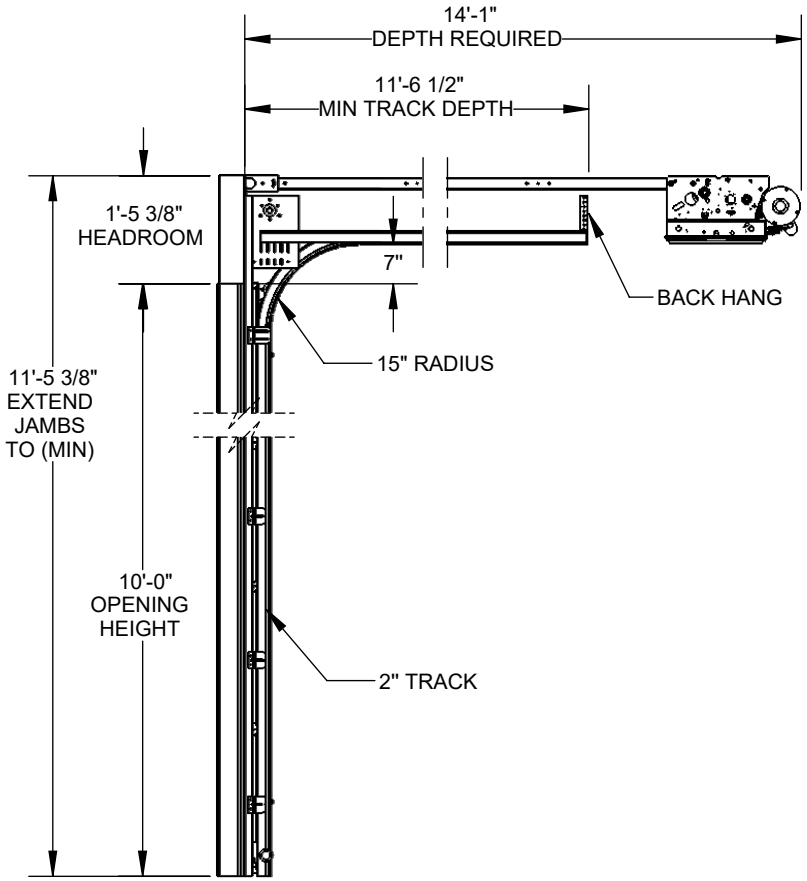
Exterior View



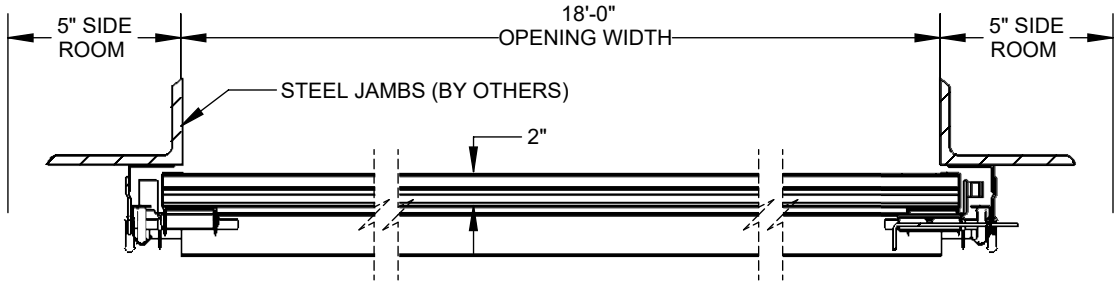
Model: 420 - 20 Gauge Ribbed Steel	Window Style: Aluminum Full View
Design: Ribbed Panel	Options:
Door Width & Height (Ft): 18'2'' x 10'1''	



INTERIOR ELEVATION



TRACK DETAIL



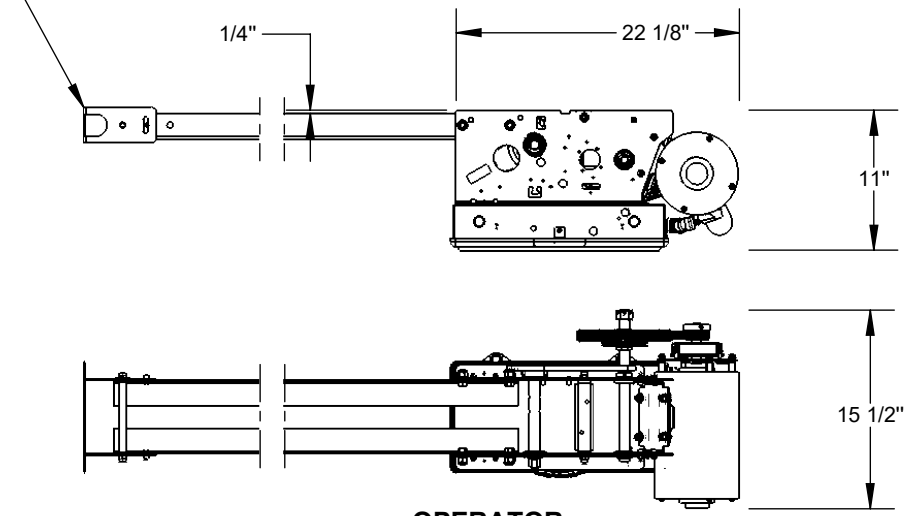
JAMB DETAIL

MODEL 420 SECTIONAL	**DOOR MARK:**	**DOOR WIDTH:** 18'-2"	**DOOR HEIGHT:** 10'-1"	**QUANTITY:** 1
The Genuine. The Original. OVERHEAD DOOR®	**JOB NAME:** CELINA GOV'T CENTER PARKING GARAGE	**NOTES:**		SHEET 1 OF 2
				DATE: 08/09/2024 06:09 AM CST
	ARCHITECT: HED			
	CONTRACTOR: Swinerton			**QUOTE/ORDER#:** SQCL008048-1
	DISTRIBUTOR: OVERHEAD DOOR COMPANY OF FORT WORTH			**LINE #:** 1

SPECIFICATIONS

SECTIONS	OUTSIDE MATERIAL IS 20 GAGE THICK HOT-DIPPED, ROLL-FORMED, GALVANIZED STEEL. U-FACTOR: N/A AIR INFILTRATION N/A DEFLECTION OF DOOR IN THE HORIZONTAL POSITION WILL NOT EXCEED 1/120 OF DOOR WIDTH. EXTERIOR COLOR: TO BE DETERMINED
NUMBER OF	SECTIONS: 5 PANELS: 5
WEATHERSEAL	BOTTOM: YES TOP: YES SIDES: YES
GLAZING	ALUMINUM FULL VIEW, 1/8",ANNEALED,CLEAR SECTION: 3 REFER TO EXTERIOR VIEW (DEPICTION) FOR WINDOW PLACEMENT
LOUVERS / PANELS	NONE
HARDWARE	HINGES AND FIXTURES GALVANIZED STEEL
OPTIONAL HARDWARE	INSIDE SIDE LOCK QTY1, METAL STEP PLATE, LIFT HANDLE
WINDLOAD RATING	NON-RATED
STRUTS	TOP SECTION: HS1 X1 SECTION 4: NONE SECTION 3: HS1 X1 SECTION 2: NONE BOTTOM SECTION: HS1 X1
TRACK	15" RADIUS 2" TRACK ANGLE MOUNT IN TO STEEL, WITH OVERLAP
SPRINGS / DRUMS	CYCLES: 100,000 CYCLES SPRING QUANTITY: 2 0.344 WIRE, 3-3/4" ID, 70.25 LONG TURNS: 10.7 DRUM: D400-123
TORSION SHAFT	SINGLE SHAFT, 1" SOLID
BALANCE WEIGHT	470.97 POUNDS
OPERATION	TROLLEY, DRAWBAR PREP
RELATED WORK	ALL PAD SURFACES MUST BE FLUSH WITH JAMBS. DOOR JAMBS, SPRING PADS, OPERATOR PAD, TRACK BACK HANGERS, AND CENTER HANGERS BY OTHERS.

OPERATOR PAD / MOUNTING SURFACE (BY OTHERS). CONSULT OPERATOR INSTALLATION INSTRUCTIONS FOR RECOMMENDED MATERIAL, SIZE, AND LOCATION.



OPERATOR

MOTOR UNIT

RSX TROLLEY BRAKE, 10 FT RAIL, WIRELESS MONITORED EDGE, WIRELESS MONITORED EDGE, 208/230/460V 3PHASE 60HZ, 3/4 HP
BRAKE, TIMER TO CLOSE

ACCESSORIES

MONITORED ELECTRIC EDGE, SENSINGEDGECHANNEL, INCLUDE SENSING EDGE HARDWARE, PADDLE ARM (NEMA 1): 1

MODEL 420 SECTIONAL	**DOOR MARK:**	**DOOR WIDTH:** 18'-2"	**DOOR HEIGHT:** 10'-1"	**QUANTITY:** 1
The Genuine. The Original. OVERHEAD DOOR®	**JOB NAME:** CELINA GOV'T CENTER PARKING GARAGE	**NOTES:**		SHEET 2 OF 2
	ARCHITECT: HED			**DATE:** 08/09/2024 06:09 AM CST
	CONTRACTOR: Swinerton			**QUOTE/ORDER#:** SQCL008048-1
	DISTRIBUTOR: OVERHEAD DOOR COMPANY OF FORT WORTH			**LINE #:** 1

Subcontractor Bid Analysis

Trade: **09.20 GWB & framing**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Ariel**

			Selected Sub	x		
		Subcontractor	Swinerton	Swinerton	GMI	Lasco	J&E
		Phone	(408) 569-7639	(408) 569-7639	NO BID	NO BID	NO BID
		Contact	Brandon Davidson	Brandon Davidson			
		email	on.davidson@swinerto	ndon.davidson@swinerton.cc			
		Scope Complete	Yes	Yes	No	No	No
		Rank	1	1			
		Delta To Low	0%	0.00%			
		Enter SBE %	0%				
		SBE $$$	$ -	$ -			
Spec or Dwg #	**Item**	**Description**	**Total Cost**	**$ 77,211**	**$ 77,211**	**Incomplete scope**	**Incomplete scope**	**Incomplete scope**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ (825)**	**$ (825)**	**$ -**	**$ -**	**$ -**
		Prequalification Status		Yes	Yes			
		MSA Status		Yes	Yes			
		Single Project Limit		$ 1,000,000,000	$ 1,000,000,000			
		Aggregate Limit		$ -				
		Exclude Sales Tax	-	$ (825)	$ (825)			
		Textura	-	included	included			
		Prevailing Wages Included	-	included	included			
		Responses to RFIs Included	-	included	included			
		Scope sheet included	-	n/a	n/a			
		Schedule included	-	included	included			
Trade Specific Requirements								
Base Bid			**$ 28,520**	**$ 77,211**	**$ 77,211**	**$ -**	**$ -**	**$ -**
		Base Bid	$ -	$ 42,142	$ 42,142			
A-101, 4/A-501		Metal studs and gypsum furr out for wall assembly F	$ -	included	included			
1/T-401		3/4" plywood in MDF 102 - all walls	$ -	included	included			
2/T-401		3/4" plywood in storage 202, 302, 402 - 3 walls	$ -	included	included			
7/A-511		Aluminum studs, sheathing, metal, at canopy fascias	$ 27,600	$ 27,849	$ 27,849			
A-571	0M8	12 GA Steel Plate - Continous	$ 920	$ 920	$ 920			
	209	Fire Extinguishers	$ -	$ 7,125	$ 7,125			
		exclude installing door frames; all doors in masonry walls (check with masonry)	$ -	excluded	excluded			
A-571		exclude wall type D, can't find	$ -	excluded	excluded			
A-121 - A-123		exclude gypsum ceilings, can't find	$ -	excluded	excluded			
A-121 - A-123		exclude acoustic panel ceilings, can't find	$ -	excluded	excluded			
		Total Base Bid (excl. Bond)	**$ 28,520**	**$ 77,211**	**$ 77,211**	**$ -**	**$ -**	**$ -**

printed: 8/23/2024, 2:02 PM

SWINERTON BUILDERS
5707 Southwest Parkway Suite 200
Austin Texas 78735
Tel: (512) 327-5599

Celina Govt Garage GMP Proposal

8/8/2024

Attention: Christopher Denclau
Project name: Celina Govt Garage GMP
Project address:

Scope of work quoted:

Metal Framing & Drywall	$42,142.00
DFH: Supply and Install:	$119,592.00
FEC Cabinets:	$7,215.00

Total Bid $168,949.00

Drywall Inclusions

1. Framing of walls and ceilings as shown
2. Wall stud sizes: 3-5/8" in 20ga
3. 5/8" drywall type MR at all newly framed walls and ceilings
4. ¾" FR Plywood at electrical and IDF rooms as shown
5. In wall insulation using 2" rigid
6. Drawings dated 7/11/2024
7. Architectural design phase: CD
8. Schedule to be mutually agreed
9. Acoustical caulking at top and bottom of non-rated partitions
10. Top of wall fire caulking at rated partitions
11. Scissor lifts to access this scope of work

DFH Inclusions

HOLLOW METAL DOORS AND FRAMES- SECTION 08 1100

QUANTITY STANDARD FRAMES	15
QUANTITY SIDELITE FRAMES:	0
QUANTITY BORROWED LITES:	0
QUANTITY METAL DOORS:	23

DOOR HARDWARE- SECTION 08 7100

HARDWARE FOR WOOD DOORS INCLUDED?	YES:	NO: X
HARDWARE FOR METAL DOORS INCLUDED?	YES: X	NO:
HARDWARE FOR ALUMINUM DOORS INCLUDED?	YES:	NO: X
CYLINDERS FOR ALUMINUM DOORS INCLUDED?	YES:	NO: X
AUTOMATIC DOOR OPERATORS INCLUDED?	YES:	NO: X

SWINERTON BUILDERS
5707 Southwest Parkway Suite 200
Austin Texas 78735
Tel: (512) 327-5599

Qualifications

1. Normal clean-up for our work is included, no composite crew figured.
2. Assumes all work to be done on normal working hours, no overtime figured.
3. Assumes the construction schedule to be mutually agreeable.
4. Assumes stocking through elevator/man-lift.

Exclusions

1. Any scope not listed above.
2. Tape and Float
3. Rigid/thermal/ceiling, exterior insulation.
4. Exterior and interior In-wall insulation
5. Trade damage allowance
6. Temporary barricades/partitions
7. Trash Chutes
8. Miscellaneous steel/iron/parapet steel/countertops/sinks/fixtures/equipment
9. Assumes stocking through elevator/man-lift
10. Fire caulking of MEP trades
11. Acoustical caulking at drywall penetrations
12. Site work
13. Shop drawings for interior and exterior
14. Access panels
15. Scaffolding
16. Slab edge framing/fireproofing/insulation
17. Impact/high abuse drywall
18. Permits/Building fees
19. Composite clean-up

If any questions regarding this proposal please contact,

Jeff Christensen
Self-Perform Senior Project Manager
SWINERTON
5707 Southwest Parkway
Building One, Suite 200, Austin, TX 78735
M 512.763-9247
E Jeffrey.Christensen@swinerton.com
swinerton.com

Subcontractor Bid Analysis

09.23 Plaster and Stucco

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Ariel**

| | | |

To:	**Swinerton Builders**	**Attn:**	Ariel Miller
Project:	**Celina Gov't Center Garage**	**Architect:**	HED
Date:	August 08, 2024	**Plan Date:**	July 11, 2024

Bid Sections: EIFS

We are pleased to submit our proposal which will be valid for the next thirty days on the above-mentioned project as detailed below for the sum of:

Bid Total: *One Million One Hundred Sixty Thousand Six Hundred Thirteen Dollars******

$1,160,613.00

Voluntary Alternates

V/A Add #1: Add $463,146.00 Installation of CMU in compliance with Swinerton Masonry scope sheet.

V/A Add #2: Add $49,762.00 Installation of Stucco at all areas shown on plans.

INCLUSIONS

1. Addenda realized: Issue For Bid-Permit dated 07.11.24.
2. StoCast Brick on a StoTherm CI system in lieu of traditional masonry.
3. EIFS bands and cornices in lieu of cast stone bands and cornices.
4. Installation of 3" Rigid Insulation behind all StoCast Brick.
5. Fluid applied waterproofing at all areas of StoCast Brick and EIFS bands/cornices.
6. EIFS per plans and specifications in conjunction with manufacturer details.
7. Metal flashing and sealants for StoCast Brick system.
8. Build and dismantle scaffold at areas of Triangle scope.
9. Daily clean up and trash removal for our trade to onsite dumpster provided by others.

EXCLUSIONS

1. Taxes are excluded at 8.25% on incorporated materials.
2. Metal stud framing, sheathing, painting, and/or wood members of any type.
3. Owner and/or Contractors Controlled Insurance Program (OCIP or CCIP).
4. Utilities, dumpster, and trash haul.
5. Engineering design and calculations.
6. Scaffold shoring at roof areas.

QUALIFICATIONS

1. **Not participating in E-Verify.**
2. General contractor to provide water, sufficient lighting, and power to OSHA minimum requirements at no cost to Triangle Plastering LTD.
3. All extra work performed at $47.50/hr.

William Miller

Preconstruction Manager

Main: (972) 354-1052 Direct: (214) 217-3781
Email: wmiller@bakertriangle.com Web: www.bakertriangle.com

CARRCO PAINTING

PLASTER PROPOSAL

Project Name:	Celina Government Center Garage	Submit to:	Swinerton Builders
Location:	Celina, Texas	Address:	220 Main Street, Suite 300
Architect:	HED		Dalals, Texas 75201
Phone:		Attention:	Ariel Miller
Bid Date:	08/08/24	Email:	ariel.miller@swinerton.com
Document Date:	07/11/24	Phone:	(574) 329-9664
Addendum:			

Base Bid: $58,985.00

We submit for your consideration the following scope for the above referenced project:

Scope of Work:

Self Furring Metal Lath
Metal Accessories
Scratch, Brown, and Finish
Necessary Scaffolding

Exclusions:

1 Any gap larger than 1/4"
2 Backer Rod
3 Caulk and Sealants

Notes: Price is good for 60 days from proposal date
Hourly Rate is $45.00 per Hour for Extra Work

Sincerely,
Mike Pittman
Chief Estimator

FENIMORE-BLYTHE

Commercial Masonry

NCTRCA CERTIFIED SMALL BUSINESS ENTERPRISE (SBE) COMPANY

2300 Higgins Lane, Fort Worth TX 76111
Phone: 817-834-6301 Fax: 817-834-4640

PROPOSAL & SCOPE OF WORK FOR THE MASONRY

PROJ: **CELINA GOVERNMENT CENTER GARAGE GMP**
105 N ARIZONA DRIVE
CELINA, TX 75009
P: -
F: -

OWNER: **CITY OF CELINA**
142 NORTH OHIO STREET
CELINA, TX 75009
P:
F:

ARCH: **HED DESIGN**
15301 SPECTRUM DR., SUITE 450
ADDISON, TX 75001
P: (972) 934-8888
F: -

Arch Proj #: 064542434
Bid Date: 8/8/2024
Bid Time: 2:00 PM

NO OF ADDENDA SEEN: N/A
LATEST ADDENDUM DATE: N/A
DATE OF PLANS: 7/11/2024

We propose to complete the MASONRY WORK in accordance with the Contract Documents for the Sum of:

Stucco Base Bid	**$62,667**	**{SIXTY TWO THOUSAND SIX HUNDRED SIXTY SEVEN}**
Stucco Mat'l Sales Tax (Add If Applicable)	**$1,271**	**{ONE THOUSAND TWO HUNDRED SEVENTY ONE}**

Divisions: **Stucco**

This Proposal assumes that we will be able to complete the STUCCO portion of our work in no more than One (1) Mobilization, therefore the building must be in a state of readiness to accept STUCCO. If More than One (1) Mobilization is required to complete the STUCCO through no fault of Fenimore-Blythe, then each additional Mobilization will incur a Change Order to the Contract in the Amount of One Thousand Dollars ($1,000.00) for each additional Mobilization.

In order that you may have a complete understanding of our proposal, we have prepared the scope clarification sheet for your consideration and review. We request that any CONTRACT FOR STUCCO WORK should include this PROPOSAL in its entirety. The utilization of our bid hereby constitutes the acceptance of the terms and conditions listed and outlined below. This proposal is contingent on our right to review, modify and/or negotiate the subcontract agreement. All work is warranted against defects in Labor and/or Materials for a period of one (1) year. This warranty does not include repair work for materials improperly maintained, abused, neglected, damaged, or subject to normal wear and tear.

Our proposal INCLUDES all applicable taxes & insurance and the following masonry or masonry related items as per the contract documents: **All Sales Taxes Excluded**

SEE ATTACHED STUCCO INCLUSIONS

Our proposal DOES NOT INCLUDE the following items and/or activities and are therefore EXCLUDED:

SEE ATTACHED STUCCO EXCLUSIONS

Our proposal is based on OUR COMPANY being PROVIDED by others the following services and/or items at no cost to us, and are therefore EXCLUDED from this proposal:

SEE ATTACHED STUCCO QUALIFICATIONS

This proposal is **conditional** upon the use, of any and all equipment supplied by our company (including, but not limited to, scaffolding, tools, supplies, materials, power cords, electrical appliances and any other supplies or materials of any kind provided by us) (“Equipment”) solely by the personnel of this company and/or it’s designated agents or sub-subcontractors. In the event any other person or entity (including the Project Owner, Contractor, any other subcontractor, or any other party) desires to use any such "Equipment", such use shall be solely at our discretion and, prior to any use, and as a condition precedent to any such use, the party or parties which will be using such Equipment shall, at no cost to us, (1) execute an Agreement (in a form provided by us) governing the use of such Equipment, and (2) shall supply a Certificate of Insurance, naming Fenimore-Blythe Commercial Masonry, LLC and its officers, directors, agents and assigns as additional insured's and waiving subrogation as to any claims or damages related to the use of such "Equipment".

Our proposal is based on being provided reasonable access to all work areas, and sufficient areas to work in to allow masonry work to proceed at an optimum rate in accordance with the time schedule mutually agreed upon. We request that the General Contractor furnish us with one complete set of contract documents for contract review and one additional set for Construction.

Periodic Payments are to be made monthly, by the15th of each month, based on the value of Stored Materials & Work Completed the previous month. Funds past due, according to the "Prompt Pay Act", Texas Government Code Section, (2251.022 & 023), states that payment is due within 10 days from payment by owner to GC, then will become subject to the legal interest rate of 12% per annum prescribed by Law (Section 2251.025). Final payment is to be made within 45 days after satisfactory completion and acceptance of the work. Retainage percentage will only be allowed if the Bid Documents specify it, and/or it is Agreed on in the Contract, and then no more than five (5%) percent will be allowed.

Breakouts are for accounting purposes only, unless otherwise indicated. This proposal is void, if not accepted by issuance of a subcontract or letter of intent within 30 days of the bid date shown herein. Subsequent to the thirty day maturity of this proposal, we reserve the right to either WITHDRAW or INCREASE the amount of our bid. This proposal is based on doing the Masonry. No overtime has been calculated into this project and is therefore excluded

We are grateful for the opportunity to submit our quotation to you. Should you need further information, please, contact us.

Sincerely,

David Grzesiak

FENIMORE-BLYTHE

Commercial Masonry

CELINA GOVERNMENT PARKING GARAGE

Plaster & Stucco Scope Inclusions:

1. Lath and Plaster as indicated on plans and per most specifications
2. Water resistant barrier on CMU
3. Mineral wool rigid insulation on water resistant barrier
4. Hat Channel on insulation
5. Two layers of building paper behind lath at wall surface only
6. All expanded 3.4 lath and lath accessories are to be made from galvanized metals
7. Flashing at perimeter of doors and louvers at stucco only
8. Pre-blended fibered Portland cement base coat
9. Polymer modified base coat to with embedded reinforcing mesh
10. Portland cement base coat to receive a 1.5 mm acrylic finish texture
11. Fastener installation for lath is based on 16” o.c.
12. Daily clean up and trash removal for our trade to onsite dumpster provided by others
13. Material sales tax

Plaster & Stucco Scope Exclusions:

1. Waterproofing, any/all types of flashing materials, sealants, and caulking
2. Secondary Moisture Barrier at all openings
3. Door/Window head flashing with end dams
4. Framing, sheathing, painting, and/or wood members of any type
5. Soffit vents
6. Access door and panels
7. Specialty, smooth or fine finishes
8. Owner and/or Contractor Controlled Insurance Program
9. Utilities, dumpster, and trash haul
10. Scaffolding shoring at roof areas
11. Protection of roof membrane by others, except for our work at roof areas
12. Engineering design calculations
13. Shop drawings
14. Permits and Fees

Plaster & Stucco Scope Qualifications:

1. General Contractor to provide lighting and power to OSHA minimum requirements at no cost
2. All work to be performed during regular daytime hours (Monday – Friday, 7:00 am – 3:30 pm); overtime not included
3. Scaffold for our scope of work and for our workers only
4. Scaffold layout loads to be approved by Engineer of Records at roof areas
5. Bonds may be provided at an additional cost to this proposal
6. If we cannot meet or maintain schedule milestones or completion date as a result of shortage of material or accelerated schedule, we shall be discharged of any damages which result from such delay

GG&S Construction Co.

4320 N. Preston Road
Celina, TX 75009
Office: (972) 332-2700
Fax: (972) 294-3401

Proposal

Date: August 8, 2024

Contractor:
Swinerton Builders
Attn: Ariel Miller

Project:
Celina Government Center Garage
Celina, TX

Scope Inclusions/Exclusions & Description:
Proposal is Valid for 30 Days. Proposal is valid upon mutually agreed upon contract terms. Includes Labor, Materials, and Scaffolding for the following….

CMU Scope: 8" Regular Gray CMU, gray type S mortar, grout, ladder wire, rebar positioner, rebar package, and control joint.

Brick Veneer Scope: Blackson Modular brick, Type N colored mortar, wall tie anchors, fasteners, T2 Termination Bar, H&B 18" Mighty Flash, Quadrovent Weeps, Primer, 1" Mortar Trap, and masonry detergent.

Stucco Scope: Basis of design is Parex Armourwall Stucco. 2 Play Paper, 2.5 SF Metal Lathe, #66 Casing Bead, #15 Control Joint, #7 Weep, Quikrete Scratch & Brown, Primer, and Parex Standard Texture Acrylic Finish.

Exclusions: Permitting, Bonding, Lab Testing, and Engineered Letters. No caulking or sealants. No clear water repellent sealers. Water and trash dumpster provided by General Contractor for trash and masonry spoils. No damproofing or A&W barrier. No retaining walls, dumpster enclosure, or hardscape. Lintels furnished by others, loose lintels set by GG&S. No Sales Tax. Dowels in concrete by concrete subcontractor, GG&S to assist in layout only.

Assumptions: Bid is for 45 hour work week. Bid assumes glazing/waterproofing subcontractor to pick up jamb and sill flashing of windows.

Description	***Amount***
Furnish and install all 8" Regular Gray CMU on parking garage	$ 210,000.00
Furnish and install all Blackson Modular brick on parking garage	$ 718,000.00
Furnish and install all Cast Stone on parking garage	$ 35,000.00
Furnish and install all 3" Mineral Wool Cladstone 45 insulation in necessary masonry cavities.	$ 35,000.00
Furnish and install all Stucco on parking garage.	$ 65,000.00
Add Alternates: *1. Furnish and install cast stone wall coping in lieu of cast in place concrete: $270,000.00*	
Total	$ 1,063,000.00

GG & S CONSTRUCTION COMPANY

Subcontractor Bid Analysis

Trade: **09.90 Painting**
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Ariel**

	Selected Sub				x
Subcontractor	**Shahan**	**Carrco**	**Cherry**	**PPI**	**Shahan**
Phone	214-366-7225	214-384-5687	972-242-4287	214-351-0315	214-366-7225
Contact	Rob Pickering	Mike Pittman	Jeremy Cohen	Alan Flores	Rob Pickering
email	obp@shahanpaint.com	mpittman@carrcopainting.com	remycohen@cherrycoatings.co	alan@ppidallas.com	robp@shahanpaint.com
Scope Complete	Yes	Yes	Yes	Yes	Yes
Rank	1	4	3	2	1
Delta To Low	0%	24.88%	20.60%	10.70%	0.00%
Enter SBE %	0%				
SBE $$$	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost									
				$ 59,749		**$ 74,615**		**$ 72,056**		**$ 66,145**		**$ 59,749**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**		**$ -**		**$ -**		**$ -**		**$ -**
		Prequalification Status		Yes		Yes		Yes		Yes		Yes
		MSA Status		Yes		Yes		Yes		Yes		Yes
		Single Project Limit		$ 253,879		$ 11,361,158		$ 37,693,013		$ 2,303,394		$ 253,879
		Aggregate Limit		$ 571,228		$ 25,562,604		$ 84,809,279		$ 5,182,638		$ 571,228
		Exclude Sales Tax	-	excluded		excluded		excluded		excluded		excluded
		Textura	-	$ -								
		Prevailing Wages Included	-	included		included		included		included		included
		Responses to RFIs Included	-	included		included		included		included		included
		Scope sheet included	-	$ -								
		Schedule included	-	included		included		included		included		included
Trade Specific Requirements												
Base Bid			**$ 1,380**	**$ 59,749**		**$ 74,615**		**$ 72,056**		**$ 66,145**		**$ 59,749**
		Base Bid	$ -	$ 58,369		$ 72,285		$ 74,032		$ 64,765		$ 58,369
7/A-541	Note 5	Paint bollards (PT-3)	$ -	included		included		included		included		included
RFI 8		Paint bollards (PT-3) at trash room (8) and overhead door jambs (8)	$ -	included		included		included		included		included
A-541		Paint stair stringers and structural steel (PT-3)	$ -	included		included		included		included		included
8/A-562		Paint exposed lintels (PT-3)	$ -	included		included		included		included		included
13,14/A-561 5/A-562, A-601		Paint steel channels at overhead door (PT-3)	$ -	included		included		included		included		included
A-601		Paint HM doors and frames (PT-3)	$ -	included		included		included		included		included
A-501, A-571 A-601, RFI 15		Block fill and paint the CMU for wall types A, C, S, and M	$ -	included		included		included		included		included
4/A-501 A-571, A-601		Tape, bed, paint wall types D and F	$ -	included		included		included		included		included
099000 3.03.O RFI 18		Stencil rated walls	$ -	included		included		included		included		included
A-601		Paint ceilings in rooms storage 402, mech 403, elev ctrl rm 404 (PT-1)	$ -	included		included		included		included		included
		Paint structural steel canopies on level 4 above stair 1 and stair 2	$ -	included		included		included		included		included
P-002, P-211	GN 36	Paint exposed gas piping with yellow zinc based aluminum paint	$ -	included		$ 950		$ 665		included		included
		Caulk at painted to painted surfaces	$ -	included		included		included		included		included
2-4/A-541		Exclude stair handrail/guardrail	$ -	excluded		excluded		$ (4,021)		excluded		excluded
		Exclude painting louvers (prefinished aluminum)	$ -	excluded		excluded		excluded		excluded		excluded
RFI 16		Exclude painting MEP	$ -	excluded		excluded		excluded		excluded		excluded
7/A-511		Paint at canopy fascias	$ 1,380	$ 1,380		$ 1,380		$ 1,380		$ 1,380		$ 1,380
		Total Base Bid (excl. Bond)	**$ 1,380**	**$ 59,749**		**$ 74,615**		**$ 72,056**		**$ 66,145**		**$ 59,749**

printed: 8/23/2024, 2:05 PM

SHAHAN & SON, LTD.
2828 Lombardy Lane Dallas, Texas 75220
(214) 366-7200

PROPOSAL

Date: August 14, 2024
Project: CELINA GOVERNMENT CENTER GARAGE GMP (REVISED)

To: SWINERTON BUILDERS
Location: 100 NORTH COLORADO STREET, CELINA, TX 75009

Attn: ARIEL MILLER
Architect: HED

Phone: 214-771-2039
Email: ariel.miller@swinerton.com

We hereby propose to furnish all labor, materials, equipment and incidentals necessary to perform all operations in connection with our line of work on said job according to plans and specifications.

Base Bid: $58,369.00

PROPOSAL ARE VALID FOR 60 DAYS FROM SUBMITTED BID DATE

SCOPE OF WORK:

Included:
Fire Tape
Tape & Bed
Paint Exposed Ceilings
Paint Gyp Walls
Paint CMU Walls
Paint Stair Flights
Paint Doors & Frames
Paint Roll Up Doors
Paint Trash Enclosure
Paint Trash Gates
Paint Lintels
Caulking at Paint to Painted Surfaces Only
Stenciling
Gas Lines

ALTERNATES:
DEDUCT FOR CMU HIDDEN FROM PUBLIC: **$10,126.00**

Excluded:
Casework / millwork finishes
Fabric wrapped panels / Fabric wall system
Floor finishes
Fire caulking
Rooftop mechanical / screenwall finishes
Stain finishes and caulking of stained items
Vertical Surfacing System
MEP Color coding
Exterior Building finishes
Taxes
Bonds
Overtime
Stucco / Plaster finishes
Wood door finishes
Any wall texture other than roller stipple
Water Replleant
Parking Garage Finishes

Shahan & Son, Ltd.
By: Shahan Enterprises, LLC, general partner

By:
Rob Pickering - Estimator / Project Mgr.

CARRCO PAINTING

PAINTING PROPOSAL

Project Name:	Celina Government Center Garage	Submit to:	Swinerton Builders
Location:	Celina, Texas	Address:	220 Main Street, Suite 300
Architect:	HED		Dalals, Texas 75201
Phone:		Attention:	Ariel Miller
Bid Date:	08/08/24	Email:	ariel.miller@swinerton.com
Document Date:	07/11/24	Phone:	(574) 329-9664
Addendum:			

Base Bid: $72,285.00

We submit for your consideration the following scope for the above referenced project:

Scope of Work:

Tape and Bed Gyp Bd Walls to a Level 4 Finish
Paint Gyp Walls
Exposed Structure
Paint Bollards
Paint CMU with Elastomeric Coating
Paint Holow Metal Doors and Frames
Paint Overhead Doors
Paint Steel Lintels
Paint Underside of Stairs and Risers
Miscellaneous Steel

Exclusions:

1. Any gap larger than 1/4"
2. Backer Rod
3. Floor Finishes
4. MEP Color Coding
5. Piping
6. MEP Color Coding
7. Pavement Markings
8. Pedestrian Coatings
9. Guardrail and Handrails at Stairs
10. Shop Primer on Metals.

Notes: Price is good for 60 days from proposal date
Hourly Rate is $45.00 per Hour for Extra Work

Sincerely,
Mike Pittman
Chief Estimator

HUB, MBE, SBE, DBE CERTIFIED
10379 Plano Road, Dallas, Texas 75238 - 214.624.7560 - Fax 214.624.7562
(Mailing) P.O Box 550697 Dallas, Texas 75355

DATE: **August 8, 2024**

FROM: **Jeremy Cohen**
JeremyCohen@cherrycoatings.com
806-676-0784

ATTENTION: **Swinerton Builders**
Ariel Miller
Ariel.Miller@swinerton.com
214-771-2039

BID AMOUNT: **$ 74,032.00**

PROJECT: Celina Government Center Garage
100 N. Colorado St. Celina, TX 75009

We hereby propose to finish and install all labor and materials for Painting scope in accordance with plans and specifications on the above project. Bid is good for 60 days from bid date.

Plans & Specifications Dated: 7/11/2024
Addenda Acknowledged: RFI Log 20240801; Wage Decision.

SCOPE OF WORK

INCLUSIONS:

1. Tape, bed, and paint gypsum board surfaces.
2. Paint CMU walls.
3. Paint HM doors and HM frames.
4. Paint stairs, stringers, risers, guardrails, and handrails throughout.
5. Paint exposed steel framing and columns at canopies.
6. Paint steel lintel and bollards.
7. Applying stenciling at fire rated walls only.

EXCLUSIONS:

1. Work to barrier cable guardrails, fire riser standpipes and MEPFP.
2. Applying intumescent coatings or fireproofing.
3. Millwork, casework, staining, color coding, stenciling, striping, and signage.
4. Concrete patch and repair.
5. Specialty and high-performance coatings.
6. Painting of exposed structure or any non-fire rated walls.
7. Painting ceiling in stairwells.
8. Work to spandrels, columns, ceilings, walls, concrete bulkheads/beams.
9. Painting of metal exhaust louver, or caulking brick expansion joints.

10. Floor coatings and sealers.
11. Badging, background checks, vaccine requirements, overtime, and afterhours.

Clarification: Caulking from painted-to-painted surfaces only.

ALTERNATES

1.	Painting handrails/guardrails throughout.	Deduct	$ 4,021.25
2.	Painting Gas line.	Add	$ 665.00

PARRENT'S PPI PAINTING, INC.

More than just paint...Peace of Mind

August 14, 2024

Swinerton Builders

Project: **Celina Government Center Garage**
Attn: **Ariel Miller**
ariel.miller@swinerton.com

We are pleased to provide you with a proposal for the above-mentioned project, with scope of work as detailed below. Proposal is valid for 30 days past date mentioned above.

TOTAL: $64,765.00

Plans and Specifications Dated: 7/11/24

Addendums Acknowledged: N/A

INCLUSIONS:

1. Normal working hours
2. Tape, bed and paint new gypsum board walls
3. Bollards painted
4. CMU walls painted where indicated
5. HM doors and HM frames painted per door schedule
6. Exposed steel structure at Level 4 canopy painted
7. Exposed ceilings painted per room finish schedule
8. Overhead doors and frames painted per door schedule
9. Steel stringers at stairs painted
10. Gas piping at generators painted

EXCLUSIONS:

1. Afterhours and overtime work
2. Casework, millwork, staining and wood finishes UNO
3. Caulking at dissimilar surfaces
4. Concrete walls, columns and ceilings
5. Cable guardrails
6. CMU-01 (burnished)
7. Floor coatings and sealers
8. Stucco
9. Signage, graphics, striping and stenciling
10. Specialty and high performance coatings UNO
11. Sound taping (Level 1 finish at non-rated walls)
12. Textured acrylic and elastomeric coatings
13. Level 5 finish, texture and taping and bedding in between gypsum board layers UNO

14. Badging and background checks

CLARIFICATIONS:

1. Caulking of painted to painted surfaces only

ALTERNATES:

1. Remove painting CMU walls at interior side: **DEDUCT $8,293.00**

Thank you for the opportunity! Please contact me if you have any questions concerning the above proposal.

Thank you,

Alan Flores

Subcontractor Bid Analysis

Trade: **10.14 Signage**
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Chris**

		Selected Sub				x
	Subcontractor	Dallas Digital Sign	Benchmark Signs	Red Elephant	Signarama	Dallas Digital Signs
	Phone	(1800) 238-6064	(817) 560-9965	(972) 267-3100	(469) 836-7442	(1800) 238-6064
	Contact	Alex Balic	Ricky Shaffer	Ketan Jain	Lynne Sheats-Freeman	Alex Balic
	email	x@dallasdigitalsigns.c	rshaffer@benchmarksigns.biz	ketan@redelephantway.com	ne@signarama-richardson.cc	alex@dallasdigitalsigns.com
	Scope Complete	Yes	Yes	Yes	Yes	Yes
	Rank	1	4	2	3	1
	Delta To Low	0%	72.97%	13.35%	23.82%	0.00%
	Enter SBE %	0%				
	SBE $$$	$ -	$ -	$ -	$ -	$ -
Spec or Dwg #	Item / Description	Total Cost	$ 146,908	$ 254,103	$ 166,525	$ 181,903	$ 146,908
Standard Requirements (if entered here, costs will be included with Breakout #1)		$ -	$ -	$ -	$ -	$ -	$ -
	Prequalification Status		No	Yes	No	No	No
	MSA Status		No	No	No	No	No
	Single Project Limit		N/A	$ 250,000	NA	NA	N/A
	Aggregate Limit		N/A	$ 562,500	NA	Na	N/A
	Exclude Sales Tax	-	excl	excl	excl	excl	excl
	Textura	-	incl	incl	incl	incl	incl
	Prevailing Wages Included	-	incl	incl	incl	incl	incl
	Responses to RFIs Included	-	incl	incl	incl	incl	incl
	Scope sheet included	-	$ -				
	Schedule included	-	$ -				
Trade Specific Requirements							
Base Bid		$ 57,722	$ 146,908	$ 254,103	$ 166,525	$ 181,903	$ 146,908
	Base Bid	$ -	$ 63,560	$ 112,108	$ 69,937	$ 88,315	$ 63,560
		$ -	$ -				
	Code Signage	$ -	$ -				
	PS-E1-E3	$ 488	$ 488	incl	$ 488	$ 488	$ 488
	PS-R1	$ -	incl	incl	incl	incl	incl
	PS-R2	$ -	incl	incl	incl	incl	incl
	PS-R3	$ -	incl	incl	incl	incl	incl
	PS-R4	$ -	incl	incl	incl	incl	incl
	PS-R5	$ 1,000	$ 1,000	incl	$ 1,000	$ 1,000	$ 1,000
PS-A5	PS-R6 Oversized	$ 3,000	$ 3,000	$ 3,000	$ 3,000	incl	$ 3,000
	S1-NX	$ 4,000	$ 4,000	incl	$ 4,000	$ 4,000	$ 4,000
	Traffic Signage	$ -	$ -				
	PS-A1-A4 Handicap	$ -	incl	incl	incl	incl	incl

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		PS-L1 Columns	$	-		incl	incl	incl	incl	incl
		PS-L2 Columns	$	-		incl	incl	incl	incl	incl
		PS-L3 Columns	$	-		incl	incl	incl	incl	incl
		PS-L4 Columns	$	-		incl	incl	incl	incl	incl
		PS-1-12	$	-		incl	incl	incl	incl	incl
		PS-100 Stall Count	$	-		incl	incl	incl	incl	incl
		Headache Bars	$	-	$	-				
		HB-1-3	$	-		incl	incl	incl	incl	incl
			$	-	$	-				
		Dimensional Letter	$	-	$	-				
		Box Entrance signage	$	-	$	74,860	$ 108,755	$ 38,866	$ 38,866	$ 74,860
			$	-	$	-				
		Blade Style Standoff	$	49,234		Incl	incl	$ 49,234	$ 49,234	Incl
			$	-	$	-				
		Submittal Samples	$	-	$	-	$ 30,240			
		Install	$	-	$	-	incl	incl	incl	
			$	-	$	-				
			$	-	$	-				
		Total Base Bid (excl. Bond)	**$**	**57,722**	**$**	**146,908**	**$ 254,103**	**$ 166,525**	**$ 181,903**	**$ 146,908**

DALLAS DIGITAL SIGNS & GRAPHICS
World Class Quality and Service

State of Texas HUB and NTCRCA Certified Minority and Women Owned Business
Licensed Texas Electrical Sign Contractor, OSHA Certified

QUOTATION FOR SIGNAGE

08-02-2024

Swinerton builders

Via E-mail: Christopher.dencklau@swinerton.com
Phone: 1-(469) 836-0908

Project: 100 North Colorado Street, Celina, TX, 75009, United States of America

We are pleased to submit a quote for the following scope of work based on Striping and Signage plan. dated August, 8th, 2024 by City of Celina

To manufacture and install the following signs:

Item No.	Name/Description	Source	Installation	Quantity
1.	PS7	TR-101	Mount with tap-con anchors into concrete	1 (ONE)
2.	PS-L	TR101 - TR-104	Neoprene pad & wall anchors	46 (forty six)
3.	PS-11	TR101 - TR-103	Mount with tap-con anchors into concrete	9 (NINE)
4.	PS-E1	TR-101 - TR-104	Neoprene pad & wall anchors	4(FOUR)
5.	PS-R4	TR-101 - Tr-104	Neoprene pad & wall anchors	4 (FOUR)
6.	PS-6	TR-101	Mount with tap-con anchors into concrete	2 (TWO)
7.	PS-10	TR-101	Mount with tap-con anchors into concrete	2 (TWO)
8.	PS-R3	TR-101 - Tr-104	Neoprene pad & wall anchors	4 (FOUR)
9.	PS-9	Tr-101	Mount with tap-con anchors into concrete	1 (ONE)
10.	PS-100	TR-101 - TR-104	Neoprene pad & wall anchors	4 (FOUR)
11.	PS-A2	TR-101 - TR-104	Neoprene pad & wall anchors	8 (EIGHT)
12.	HB-1	TR-101	Mount with tap-con anchors into concrete	2 (TWO)

13.	HB-3	TR-101	Mount with tap-con anchors into concrete	4 (FOUR)
14.	PS-E3	TR-101	Neoprene pad & wall anchors	2 (TWO)
15.	PS-E2	TR-101	Neoprene pad & wall anchors	2 (TWO)
16.	PS-A1	TR-104	Neoprene pad & wall anchors	5 (FIVE)
17.	PS-R1	TR-102 & TR-104	Neoprene pad & wall anchors	1 (ONE)

FOR THE PRICE OF $63,560.00
(SIXTY THREE THOUSAND FIVE HUNDRED SIXTY DOLLARS)

ALTERNATE 1
FOR THE PRICE OF $74,860.00
(SEVENTY FOUR THOUSAND EIGHT HUNDRED SIXTY DOLLARS)

1	OVERHEAD GARAGE ENTRANCE SIGN		Wall Anchors	2 (TWO)
2	FLAG MOUNTED PARKING SIGN		Wall Anchors	2 (TWO)
3	CELINA DOWN TOWN SIGN		Install with fasteners to existing canopy	1 (ONE)

Inclusions:

- All costs to manufacture and install signage as specified above
- All cost for Samples
- GL,WC, and Auto liability insurance
- Daily removal of our waste to on-site dumpster provided by others
- Price is FOB job-site

Exclusions:

- All costs for sales tax
- All costs for overtime & Bonds
- All costs for permitting & testing
- All costs for paper inserts for interior signage

This quote good for a period of 60 days.

Sincerely,

Andre GarHol
Estimator

1822 Barnett Dr.
Weatherford, TX 76087
P: 817-560-9965
WOB - Fed

Project

CELINA GOVERNMENT PARKING GARAGE
CELINA, TX

Date: 8/8/24
P15658-24
Ricky Shaffer
rshaffer@benchmarksigns.biz
Ext 110

Quantity	Unit	Size	Description	Unit Price	Subtotal	TOTAL
			GENERAL NOTE: BENCHMARK SIGNS HAS MADE EVERY EFFORT TO MAKE A REASONABLE INTERPRETATION OF THE PLANS AND SPECS AND RESERVES ITS RIGHT TO REPRICE ANY ITEM LISTED BELOW BASED ON THE ARCHITECT AND OWNER'S TRUE INTENT OF THE CONSTRUCTION DOCUMENTS WHICH MAY DIFFER FROM THE DESCRIPTIONS BELOW.			
			INCLUDES, MATERIALS, EQUIPMENT AND INSTALLATION			
			CELINA GOVERNMENT PARKING GARAGE CELINA, TX.			
			PRICING BASED ON IFP PLANS DATED 7/11/24			

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		NOTE: **1) PRICING IS BASED ON COMPLETION BY 12/31/2026. PRICES WILL ESCALATE 10% BEGINNING 1/1/2027.** **2) PARKING GARAGE, SIGN QUANTITIES ARE BASED ON SHEETS A-101 THROUGH A-104 AND TR-101 THROUGH TR-104 DETAILS ARE SHOWN ON SHEETS A-641 & TR-502.** **3) ALL SIGNS ARE BY BENCHMARK SIGNS. WE EXCLUDE SIGNS BY ANY OTHER MANUFACTURER.** **4) EXTERIOR DIMENSIONAL LETTER SIGNAGE IS BASED ON SPEC 101419. OUR PRICING WILL BE ADJUSTED WHEN FINAL QUANTITIES ARE DETERMINED.** **5) WE EXCLUDE ANY SIGNAGE NOT SPECIALLY QUOTED BELOW. ANY ADDITIONAL SIGNAGE WILL BE PROVIDED AT AN ADDITIONAL COST VIA CHANGE ORDER.** **6) ALL EXTERIOR DIMENSIONAL LETTER SIGNAGE LISTED BELOW WILL REQUIRE CLEAR ACCESS TO THE MOUNTING SURFACE, BEFORE ANY OBSTRUCTIONS ARE PUT IN PLACE, SUCH AS CONCRETE, LANDSCAPING, ETC. IF THESE ARE ALREADY IN PLACE AND REQUIRES BENCHMARK SIGNS TO CHANGE METHODS/RENTAL EQUIPMENT AND CAUSES AN INCREASE TO OUR COST, THEN A CHANGE ORDER WILL BE REQUIRED BEFORE ANY WORK BEGINS.**			
			PARKING GARAGE PACKAGE			
			NOTE: WE EXCLUDE X-RAY LOCATING OF REBAR OR PT CABLES IN THE STRUCTURE. THIS WORK IS TO BE COMPLETED BY OTHERS. REFER TO INCLUDES NOTE #3 FOR WAIT TIME CHARGES.			
6	ea.	36" X 10" X .080"	TYPE PS-1 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,688.40	$ 10,130.40	$ 10,130.40

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4	ea.	36" X 10" X .080"	TYPE PS-4 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,688.40	$ 6,753.60	$ 6,753.60
1	ea.	60" X 10" X .080"	TYPE PS-7 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,806.00	$ 1,806.00	$ 1,806.00
1	ea.	60" X 10" X .080"	TYPE PS-9 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,806.00	$ 1,806.00	$ 1,806.00
1	ea.	60" X 10" X .080"	TYPE PS-10 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,806.00	$ 1,806.00	$ 1,806.00
9	ea.	96" X 10" X .080"	TYPE PS-11 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,990.80	$ 17,917.20	$ 17,917.20
45	ea.	20" X 20" X .080"	TYPE PS-L1 - PS-L4 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 576.35	$ 25,935.62	$ 25,935.62
4	ea.	5" X 8" X .080"	TYPE PS-E1 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 288.70	$ 1,154.78	$ 1,154.78
12	ea.	12" X 12" X .080"	TYPE PS-E2 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 319.44	$ 3,833.28	$ 3,833.28
14	ea.	12" X 12" X .080"	TYPE PS-E3 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 319.44	$ 4,472.16	$ 4,472.16
1	ea.	60" X 10" X .080"	TYPE PS-A1 - DOUBLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 2,049.60	$ 2,049.60	$ 2,049.60

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2	ea.	36" X 10" X .080"	TYPE PS-A2 - SINGLE SIDED, .080" ALUMINUM SIGN WITH VINYL COPY, CEILING FRAME MOUNTED PER 2/TR-503	$ 1,688.40	$ 3,376.80	$ 3,376.80
7	ea.	12" X 27"	TYPE PS-A3 - RESERVED PARKING .080" ALUMINUM, SPANDREL POST MOUNTED PER 1/TR-503	$ 860.40	$ 6,022.80	$ 6,022.80
2	ea.	12" X 33"	TYPE PS-A4 - RESERVED PARKING VAN ACCESSIBLE, .080" ALUMINUM, SPANDREL POST MOUNTED PER 1/TR-503	$ 927.60	$ 1,855.20	$ 1,855.20
1	ea.	12" X 12" X .080"	TYPE PS-R1 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 319.44	$ 319.44	$ 319.44
1	ea.	12" X 12" X .080"	TYPE PS-R2 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 319.44	$ 319.44	$ 319.44
4	ea.	12" X 12" X .080"	TYPE PS-R3 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 319.44	$ 1,277.76	$ 1,277.76
4	ea.	10" X 4" X .080"	TYPE PS-R4 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 212.64	$ 850.56	$ 850.56
4	ea.	6" X 9" X .080"	TYPE PS-R5 - .080" ALUMINUM WITH VINYL COPY, WALL MOUNTED	$ 200.04	$ 800.16	$ 800.16
1	ea.	30" X 42"	**TYPE PS-100 STALL COUNT SIGNAGE**	$ 9,406.08	$ 9,406.08	$ 9,406.08

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LINE	PRODUCT
A	 **Product:** **AVAILABLE PARKING LEVEL 1-2+ GOLF CART/MOTORCYCLE | 4 Digit Seven Segment w/ FULL** Product ID: 70006 Product Number: SA3549GR-03-T242/120-277VAC Estimated Lead Time: 2 Weeks** Dimensions: 35.000" H x 49.000" W x 5.500" D Faces: Single Face Face Material: Routed Panel with Sign in Sign Construction Graphic: Vinyl Color: Reflective White (7812) Display Type (SA): 718 G7-Seg RFULL Number of Displays: Number of Displays (3) Extrusion: 550H1 5.5" UL/cUL Listed: Wet Locations Finish: Duranodic Bronze SA Display Type Construction: SA Display Construction Voltage (SA): 120-277 VAC Warranty: 2 Year Warranty **Spec Sheet:** https://www.signal-tech.com/product/file/70006.pdf Description: A Space Available Sign with LED count sign(s) engineered to accept and display available space counts from a wide-variety of parking equipment systems. Each counter is capable of displaying up to four numeric values as well as OPEN, FULL, and CLSd (Closed). Guaranteed readable in direct sunlight. Blanks out when off. Cabinet finish Duranodic Bronze unless otherwise noted. UL/cUL Listed. Note: This is a custom unit and is not cancellable/returnable. Message: AVAILABLE PARKING LEVEL 1-2+ GOLF CART/MOTORCYCLE; 4-digit Seven Segment w/ FULL (3) Color: White Reflective Vinyl; Green, Red Wide Angle LED Size: 3.75", 3.0"; 4.5"
B	 **Product:** **Single 550 Style Frame Wall Mount Bracket** Product ID: 9680 Product Number: 550 Mount Estimated Lead Time: 1 Week** Dimensions: 0.000" H x 0.000" W x 0.000" D Warranty: 1 Year Warranty **Spec Sheet:** https://www.signal-tech.com/product/file/9680.pdf Description: Single 3/16" thick, C-shaped aluminum bracket. Bracket designed for mounting signs in a 550-style frame to a flat surface. Use two brackets for signs up to 65" wide and three brackets for signs over 65" wide. Bracket(s) is bolted to sign at the factory. Fasteners for wall mounting not included. Standard finish is semi-gloss Duranodic Bronze unless otherwise noted. Note: This is a custom unit and is not cancellable/returnable.

2	ea.	9' X 8"	TYPE HB1 - (PVC) CLEARANCE SIGN, SPL MOUNT PER 3/TR-503. DOUBLE SIDED WITH HB 3 TEXT ON ONE SIDE	$ 1,906.80	$ 3,813.60	$ 3,813.60
2	ea.	9' X 8"	TYPE HB2 - (PVC) CLEARANCE SIGN, SPL MOUNT PER 3/TR-503. SINGLE SIDED	$ 1,738.80	$ 3,477.60	$ 3,477.60
2	ea.	9' X 8"	TYPE HB3 - TEXT ONLY, PRICING INCLUDED WITH TYPE HB 1 SIGN		$ -	$ -
13	ea.	8" X 3" X 1/4"	TYPE S-RM1-8 ROOM NAME, 1/8" ACRYLIC DIRECT PRINT, RAISED TEXT AND GRADE II BRAILLE, SILICONE AND FOAM TAPE MOUNTED.	$ 80.88	$ 1,051.44	$ 1,051.44
1	ea.	6" X 6" X 1/4"	TYPE S7 - FD MALTESE CROSS, 1/8" ACRYLIC WITH DIRECT PRINT GRAPHICS	$ 111.12	$ 111.12	$ 111.12

BENCHMARK SIGNS
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1	ea.	12" X 12" X 1/4"	TYPE S7- FSR - FIRE PUMP ROOM, 1/8" ACRYLIC WITH DIRECT PRINT GRAPHICS	$ 226.03	$ 226.03	$ 226.03
8	ea.	6" X 6" X 1/4"	TYPE S1-NX, 1/8" ACRYLIC WITH DIRECT PRINT GRAPHICS. NOTE: THESE ARE NOT SHOWN ON THE PLANS. PRICING IS FOR ALLOWANCE PURPOSES ONLY.	$ 111.12	$ 888.96	$ 888.96
8	ea.	6" X 4" X 1/4"	TYPE S1-NX, 1/8" ACRYLIC WITH DIRECT PRINT GRAPHICS. NOTE: THESE ARE NOT SHOWN ON THE PLANS. PRICING IS FOR ALLOWANCE PURPOSES ONLY.	$ 80.88	$ 647.04	$ 647.04
			SUBTOTAL: PARKING GARAGE SIGNAGE		**$ 112,108.67**	
			DIMENSIONAL LETTER SIGNAGE AS NOTED IN SPEC 101419			
80	ea.	12"	SPEC SECTION 2.03.A.3 - CAST ALUMINUM, ARIAL FONT, STANDARD DEPTH, REAR STUD MOUNTED, NON-LIT, PAINTED FINISH, TEXT: TBD	$193.32	**$ 15,465.60**	$ 15,465.60
			EXTERIOR ILLUMINATED SIGNAGE			
2	ea.	48" DIA	SPEC SECTION 2.04.A.3 - ILLUMINATED BLADE STYLE STANDOFF SIGNS.	$10,902.60	$ 21,805.20	$ 21,805.20

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2	ea.	35.5' x 4.67' x 6"	SPEC SECTION 2.04.A.4 - ILLUMINATED PANEL SIGN WITH PUCH THROUGH ACRYLIC LETTERS,	$22,483.20	$ 44,966.40	$ 44,966.40
1	ea.	30' X 2' X 3"	ALUMINUM CABINET WITH ILLUMINATED PUSH THROUGH ACCENT BARS	$18,301.20	$ 18,301.20	$ 18,301.20
14	ea.	14" x 3"	FABRICATED ALUMINUM, 3" DEEP, FACE-LIT, PAINTED FINISH, REAR MOUNTED TO CABINET, TEXT: **Downtown** (1 SET, UC & lc).	$831.60	$ 11,642.40	$ 11,642.40
1	ea.	18" x 3"	FABRICATED ALUMINUM, 3" DEEP, FACE-LIT, PAINTD FINSIH, BOTTOM CANOPY MOUNTED, TEXT: **C** (1 SET, UC).	$996.60	$ 996.60	$ 996.60
5	ea.	15" x 3"	FABRICATED ALUMINUM, 3" DEEP, FACE-LIT, PAINTED FINISH, BOTTOM CANOPY MOUNTED, TEXT: **ELINA** (1 SET, UC).	$962.28	$ 4,811.40	$ 4,811.40
1	ea.	3.25' X 2.33' X 3"	FACE-LIT LOGO, FABRICATED ALUMINUM, DIGITAL PRINT GRAPHICS, 3" DEEP, FACE-LIT	$6,232.56	$ 6,232.56	$ 6,232.56
			SUBTOTAL: EXTERIOR ILLUMINATED SIGNAGE		**$ 108,755.76**	
1	ls		**Submittals, Samples, S&H, Rental Equipment, Permit, Trip Charges to Install all Work Listed Above.**	$ 33,720.00	**$ 33,720.00**	$ 33,720.00
			TOTAL: BASE BID WORK FOR FY 2026 COMPLETION		**$ 270,050.03**	$ 270,050.03
			TAX (8.25%) IF REQUIRED		**$ 22,279.13**	$ 22,279.13

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			PARKING GARAGE TOTAL: BASE BID for FY 2026 COMPLETION		**$ 292,329.16**	$ 292,329.16
			PARKING GARAGE LABOR & EQUIPMENT		**$ 54,010.01**	
			PARKING GARAGE MATERIALS		**$ 216,040.03**	
			ADDENDUM ACKNOWLEDGED:	**RFI'S ONLY**		

INCLUDES:	
1)	PRICING INCLUDES MATERIALS ONLY WITH OPTIONAL LABOR, EQUIPMENT TO INSTALL ALL WORK LISTED ABOVE.
2)	THIS PROPOSAL INCLUDES UP TO 20 EA. MOVE INS FOR BASE BID WORK ONLY. ADDITIONAL MOVE INS WILL COST $300.00 PER TRIP.
3)	STAND BY TIME, WAITING FOR OTHERS, WILL BE BILLED AT $175.00 PER HOUR
4)	BENCHMARK SIGNS CURRENT INSURANCE COVERAGES: ($1M- EACH OCCURRENCE, $5M-GENERAL AGGREGATE, $2M PRODUCTS COMP/ OP AGG, $1M PERSONAL INJURY) APPLY. ADDITIONAL COVERAGES CAN BE PROVIDED FOR AN ADDITIONAL CHARGE.
5)	PAY APPLICATIONS SUBMITTED ON AIA 702, 703 FORMS.
6)	PRICING ABOVE INCLUDES THE COST FOR (1 EA.) ORIGINAL SUBMITTAL AND (1 EA.) REVISIONS THAT ARE NOT THE FAULT OF BENCHMARK SIGNS. EACH ADDITIONAL RE-SUBMITTAL, NOT THE FAULT OF BENCHMARK SIGNS WILL BE BILLED AT $75.00 PER HOUR.
7)	
EXCLUSIONS:	
1)	
2)	BOND (5%)
3)	ANY INTERIOR AND EXTERIOR SIGNS NOT LISTED ABOVE.
4)	DEMOLITION OF ANY SIGNS.
5)	HANDICAP SIGNS.
6)	ACCESSIBLE PARKING, WAYFINDING SIGNS, POST AND PANEL SIGNS.
7)	GLASS BACKERS (IF REQUIRED, ADD $35.00 EACH PER SIGN)
8)	WOOD BLOCKING
9)	SCREW MOUNTING OF INTERIOR SIGNS. (INSTALL WITH SILICONE AND TAPE)
10)	TEMPORARY PROJECT SIGNAGE, TEMPORARY FACILITIES SIGNAGE, MECHANICAL AND ELECTRICAL IDENTIFICATION SIGNAGE, ILLUMINATED EXIT SIGNS
11)	IDENTIFICATION FOR FIRE SUPPRESSION PIPING AND EQUIPMENT.
12)	CAST STONE, CONCRETE, BRICK MASONRY AND ELECTRICAL WORK OF ANY KIND.

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13)	WE EXCLUDE ANY FEES FOR PAY APPLICATION SERVICES, PLAN SERVICES AND PROJECT MANAGEMENT SOFTWARE OF ANY KIND (I.E. BLUEBEAM, PLANGRID, PROCORE, TEXTURA, GC PAY OR ANY OTHER PAID SERVICE). IF A PREFERRED SERVICE IS REQUIRED, ANY COST FOR THE SERVICES WILL BE ADDED TO THE SUBCONTRACT.
14)	
NOTES:	
1)	IF ACCEPTED, THIS PROPOSAL SHALL BECOME A PART OF THE CONTRACT OR PURCHASE ORDER.
2)	PRICES WILL ESCALATE 10% ON JANUARY 1, 2027, AND 10% EVERY JANUARY 1ST. THEREAFTER. IN ADDITION, BENCHMARK SIGNS RESERVES THE RIGHT TO ADJUST OUR PRICING DUE TO UNFORESEEN ECONOMIC CIRCUMSTANCES IN TODAYS MARKET.
3)	THIS PROPOSAL MUST BE ACCEPTED NO LATER THAN 60 DAYS AFTER BID DATE.
4)	

			ALL INFORMATION IN THE PROPOSAL IS CONFIDENTIAL AND FOR THE SOLE USE BETWEEN BENCHMARK SIGNS AND THE CUSTOMER AND MAY NOT BE SHARED OUTSIDE WITH ANY PARTY.			

Red Elephant
200 E Valley Ridge Blvd Lewisville, TX 75057
sales@redelephantway.com
(972) 267-3100

License #: 18751
Tax ID: 82-2899121
https://www.redelephantway.com

Quote 14237

Celina Government Center Garage GMP

SALES REP INFO
Ketan Jain
Business Development Executive
ketan@redelephantway.com

QUOTE DATE
07/18/2024

QUOTE DUE DATE
08/08/2024

QUOTE EXPIRY DATE
10/16/2024

TERMS
Due on receipt

REQUESTED BY
Swinerton Builders
2200 suite 300 Main Street
Dallas Downtown Historic District, Dallas, TX 75201

INSTALL ADDRESS
100 North Colorado Street
Celina, TX 75009

CONTACT INFO
Christopher Dencklau
christopher.dencklau@swinerton.com
(469) 836-0908

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
1	**Overhead Garage Entrance** Illuminated sign LEDs and power supplies Aluminum, .125" Acrylic, white, .5" Specialty Vinyl - Translucent Aluminum tube Aluminum angle Digital print --- Size: 35'6"x4'8"x6" Sign type(s): Cabinet sign (enclosed back) Illumination style: Lit - Push-thru acrylic Sides: Single-sided Install hardware required: Standard hardware Install Equipment required?: Bucket truck required (45' or less) Are demos or removals needed?: No Surveys required?: Yes Permitting required?: Yes Foundation requirements: No foundation required Engineering required?: Yes --- **Clearance Bar** Vinyl Digital print --- *Size:* 6" PVC *Sign type(s):* Other (custom) *Illumination style:* Non-lit *Sides:* Double-sided *Install hardware required:* Standoffs/Specialty hardware *Install Equipment required?:* Bucket truck required (45' or less) *Are demos or removals needed?:* No *Surveys required?:* Yes *Permitting required?:* No	2	Each	$38,866.30	$77,732.60	Y

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE

Foundation requirements: No foundation required
Engineering required?: Yes

Services, Permitting
Permitting required

Sign type: Illuminated or Exterior Wall sign - Standard build
Location: In-State

Services, Engineering
Engineering drawings required

2	**Entrance Sign**	1	Unit	$24,617.20	$24,617.20	Y

Cabinet

Aluminum, .090"
Aluminum, .090"
Aluminum, .090"
Aluminum tube
Aluminum angle

Size: 30"x22'
Sign type(s): Cabinet sign (enclosed back)
Illumination style: Non-lit
Sides: Single-sided
Install hardware required: Standard hardware
Install Equipment required?: Bucket truck required (45' or less)
Are demos or removals needed?: No
Surveys required?: Yes
Permitting required?: Yes
Foundation requirements: No foundation required
Engineering required?: Yes

Channel letters - Celina + Downtown Center

Illuminated sign
Acrylic, white, .5"
Aluminum, .125"
Aluminum, channel, 4" deep
Aluminum, .125"

Size: Approx. 24" tall letters
To read: Celina + Downtown Center
Illumination style: Front-lit (Trimless)
Install Equipment required?: Bucket truck required (45' or less)
Surveys required?: Yes
Permitting required?: Yes
Are demos or removals needed?: No
Engineering required?: Yes

Channel letters - Logo

Illuminated sign
Aluminum, .125"
Acrylic, white, .5"
Aluminum, .125"
Aluminum, channel, 4" deep
Specialty Vinyl - Translucent
Digital print

Size: Approx. 4'x5'
To read: Logo
Illumination style: Front-lit (Trimless)
Install Equipment required?: Bucket truck required (45' or less)
Surveys required?: Yes

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
	Permitting required?: Yes *Are demos or removals needed?:* No *Engineering required?:* Yes **Services, Permitting** Permitting required Sign type: Illuminated or Exterior Wall sign - Complex build Location: In-State **Services, Engineering** Engineering drawings required					
3	**Flag Mounted Parking Sign** Illuminated sign LEDs and power supplies Acrylic, white, .5" Aluminum, .080" Specialty Vinyl - Translucent Digital print Laminate Steel, 1/4" Size: 4'x4' Sign type(s): Cabinet sign (enclosed back) Illumination style: Lit - Front-lit acrylic Sides: Double-sided Install hardware required: Standard hardware Install Equipment required?: Bucket truck required (45' or less) Are demos or removals needed?: No Surveys required?: Yes Permitting required?: Yes Foundation requirements: No foundation required Engineering required?: Yes **Services, Permitting** Permitting required Sign type: Illuminated or Exterior Wall sign - Standard build Location: In-State **Services, Engineering** Engineering drawings required	1	Each	$7,612.37	$7,612.37	Y
4	**Type S-RM 1-8** Grade 2 Braille included # of paint colors required: 1 Tactile lettering required: 1 Acrylic, .25" Size: 8"x3"	14	Each	$58.28	$815.92	Y
5	**Type S7-FSR** # of paint colors required: 1 Acrylic, .25" Digital print Size: 20"X12"	1	Each	$77.28	$77.28	Y
6	**PS-4**	4	Each	$759.30	$3,037.20	Y

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
	# of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 36"X10"					
7	**PS-6** # of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 40"X10"	2	Each	$811.10	$1,622.20	Y
8	**PS-7** # of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 40"X10"	1	Each	$853.79	$853.79	Y
9	**PS-9** # of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 40"X10"	2	Each	$853.79	$1,707.58	Y
10	**PS-10** # of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 40"X10"	2	Each	$853.79	$1,707.58	Y
11	**PS-11** # of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 96"X10"	10	Each	$1,163.43	$11,634.30	Y
12	**PS-E1** # of paint colors required: 1 Aluminum, .090" Digital print Size: 5"X8"	4	Each	$46.92	$187.68	Y
13	**PS-A1** # of paint colors required: 1 Aluminum angle Digital print Aluminum tube Aluminum, .090" Size: 40"X10"	2	Each	$887.12	$1,774.24	Y

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
14	**PS-A1V Wall Mounted** # of paint colors required: 1 Digital print Aluminum, .090" Size: 40"X10"	1	Each	$165.68	$165.68	Y
15	**PS-A2** # of paint colors required: 1 Aluminum tube Aluminum angle Digital print Aluminum, .090" Size: 36"X10"	2	Each	$799.26	$1,598.52	Y
16	**PS-A3 (wall-mounted)** # of paint colors required: 1 Digital print Reflective vinyl Aluminum, .090" Size: 12"X27"	6	Each	$147.22	$883.32	Y
17	**PS-A4 (wall-mounted)** # of paint colors required: 1 Digital print Reflective vinyl Aluminum, .090" Size: 12"X33"	2	Each	$170.29	$340.58	Y
18	**PS-R1** # of paint colors required: 1 Digital print Acrylic, .25" Laminate Size: 12"X12"	1	Each	$53.56	$53.56	Y
19	**PS-R3** # of paint colors required: 1 Digital print Acrylic, .25" Laminate Size: 12"X12"	4	Each	$53.56	$214.24	Y
20	**PS-R4** Grade 2 Braille included # of paint colors required: 1 Tactile lettering required: 1 Acrylic, .25" Laminate Size: 10"X4"	4	Each	$65.42	$261.68	Y
21	**PS-100** Aluminum, .125" Aluminum tube Size: 30"X42" Sign type(s): Pan sign (open back) Illumination style: Non-lit Sides: Single-sided Install hardware required: Standard hardware Install Equipment required?: Ground level Are demos or removals needed?: No Surveys required?: No	1	Each	$8,779.87	$8,779.87	Y

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
	Permitting required?: No Foundation requirements: No foundation required Engineering required?: No					
	Stall Count Screen					
	Product(s) or Service(s): EMCs *Size:* Small *Was this priced as drawn?:* Yes - This was priced from drawings/specs					
22	**HB 1** # of paint colors required: 2 Digital print Aluminum tube Reflective vinyl Laminate Size: 108" Long	2	Each	$1,391.15	$2,782.30	Y
23	**HB 2** # of paint colors required: 2 Digital print Aluminum tube Reflective vinyl Laminate Size: 108" Long	2	Each	$1,391.15	$2,782.30	Y
24	**HB 4** # of paint colors required: 2 Digital print Aluminum tube Reflective vinyl Laminate Size: 108" Long	4	Each	$1,391.15	$5,564.60	Y
25	**PS - L1** # of paint colors required: 1 Aluminum, .090" Digital print Size: 20"X20"	11	Each	$152.44	$1,676.84	Y
26	**PS - L2** # of paint colors required: 1 Digital print Aluminum, .090" Size: 20"X20"	12	Each	$152.44	$1,829.28	Y
27	**PS - L3** # of paint colors required: 1 Aluminum, .090" Digital print Size: 20"X20"	11	Each	$152.44	$1,676.84	Y
28	**PS - L4** # of paint colors required: 1 Aluminum, .090" Digital print Size: 20"X20"	11	Each	$144.82	$1,593.02	Y

#	ITEM	QTY	UOM	U.PRICE	TOTAL (EXCL. TAX)	TAXABLE
29	**Building Information Sign** # of paint colors required: 1 Aluminum, .090" Digital print Size: 6"x6"	1	Each	$62.00	$62.00	Y
30	**Installations, Removals and Equipment** Includes the following: Equipment, Bucket Truck (45-foot) Equipment, Trailer **Services, Standard** • Consulting &/or Project Management • Survey(s) (if required) • Graphic Design - Creative &/or art file setup • Packaging & Handling • Crating &/or Shipping (if required)	1	Each	$36,224.00	$36,224.00	Y

CUSTOMER NOTE:

Some quantities and specifications for this quote/estimate have been estimated based on drawings and specs available at the time of quoting. Any updates to quantity, material, etc. may require revisions. Please ensure all requested signs are included here prior to accepting this proposal. If a survey is required, additional charges may apply.

BY SIGNING THIS QUOTE, I APPROVE AND AUTHORIZE THIS QUOTE, THE GOODS AND/OR SERVICES OFFERED, AND ACKNOWLEDGE THAT I HAVE FULLY READ AND AGREE TO THE SUMMARY TERMS AND CONDITIONS BELOW AS WELL AS THE FULL TERMS AND CONDITIONS FOR RED ELEPHANT. Please print and retain these terms for future reference.

I UNDERSTAND THIS IS A GOOD FAITH MINIMUM ESTIMATE BASED ON THE INFORMATION PROVIDED AT (OR BEFORE) THE ISSUANCE OF THIS QUOTE AND IS VALID FOR 30 DAYS. ANY ADDITIONAL CHARGES INCURRED DUE TO ANY CHANGES INITIATED AND REQUESTED BY THE CLIENT THAT CANNOT BE FULLY OR ACCURATELY ESTIMATED IN ADVANCE WILL BE BILLED UPON FINAL INVOICE. UPON APPROVING THIS QUOTE, CUSTOMER AGREES THAT THIS ORDER SHALL BE PLACED INTO PRODUCTION, TO PAY 100% OF THE QUOTED PRICE, AND TO PAY ANY BALANCE UPON FINAL INVOICE WHICH IS DUE IMMEDIATELY UPON DELIVERY AND/OR INSTALLATION. CLIENT FURTHER UNDERSTANDS THAT THIS ORDER IS SUBJECT TO THE TERMS AND CONDITIONS ATTACHED HERETO.

NOTES:
Electrical hookups: If an electrical circuit has been pulled to within 6 feet of the final sign location prior to Red Elephant installation, we will perform the final electrical hookup. If no connection is available within 6 feet at the time of installation, we will install signage and prep electrical connections for a final hookup to be performed by the customer's/GC's electrician. Red Elephant does not have control of the electrical connection beyond 6 feet of the sign. If additional electrical services are required, additional charges will apply.
Installs, demos and removals: Estimates for installation, demolition and removals are based on information available to Red Elephant at the time of quoting. If unforeseen complications arise and additional equipment or manpower is needed, additional charges may apply. If exact charges are required in advance, an additional survey fee will apply and may be billed separately.
Inclement weather: In the event of inclement weather, Red Elephant may temporarily stop work until it is safe to continue. Weather delays may result in additional charges if additional trips, manpower, time, or equipment are required.
Engineering drawings: If the city requires engineering drawings for any reason, we may bill for those separately.
Dig testing: All ground installations require dig testing to be performed in advance. Red Elephant will request dig tests 48 business hours in advance of installation timelines. Utility line locations may require us to explore alternative installation options. In addition to dig testing, please let your account manager know if your business has an underground sprinkler system or any other known obstacles.

PERMITTING CONSIDERATIONS:
Property plats: Clients seeking site signage may be asked to provide property plats. If plats are obtained from the city, additional permitting charges may apply.
Refacing signage: Any existing signs not in compliance with city regulations may result in additional charges.
Additional charges may apply for unforeseen permitting or engineering requirements, encroachment agreements, and/or variances, etc., mandated by city ordinance.

Subtotal:	**$199,868.57**
Sales Tax (0%):	**$0**
Total:	**$199,868.57**

SIGNATURE: **DATE:**

Prepared For

Swinerton Builders

Proposal

CELINA GOVERNMENT CENTER GARAGE

Date: 08/9/24

Project Contact:

Christopher Dencklau – christopher.dencklau@swinerton.com

Signage BID: $88,315.00

Project Notes:

Proposal per Signage Plans and Specifications. Proposal Includes cost for Manufacture and Installation as indicated on the attached pages. Signarama will honor these Unit Cost estimates for thirty (30) days. After such time, an additional charge may be required due to supplier cost increases. Contact Signarama with any questions.

Bid Prepared By:

Charlos A. Middleton - Charlos@signarama-richardson.com
Sherry Perry - sherry@signarama-richardson.com
Lynne Sheats-Freeman - lynne@signarama-richardson.com

1343 Columbia, Suite 415 – Office 469-206-0825 Cell 469-621-8168

Richardson Signarama
The way to grow your business.

1343 Columbia, Suite #415 Richardson, Texas 75081
Phone: 469-206-0825 www.signarama-richardson.com

Due Date: 08-09-2024
Project Name: CELINA GOVERNMENT CENTER GARAGE
Location: 100 North Colorado Street – Celina, Tx 75009
Description: Request for Proposal – SIGNAGE

PLATE METAL SIGNAGE

Plate Metal Signage. Fabricated w/ minimum 0.08-inch aluminum, unless otherwise indicated. Corners rounded ½" radius for all signs. Colors for signs shall match surrounding building signage, coordinated prior to fabrication. All letters, numbers and symbols contrast color of background; FONT TBD by Architect. Mechanically mount. Final approval by owner/architect.

Description	Level 1	Level 2	Level 3	Level 4	Total
PLATE METAL SIGNAGE	Qty	Qty	Qty	Qty	Cost
PS-L1	12				
PS-L2		12			
PS-L3			12		
PS-L4				12	
PS-E1	1	1	1	1	
PS-A1		2	2	1	
PS-A3	2	3	3		
PS-A4	2				

PLASTIC LAMINATE SIGNAGE

Plastic Laminate Signage. Fabricated ½" laminate w/ tactile copy and braille. Grade 2 Braille, ADA compliant. Finished acrylic panel, 0.080-thick. Raised copy. Overall Panel size listed below; FONT and COLOR KEY, TBD; Upper Case Letters and Numbers. All letters, numbers and symbols contrast color of background; FONT TBD by Architect. Mechanically mount. Final approval by owner/architect.

Description	Level 1	Level 2	Level 3	Level 4	Total
PLASTIC LAMINATE SIGNAGE	Qty	Qty	Qty	Qty	Cost
PS-R1	2	1	4	1	
PS-R3	1	1	2	1	
PS-R4	1	1	1	1	
PS-R6	2				

PLATE METAL SIGNAGE

Plate Metal Signage. Fabricated w/ minimum 0.08-inch aluminum, unless otherwise indicated. Corners rounded ½" radius for all signs. Colors for signs shall match surrounding building signage, coordinated prior to fabrication. All letters, numbers and symbols contrast color of background; FONT TBD by Architect. Mechanically mount. Final approval by owner/architect.

Description	Level 1	Level 2	Level 3	Level 4	Total
PLATE METAL SIGNAGE	Qty	Qty	Qty	Qty	Cost
PS-4		2	3		
PS-6	1				
PS-7	1				
PS-9	1				
PS-10	2				
PS-11	2	4	7		

STALL COUNT SIGNAGE

Stall Count Signage. Fabricated aluminum cabinet, w/internal structure as required to include block-outs in the face panel to show stall count information. Front panel, 2'-6"W x 3'-6"H. Colors for signs shall match surrounding building signage, coordinated prior to fabrication. All letters, numbers and symbols contrast color of background; FONT TBD by Architect. Mechanically mount. Final approval by owner/architect.

Description	Level 1	Level 2	Level 3	Level 4	Total
PLATE METAL SIGNAGE	Qty	Qty	Qty	Qty	Cost
PS-100	1				

HEADACHE BAR SIGNAGE

Headache Bar Signage. Fabricated 1"-thick aluminum clearance sign. Size, 9'-0"W x 8"H with reflective vinyl graphics applied to panel surface. All letters, numbers and symbols contrast color of background; Character and Background color TBD by Architect. Mechanically mount. Bracket and chains for suspension TBD. Final approval by owner/architect.

Description		Level 1	Level 2	Level 3	Level 4	Total
	PLATE METAL SIGNAGE	Qty	Qty	Qty	Qty	Cost
	HB-1	2				
	HB-2	2				
	HB-3	4				

	Qty	Cost
Total Signage (count and cost)	118	$79,115.00
Labor		$5,600.00
Management / Administration		$3,600.00
Subtotal		$88,315.00
TAXES (0.0825)(no taxes)		$0.00
CELINA GARAGE CENTER		$88,315.00

*NOTES

Requesting Contractor to review and advise Signarama of any required changes.

Lead Time: Contract Start Date plus 8 weeks.

Manufacturer: Signarama / Gemini / Clark Systems

Warranty: Upon Request

Installation: Installation Cost included in this Bid.

1. Signarama requires electronic vector/graphic files prior to manufacture of LOGO signs.

2. LABOR: Signarama shall work on the construction site when directed by the General Contractor. It will be required for the Signage to be installed during weather conditions / temperatures that are suitable for installation. Meetings regarding Pre-Construction, alternative deadlines, changes to construction documents relative to Signage shall be provided to Signarama. Field Survey and Pre-installation setup and removal of onsite debris included in number of labor hours. Number of Labor Hours includes total for all workers required for installation.

3. Signarama will honor these Unit Cost estimates for thirty (30) days. After such time, an additional charge may be required due to supplier cost increases.

Subcontractor Bid Analysis

Trade: **11.12 Parking Guidance Systen**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Chris**

	Selected Sub	x	
Subcontractor	chell Time & Park	itchell Time & Parkin	arking Guidance Syster
Phone	(512) 371-7773	(512) 371-7773	(832) 588-6230
Contact	Ryan Monahan	Ryan Monahan	Dylan Prep
email	mitchelltimeandparkin	yan@mitchelltimeandparking.com	dylan@parkingguidancesystems.com
Scope Complete	Yes	Yes	Yes
Rank	1	1	2
Delta To Low	0%	0.00%	21.54%
Enter SBE %	0%		
SBE $$$	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost			
				$ 180,089	$ 180,089	$ 218,880
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -
		Prequalification Status		No	No	Yes
		MSA Status		No	No	Yes
		Single Project Limit		NA	NA	$ 250,000
		Aggregate Limit		NA	NA	$ 562,500
		Exclude Sales Tax	-	Excl	Excl	Excl
		Textura	-	Incl	Incl	Incl
		Prevailing Wages Included	-	Incl	Incl	Incl
		Responses to RFIs Included	-	Incl	Incl	Incl
		Scope sheet included	-	$ -		
		Schedule included	-	$ -		
Trade Specific Requirements						
Base Bid			$ -	$ 180,089	$ 180,089	$ 218,880
		Base Bid	$ -	$ 105,089	$ 105,089	$ 143,880
			$ -	$ -		
	PS-100	Parking Indicator tie In	$ -	incl	incl	incl
		Vision Processing Unit	$ -	incl	incl	incl
		POE Mangaged Switch	$ -	incl	incl	incl
		EnSight Eyes	$ -	incl	incl	incl
		Variable Message Sign	$ -	incl	incl	incl
			$ -	$ -		
		Electrical Rough In (FSG)	$ -	$ 75,000	$ 75,000	$ 75,000
			$ -	$ -		
			$ -	$ -		
		Total Base Bid (excl. Bond)	**$ -**	**$ 180,089**	**$ 180,089**	**$ 218,880**

printed: 8/23/2024, 12:56 PM



Celina Government Center Garage Proposal

Prepared By:

Nathan Hobbs
Mitchell Time and Parking | COO, PM
4806 North IH 35, Austin, TX 78751
nathan.hobbs@mitchelltimeandparking.com
512.371.7773

Ryan Monahan
Mitchell Time and Parking | Estimator
4806 North IH 35, Austin, TX 78751
ryan@mitchelltimeandparking.com
512.371.7773

1. Executive Summary

a. Company Qualifications

MITCHELL TIME AND PARKING

Mitchell Time and Parking is a private, family-owned business known for our commitment to deliver innovative solutions and unrivaled customer service. We have been a leading sales and service provider of Amano McGann parking solutions since the 1960's and currently maintain three service offices located in Austin, Fort Worth, and San Antonio, Texas. As well as offices in Oklahoma and New Mexico. Our goal is to be responsive and pay attention to the details for every client, to demonstrate that we are a company that cares about its customers. Experience, service after the sale, and our mission to provide the best parking solutions to our clients are the things that separate us from our competition. Customers can always count on us to provide dependable and efficient parking equipment and software. Whether you are the owner or the operator, we understand how important it is to manage a variety of customer types, applications, and demands expeditiously, while maximizing customer service, convenience, and revenue. We are dedicated to bringing you the best PARCS solutions available. Company highlights include:

- Over 75 years of experience in the parking industry
- Highly skilled, factory trained and certified installation and service technicians
- High level of creativity when developing Amano McGann PARCS solutions to meet customer needs and special requests
- Direct manufacturer support from sales, engineering, software development, and client support
- Typical service call response time between one and two hours
- Local warehouse stocked with replacement parts inventory

b. PARCS Experience

Founded in 1945, Mitchell Time and Parking's longstanding goal is to make your parking system work for you, and we take pride in providing innovative, superior service for the solutions we sell. Our team of professionals is constantly improving on every aspect of our service and the equipment we offer, and we are acutely aware of the evolving perspective of our customers and their parking patrons. We are committed to innovative features, unrivaled customer service, and providing our customers with the latest in technology innovation.

We have completed many large-scale parking system projects over the past 75 years and our clients find that our experience and knowledge are great assets in terms of delivering an efficient installation, having a correctly functioning system, and receiving proper training.

2. Prior Experience, References & Personnel

a. Prior Experience

The Mitchell Time and Parking team has completed many large-scale PARCS projects. Clients find that our experience and knowledge are great assets in terms of delivering an efficient installation of a correctly functioning system. Our team has the ability to complete installations in a professional, timely manner, within the proposed budget, and with little or no disruption to the traveling public. Furthermore, being supported by Amano McGann on a national level allows our project managers to share information and implement planning processes that have proven track records. The team shares best practices, installation strategies, troubleshooting techniques and training programs.

We have experience with facilities of all sizes and understand each facility may have unique needs and applications. We are skilled at effectively delivering a system that meets the unique needs of your operations and which can be expanded if your needs change over time.

b. References

The references provided in this RFP response highlight our experience with installations of various types, including those similar in size and scope to this project. These installations demonstrate our ability to provide systems that incorporate a variety of solutions for parking facilities including, but not limited to, access control systems, transient and contract cardholder solutions, automated payment systems, mobile payments, validation options, and third-party payment systems that are all managed through a cloud- based system.

UNIVERSITY OF TEXAS AT AUSTIN

Dennis Delaney | Assistant Director Parking and Transportation Services

ddelaney@austin.utexas.edu

CITY OF TEMPLE

Mark Jesse | Director of Parking and Transportation

mjesse@templetx.gov

(254) 654-8649

c. Personnel

Mitchell Time and Parking will utilize its dedicated installation and networking resources to ensure delivery of the proposed solution within the required project schedule and scope. Personnel bios for key members of the project team have been provided below. The project team will also be responsible for service and support throughout the lifetime of the parking control system.

KEY TEAM MEMBERS

Nathan Hobbs, COO | Mitchell Time & Parking

Nathan Hobbs has ten years of experience in the parking industry and is part of our Mitchell Time and Parking's family-owned third generation. He and his brother Kevin were brought up in and around the parking industry. They watched and learned from their father, Gary, and their grandfather. Nathan's top priority is to work hard to ensure customers receive cost-effective solutions that meet or exceed expectations for their PARCS. Nathan leads the proposal preparation, sales planning, and budget analysis for this project and will act as the primary contact for the City of Austin's Convention Center project.

Ben Selvik, Project and Proposal Manager | Mitchell Time and Parking

Ben Selvik joined Mitchell Time and Parking as a project manager in 2016. He has twelve years of experience with project management, proposals, and Auto CAD drafting. From the moment an RFP is received, Ben works on our response and, upon award, serves as the project manager. His knowledge, attention to detail, and willingness to help wherever he is needed make him the perfect team member for any size project.

Kevin Hobbs, Vice President | Mitchell Time and Parking

Kevin Hobbs grew up in the parking industry and has 22 years of experience as a third-generation member of Mitchell Time and Parking's family-owned business. Kevin oversees the installation process from beginning to end. Before starting any new installation, he oversees the staging and testing of all equipment in-house to ensure a smooth transition during installation. Kevin believes this crucial staging step eliminates most issues that can arise and is what separates Mitchell Time and

Parking from other PARCS providers. He envisions and plans each step of every installation to ensure each job is as safe and efficient as possible.

Shawn O'Neal, Lead Service Technician | Mitchell Time and Parking

Shawn O'Neal has over six years of parking industry experience with installation and service. He brings a background of networking, software, and computers to our team of technicians. With Shawn's troubleshooting capabilities, he is often able to help customers over the phone eliminating the need for a service call.

Mitchell Adding Machine Company Inc., DBA
Mitchell Time and Parking
4806 North IH-35
Austin, TX 78751
"Serving the Austin and Central Texas Area Since 1945"

Proposal Valid for 60 Days

Email: christopher.dencklau@swinerton.com
Attn: Christopher Dencklau
Project: Celina Government Center Garage

Submitted By: Ryan Monahan
Phone: 512-371-7773
Date: August 8, 2024

QTY	Model	Description	Unit Price	Total
1		**EnSightful Edge Vision Processing Unit** One Per Site (max 18 cameras per server)	$ 9,280.00	$ 9,280.00
1		**POE Managed Switch** 12 port POE managed switch	$ 2,176.00	$ 2,176.00
5		**EnSight Eyes** Vehicle Counting Camera & Software	$ 6,080.00	$ 30,400.00
3		**8" x 29" Edge to Edge Variable Message Sign** RGB 16x64 pixel high intensity RGB (11mm pitch) 8" x 29" x 6"	$ 5,376.00	$ 16,128.00
3		EnSight - Sign Controller	$ 760.00	$ 2,280.00
1		Project Management	$ 4,725.00	$ 4,725.00
1		System Engineering & Drawing	$ 1,800.00	$ 1,800.00
1		Software Configuration Service	$ 4,725.00	$ 4,725.00
1		System Commissioning	$ 3,150.00	$ 3,150.00
1		Go-live Support	$ 1,800.00	$ 1,800.00
1		Travel & Related Expenses	$ 5,250.00	$ 5,250.00
1		1st Year Software & Support Services Agreement	$ 7,725.00	$ 7,725.00
1	Installation	Installation of equipment listed in this proposal	$ 14,600.00	$ 14,600.00
			Freight:	$ 1,050.00
			Subtotal:	$ 105,089.00
			Tax:	Exempt
			Grand Total:	**$ 105,089.00**

	Annual Software & Support Services Agreement			
1		**EnSightful Parking EcoSystem Portal** Single-Garage License	$ 4,375.00	$ 4,375.00
5		**EnSight Eyes** 1 FLI Subscription Per Camera	$ 470.00	$ 2,350.00
1		**EnSight Signage** Smart Sign Module software for pushing count data to wayfinding signage	$ 1,000.00	$ 1,000.00
1		**EnSight Connect** Standard Open API for EnSight data integration to third party applications	Included	Included
1		Remote Monitoring	Included	Included
1		Help Desk Services	Included	Included
1		Software support, updates & schedule upgrades	Included	Included
1		Mobile, Tablet & Web Access for managing your EnSight System	Included	Included
			Annual Total:	$ 7,725.00

Deposit Payment Terms:

*Mitchell Time and Parking requires 50% payment at the time of signing to ensure timely delivery of project.

*Mitchell Time and Parking reserves the right to charge a cancellation fee of 20% of the total contract to be paid immediately at the time of cancellation.

Mitchell Time and Parking Invoicing Terms:

*Net 10 days, finance charges of 1.5% per month after the first month, and each month thereafter.

The Following are Excluded from this Proposal:

*Overtime Hours

*Electrical and data connection to equipment locations

*Internet / LTE

Additional Charges May Apply for After Business Hours (8am-4:30pm) Projects

Authorized Signature _____ Date _____

Warranty - One Year Parts and Labor Guaranteed

Gary J. Hobbs
President

EnSight Ecosystem Overview

The EnSight Ecosystem is designed with simplicity and flexibility at heart. By utilizing the power of deep learning and neural network technology, we've built a new parking occupancy management solution to bring your parking into the future. Based on a smaller hardware footprint, we've cut out complexity and replaced it with intelligent technology. The result? A better, simpler parking experience.

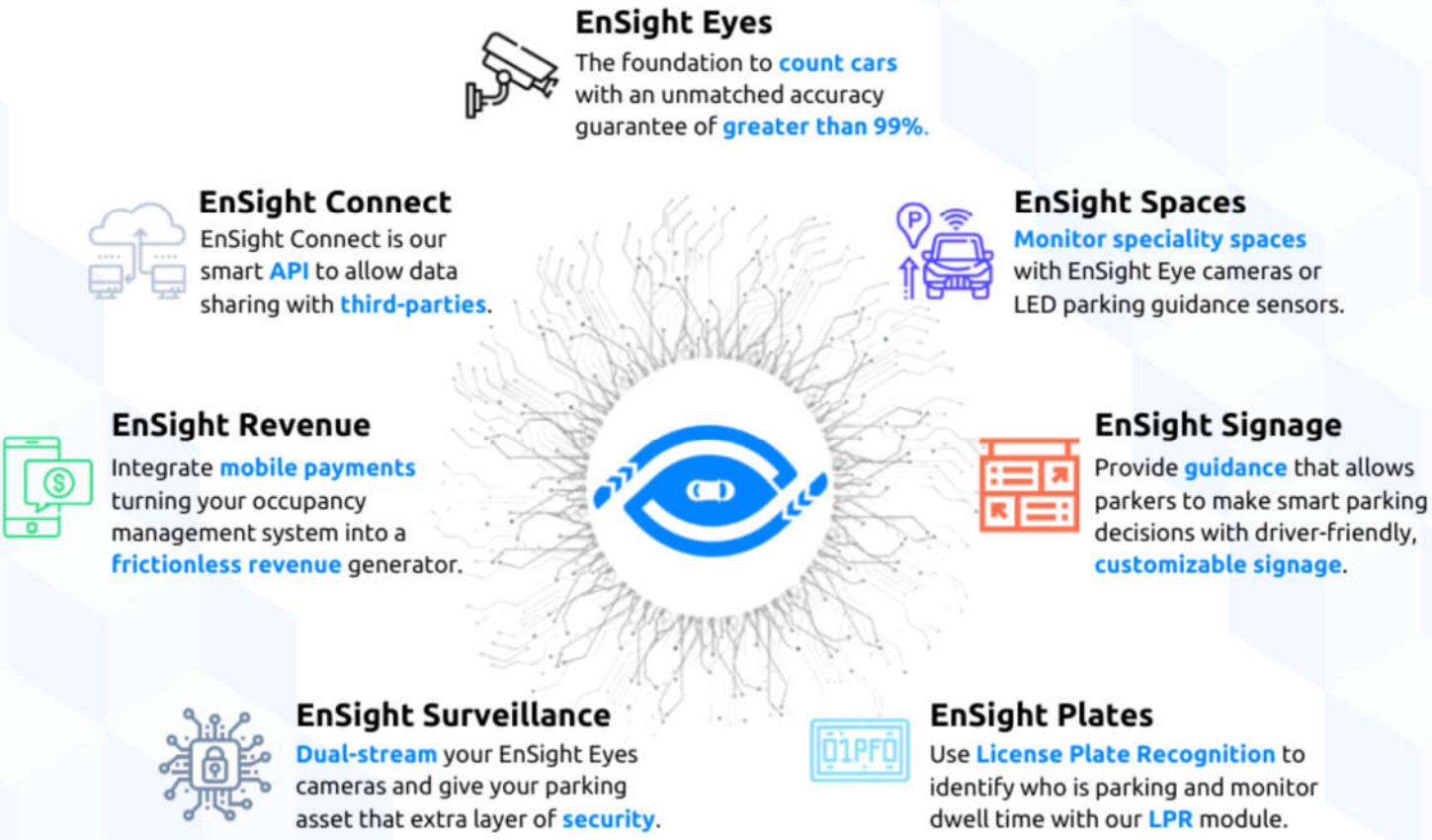


DIAGRAM OF THE ENSIGHT ECOSYSTEM

The EnSightful Portal

At the center of the ecosystem is our intelligent software that communicates to the local site to pull data from all of your hardware and API integrations. This data is compiled into a centralized, online cloud management portal called EnSightful.

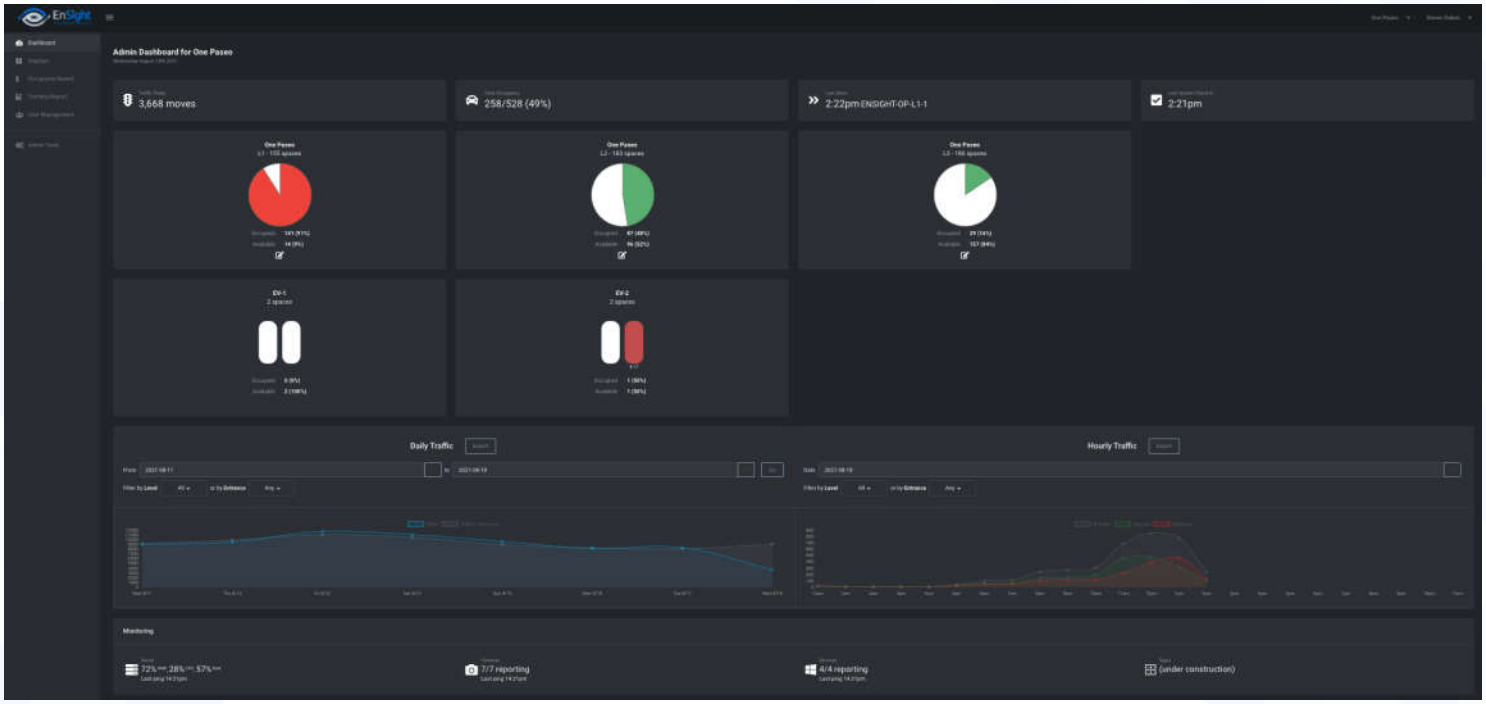
The EnSight Ecosystem starts with our headend servers that run the EnSight Parking Intelligence Controller ("EPIC") software to connect to all hardware devices on-site. The EPIC runs the video feed(s) for the configured cameras through EnSight's Fluid Learning Intelligence (FLI) engine. FLI will do all processing needed to detect and count cars and moving objects that enter or exit through the defined field of view. EPIC detects applicable counts from the cameras, logs the event and images, then adjusts the counts on all configured LED signs. The data is stored, and results are pushed to the EnSightful Portal ran on the AWS.

EnSightful will receive data from the server located on-site via a network connection with simple internet access. EnSightful utilizes user accounts and profiles so that access to the data that can be viewed or edited can be controlled for each location. Finally, the EnSightful Portal will also receive and display operational information, as well as alerts (if configured) via email if there is an issue with the hardware or software services. EnSight will monitor and receive alerts when hardware issues are detected as part of the Software and Support Services Agreement (SSSA).



EnSightful Portal Continued...

ENSIGHTFUL PORTAL MAIN DASHBOARD SHOWING OCCUPANCY, EV AVAILABILITY AND TRAFFIC (DARK MODE)



OCCUPANCY REPORT (LIGHT MODE) and TRUTHING REPORT (DARK MODE)





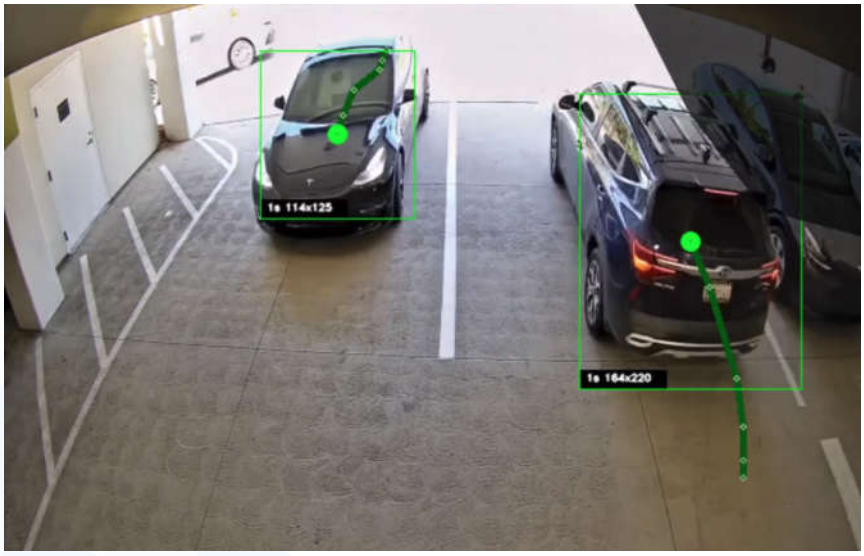
EnSight Eyes

High- Accuracy Camera-based Vehicle Counting

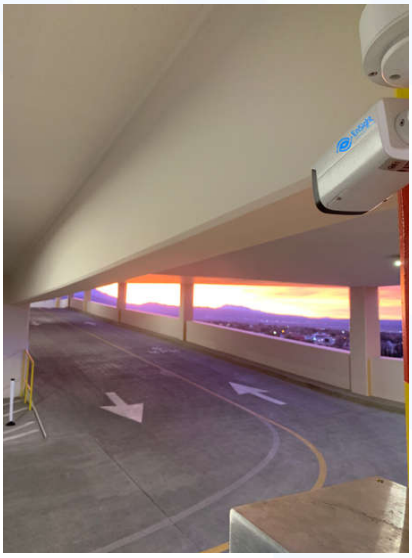


Rethinking the way you count parking occupancy.

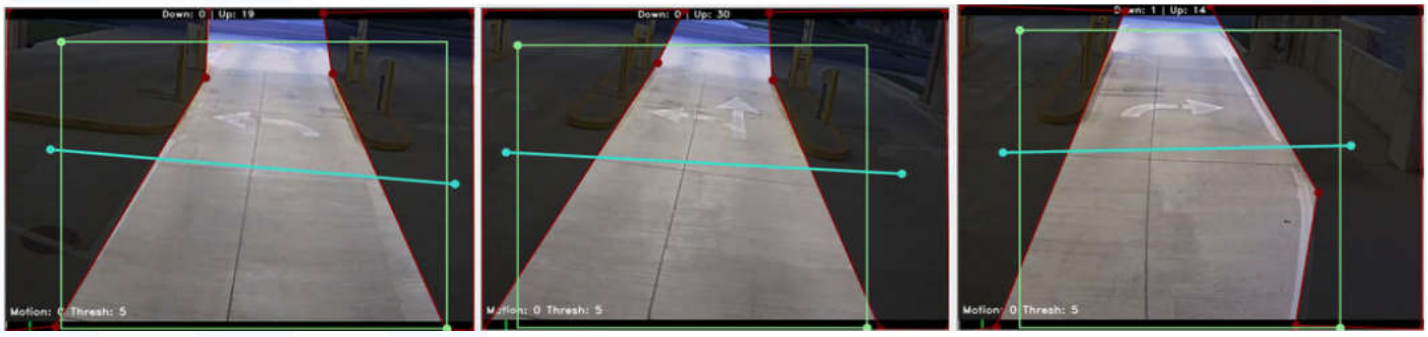
Occupancy Counting with Intelligent Cameras Powered by EnSight's Fluid Learning Intelligence (FLI). We use the power of our neural network-based engine FLI, which enables our cameras to accurately track, scan and count vehicles to provide the industry's most accurate parking occupancy counts.



FLI Counting Car Software Visualization



Ramp Camera



FLI Software View Showing virtual count lines and exclusionary zones

Accuracy

EnSight boasts the highest count accuracy in the market. EnSight will guarantee each camera node reads at least 99% or greater. The accuracy metrics of the system is not only monitored daily by EnSight, but is accessible and visible to the client from the EnSightful Portal's Truthing Report.

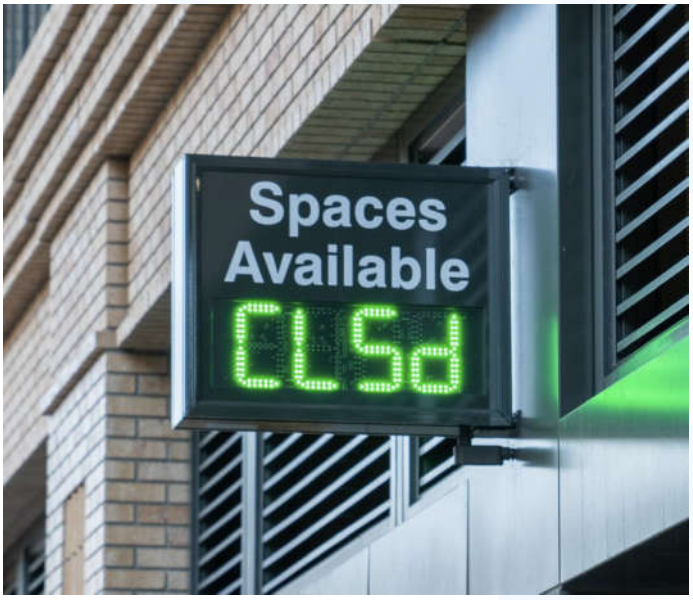
EnSight Signage

Dynamic digital wayfinding signage to guide parkers to their destination

Guide your drivers towards a better parking experience. Driver-friendly parking count displays show accurate occupancy in an instant. EnSight can provide basic digital count display signage (examples below) or completely customizable edge-to-edge LED Display boards.







Additional signage options:

In addition to the proposed signage above, edge to edge displays and there are various other sign options that integrate well with the EnSight system. Below are two alternative options and one example of the above proposed signage.





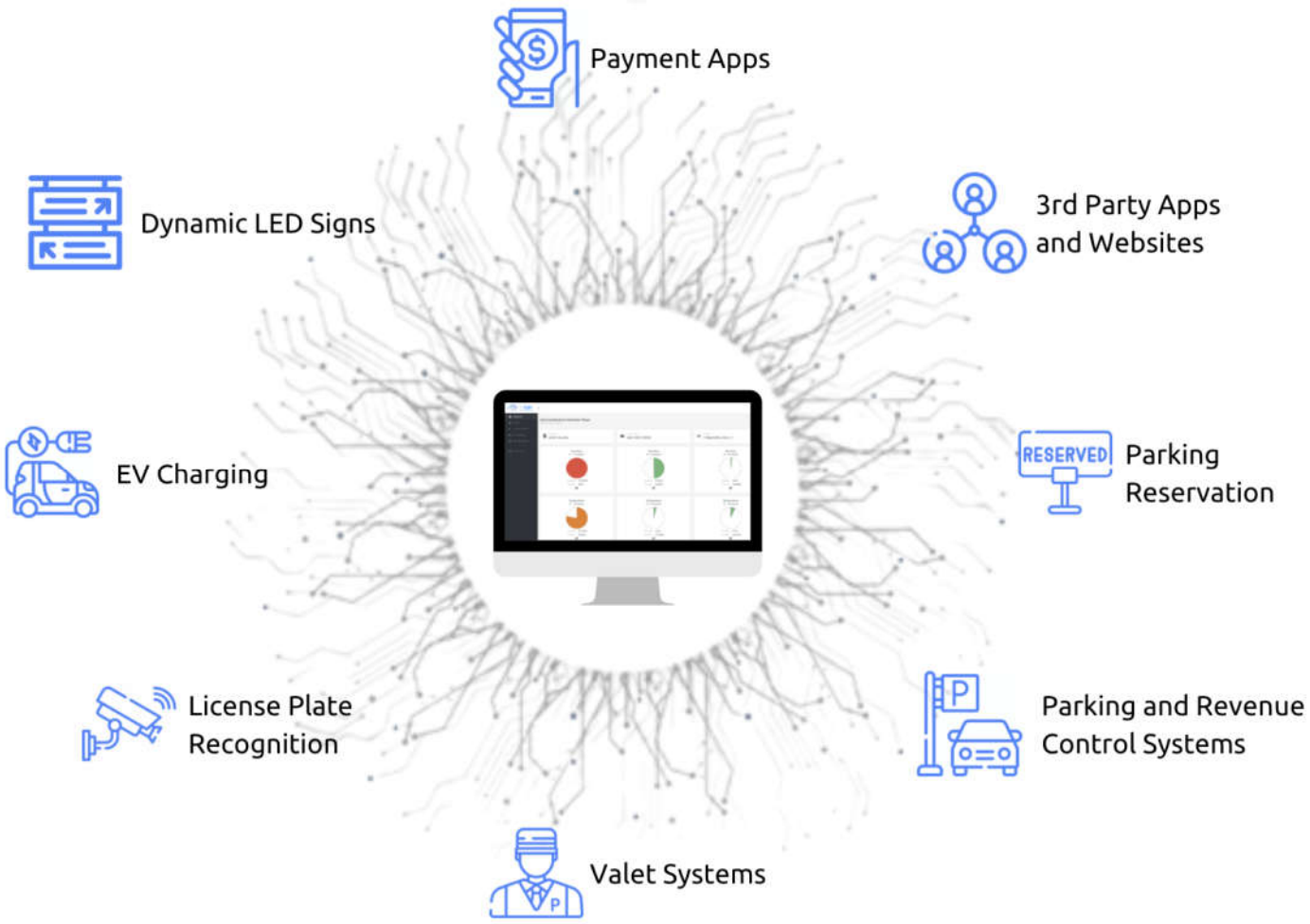




EnSight Connect

Integrate your parking systems with a seamless API

Connect the EnSightful Ecosystem with your existing parking management software and equipment seamlessly. From PARCS and License Plate Recognition (LPR), to valet services, to customized integrations, bring your systems together to optimize the accuracy of parking counts and occupancy and create a smooth and easy parking experience.



What sets us apart?



The key differentiators of the EnSight Parking Guidance EcoSystem include:

1. Experience
    - Our background is in **Machine Vision technology**. Our Principles have been developing installing and servicing Machine Vision systems globally for over 17 years.
2. Guaranteed Accuracy
    - The EnSight System guarantees the **count accuracy will be 99% or greater** at each counting node. Unlike loop-based systems, our solution guarantees accuracy and will get smarter and more accurate over time, with scheduled system enhancements and upgrades through our software and support services agreement.
    - Unlike loops, our camera-based system allows us to visualize the accuracy and performance of the system to enable troubleshooting or enhancements to be made for specific use cases.
3. Software-Driven, Not Mechanical
    - EnSight unlike its direct competitors uses **its own, proprietary counting software**. We do not rely on camera providers to build our counting algorithm, which allows us to constantly improve our system to ensure the highest possible accuracy levels and system support.
    - The EnSight system is driven by advanced software using neural networks and deep learning which eliminates the need for unsightly counting technology and allows for continuous system improvement.
    - EnSight has the ability to leverage existing cameras for counting.
4. Proactive Remote Support and Troubleshooting
    - Once commissioned, the system is easy to adjust/troubleshoot remotely. **EnSight monitors all hardware and software devices** through our EnSightful Cloud Portal. If there is a hardware or software device that goes offline or malfunctions, an automated alert is sent immediately to our support team.
5. Easily Scalable
    - If the client wants to **scale the system**, additional cameras or sensors can be added down the road.
6. Remotely Accessible From Anywhere, Anytime, Any Device.
    - The front-end portal is cloud-based and does not require clunky remote desktop applications.
    - The Cloud portal allows you to see **live and historical metrics** to allow you to make key parking management decisions.

Ceina Government Center Garage

System Layout Drawings

Parking Count/Guidance System

EnSight TECHNOLOGIES



SALES & DESIGN

PROJECT INSTALLATION

SERVICE & REPAIR

MAINTENANCE & SUPPORT

(619) 229 – 8319

info@ensight-technologies.com

San Diego, CA

Legend

Digital Sign

Camera

Note for Low Voltage / Network:

Camera: Each one will require a CAT6 cable connected to a POE switch.

Signs: Each one will require a CAT6 cable connected to a switch.
Exact Location TBD On-Site

Note For Power:
Sign : Require 120V power.
Exact Location TBD On-Site

(3) Digital Sign Inserts installed in static sign shown on drawing





EnSight TECHNOLOGIES

HQ: San Diego
1955 Cordell Court,
Suite 104
El Cajon, CA 92020
619.229.8319

LOCATION:
Celina Government Center Garage

PAGE NAME:
Level 1

Not to Scale Conceptual Drawings Only

*(Cables may very depending on additional devices) – Additional Conduit or cable may be needed for additional systems Example: EMV, LPR systems, AVI, Camera system, Interconnect between additional lanes

Legend

Drawn By
Mike Driscoll

Revised
Aug 8, 2024

Page
2 of 5

Legend

Digital Sign

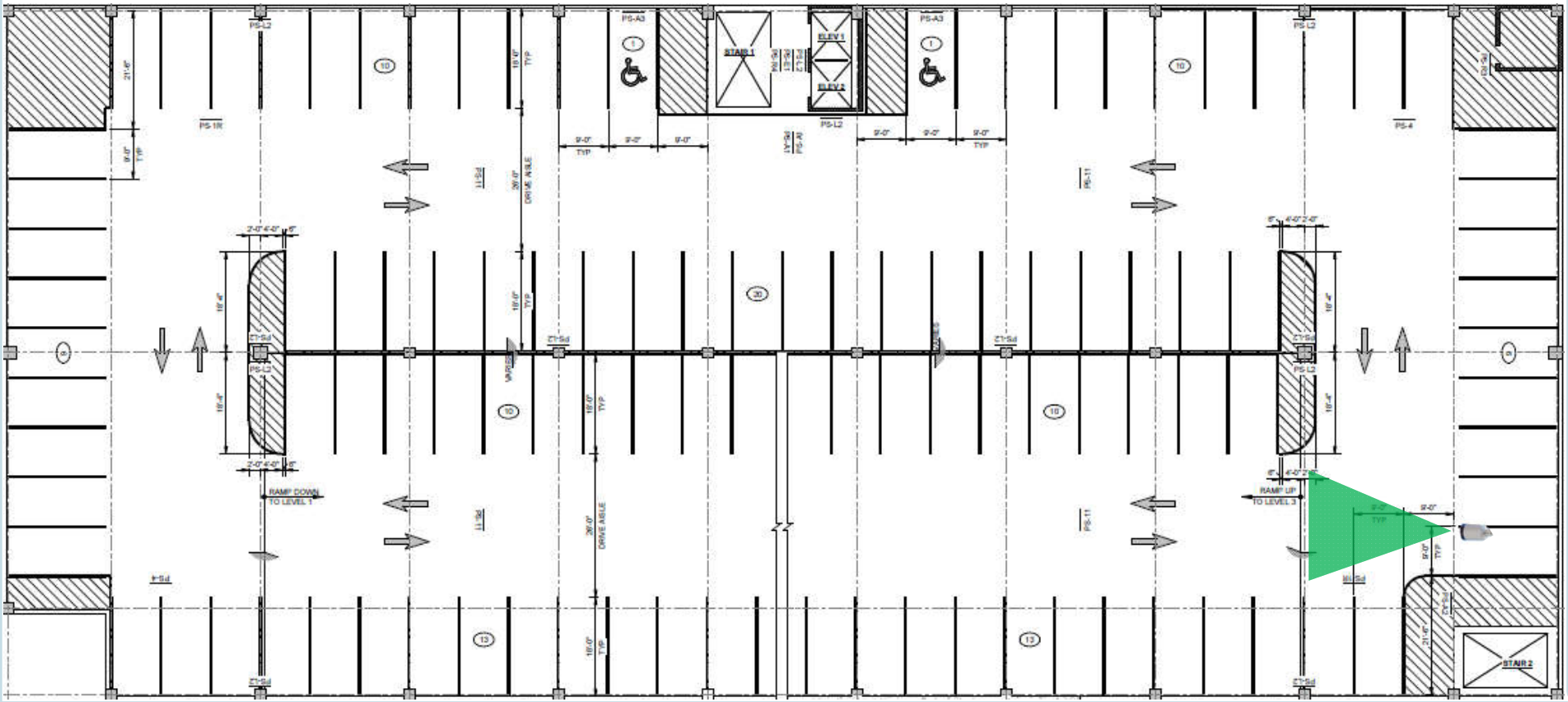
Camera

Note for Low Voltage / Network:

Camera: Each one will require a CAT6 cable connected to a POE switch.

Signs: Each one will require a CAT6 cable connected to a switch.
Exact Location TBD On-Site

Note For Power:
Sign : Require 120V power.
Exact Location TBD On-Site



EnSight TECHNOLOGIES
HQ: San Diego
1955 Cordell Court,
Suite 104
El Cajon, CA 92020
619.229.8319

LOCATION:
Celina Government Center Garage

PAGE NAME:
Level 2

Not to Scale Conceptual Drawings Only

*(Cables may very depending on additional devices) – Additional Conduit or cable may be needed for additional systems Example: EMV, LPR systems, AVI, Camera system, Interconnect between additional lanes

Legend

Drawn By
Mike Driscoll

Revised
Aug 8, 2024

Page
3 of 5

Legend

Digital Sign

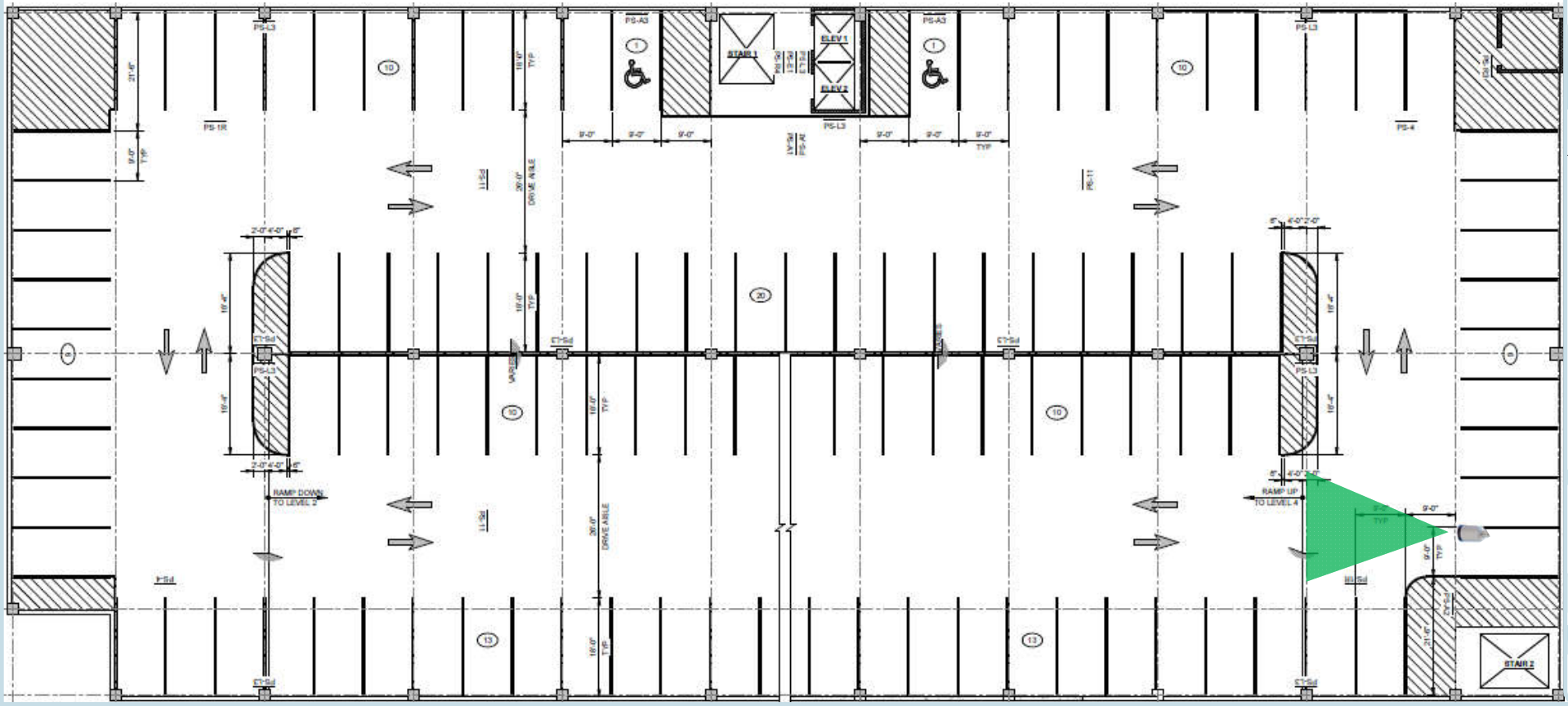
Camera

Note for Low Voltage / Network:

Camera: Each one will require a CAT6 cable connected to a POE switch.

Signs: Each one will require a CAT6 cable connected to a switch.
Exact Location TBD On-Site

Note For Power:
Sign : Require 120V power.
Exact Location TBD On-Site



EnSight TECHNOLOGIES
HQ: San Diego
1955 Cordell Court,
Suite 104
El Cajon, CA 92020
619.229.8319

LOCATION:
Celina Government Center Garage

PAGE NAME:
Level 3

Not to Scale Conceptual Drawings Only

*(Cables may very depending on additional devices) – Additional Conduit or cable may be needed for additional systems Example: EMV, LPR systems, AVI, Camera system, Interconnect between additional lanes

Legend

Drawn By
Mike Driscoll

Revised
Aug 8, 2024

Page
4 of 5

Legend

Digital Sign

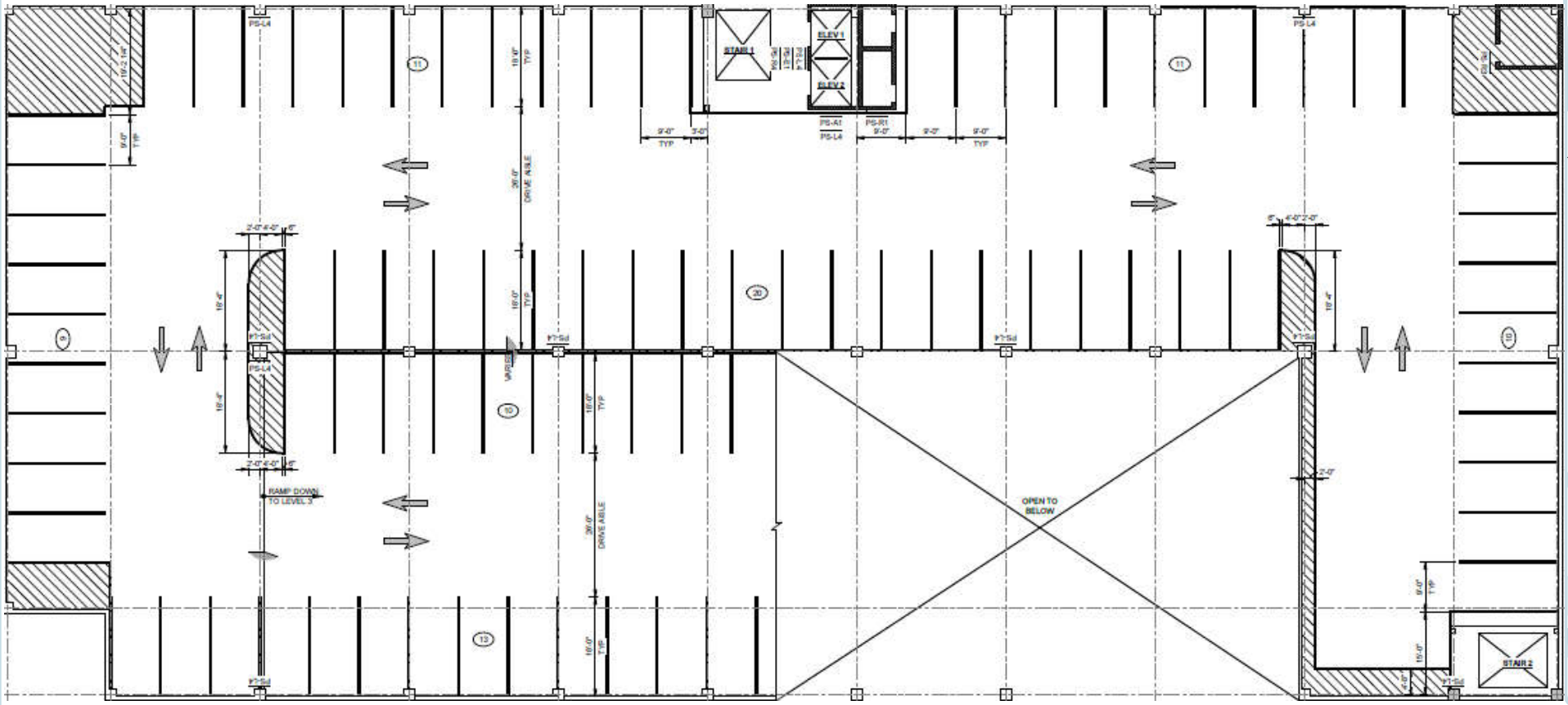
Camera

Note for Low Voltage / Network:

Camera: Each one will require a CAT6 cable connected to a POE switch.

Signs: Each one will require a CAT6 cable connected to a switch.
Exact Location TBD On-Site

Note For Power:
Sign : Require 120V power.
Exact Location TBD On-Site



EnSight TECHNOLOGIES
HQ: San Diego
1955 Cordell Court,
Suite 104
El Cajon, CA 92020
619.229.8319

LOCATION:
Celina Government Center Garage

PAGE NAME:
Level 4

Not to Scale Conceptual Drawings Only

*(Cables may very depending on additional devices) – Additional Conduit or cable may be needed for additional systems Example: EMV, LPR systems, AVI, Camera system, Interconnect between additional lanes

Legend

Drawn By
Mike Driscoll

Revised
Aug 8, 2024

Page
5 of 5

Celina Government Center

Parking Guidance System

August 12, 2024

POWERED BY INDECT performance counts

PRESENTED TO

Chris Dencklau

Swinerton

Lead Estimator

Christopher.dencklau@swinerton.com

469-836-0908

PRESENTED BY

Dylan Prep

Parking Guidance Systems, LLC

Vice President, Sales

dylan@parkingguidancesystems.com

(832) 588-6230

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EXECUTIVE SUMMARY

Parking Guidance Systems is proposing three different solutions for the Celina Government Center garage. In addition, these solutions will include the INDECT software platform and a signage allowance, which will give parking management the ability to monitor how the parking garages are being utilized. Parking Guidance Systems is confident that we will provide industry leading technology, that will be beneficial for both consumers and the parking management team.

BASE-BID: LEVEL (ZONE) COUNT SYSTEM

PGS proposes to install a level count system leveraging INDECT's Optic Microwave Sensor equipped with TRACO firmware. The sensors will be installed above the entrance/exit lanes, in addition to each ramp leading to the above grade levels. Each sensor will keep track of bypassing vehicles to determine the total number of available parking spaces within each level. The system will be in communication with exterior signage, which will display the number of available spaces on each level. Further, we have included internal profile signs within the garage entry to communicate and guide visitors to the closest available parking space.

ALTERNATE #1: (SINGLE-SPACE: ULTRASONIC APGS)

PGS proposes to install Ultrasonic Mini Sensors (UMS) with internal RGB LED indicators above each parking space for each covered level of the garage. The UMS is a single-space detection system that will display a green indicator to indicate an available parking space and a red indicator to show occupied parking spaces.

The system will be in communication with exterior signage, which will display the number of available spaces within the garage. We have provided a variety of signage types exterior to the parking structure. Further, we have included internal signage upon garage entry to communicate and guide visitors to the closest available parking space.

ALTERNATE #2: SINGLE-SPACE (CAMERA-BASED APGS)

PGS proposes to install Upsolut Multi-space Camera Sensors with internal RGB LED indicators for each covered level of the garage. The Upsolut Camera Sensors are a multi-space detection system which will be installed down the center of the drive aisle. Each camera will display an internal RGB LED indicators, which will be visible down the center drive aisle. This will give management the flexibility of assigning each parking space to a different user group. This solution will allow for added video surveillance of the parking structure, in addition to license plate recognition.

The system will be in communication with exterior signage, which will display the number of available spaces within the garage. We have provided a variety of signage types exterior to the parking structure. Further, we have included internal signage upon garage entry to communicate and guide visitors to the closest available parking space.

PRICING

BASE-BID: LEVEL COUNT SYSTEM

- Optic Microwave Sensors – Monitor parking availability by level
- Entry Signs – Displays total parking space availability upon entry
- ICOM & IVIS User Interface – Complete software platform included

Celina Government Center Garage: Level Count System		
349 Parking Spaces (242 Covered, 107 Open-Air)		
Classification	Description	Quantity
Sensors	Optic Microwave Sensors: Lanes Counted	10
Parts	Lane Delineation Sets	5
Hardware	Communication Module (COMO)	3
Hardware	Power Supply (POSU)	3
Hardware	Multi-Function Module (MUMO)	5
Hardware	ICOM Server	1
Software	ICOM Software	1
Software	IVIS Graphical User Interface with Report Features	1
	Subtotal	$114,100
	Signage Allowance	$29,780
	Total	**$143,880**

Signage Allowance				
Page	**Description**	**Unit Price**	**Quantity**	**Total Price**
32	Internal Signs at Key Decision Points	$3,602	ALT	-
30	Matrix Signs – 40" x 40"	$14,890	2	$29,780

Inclusions

- Training
- Installation
- Equipment
- Drawings - As Builds
- Cable
- Commissioning
- Project Management
- 1 Year Warranty

ALTERNATE #1: SINGLE-SPACE (ULTRASONIC)

Below is a breakdown of the pricing. The system will feature the following components:

- Ultrasonic Mini Sensors (Internal RGB LED Indicators) – Monitor all covered parking spaces within the garage
- Internal Profile Signs – Used to guide the correct user groups to the closest available parking space
- Optic Microwave Sensors – Monitor rooftop parking availability
- ICOM & IVIS User Interface – Complete software platform included

Celina Government Center Garage: Alternate #1 - Single-Space (Ultrasonic)		
349 Parking Spaces (242 Covered, 107 Open-Air)		
Classification	**Description**	**Quantity**
Sensors	Ultrasonic Mini Sensors (Internal RGB LED Indicators)	242
Sensors	Optic Microwave Sensors: Lanes Counted (Rooftop)	2
Hardware	Communication Module (COMO)	2
Hardware	Power Supply (POSU)	2
Hardware	Multi-Function Module (MUMO)	1
Hardware	ICOM Server	1
Software	ICOM Software	1
Software	IVIS Graphical User Interface with Report Features	1
	Subtotal	$143,080
	Signage Allowance	$29,780
	Total	**$172,860**

Signage Allowance				
Page	**Description**	**Unit Price**	**Quantity**	**Total Price**
32	Internal Signs at Key Decision Points	$3,602	ALT	-
30	Matrix Signs – 40" x 40"	$14,890	2	$29,780

Inclusions

- Training
- Installation
- Equipment
- Drawings - As Builds
- Cable
- Commissioning
- Project Management
- 2 Year Warranty

ALTERNATE #2: SINGLE-SPACE (CAMERA-BASED)

- Upsolut Multi-Space Sensors (Internal RGB LED Indicators) – Monitor all covered parking spaces within the garage
- Internal Profile Signs – Used to guide the correct user groups to the closest available parking space
- Optic Microwave Sensors – Monitor rooftop parking availability
- ICOM & IVIS User Interface – Complete software platform included

Celina Government Center Garage: Alternate #2 - Single-Space (Camera-Based)		
349 Parking Spaces (242 Covered, 107 Open-Air)		
Classification	**Description**	**Quantity**
Sensors	Upsolut Multi-Space Sensors (Internal RGB LED Indicators)	58
Sensors	Optic Microwave Sensors: Lanes Counted (Rooftop)	4
Hardware	U-Communication Module (COMO)	4
Hardware	Power Supply (POSU)	4
Hardware	ICOM Server	1
Software	ICOM Software	1
Software	IVIS Graphical User Interface with Report Features	1
Software	License Plate Recognition	1
	Subtotal	$161,445
	Signage Allowance	$29,780
	Total	**$191,225**

Signage Allowance				
Page	**Description**	**Unit Price**	**Quantity**	**Total Price**
32	Internal Signs at Key Decision Points	$3,602	ALT	-
30	Matrix Signs – 40" x 40"	$14,890	2	$29,780

Inclusions

- Training
- Installation
- Equipment
- Drawings - As Builds
- Cable
- Commissioning
- Project Management
- 2 Year Warranty

BILLING

Billing Terms	
Down Payment Due Upon Order	50%
Progressive Billing (% of Completion)	% Completion
Retainage	5%

CLARIFICATIONS

A. This quote is valid for 60 days.
B. Our proposed solution is based on site plans provided by the client. Any variations in site plans, may require revised proposal.
C. Bonding requirements have not been included. Any subsequent bonding requirement shall result in a revised proposal.
D. PGS, LLC is covered by a standard insurance policy. Any specific insurance requirements shall result in a revised proposal.
E. Client to provide power and data per PGS, LLC specification and demarcation points.
F. Client to provide a climate-controlled location and internet connectivity for the INDECT server.
    A. If internet connectivity is not available, a surcharge will be applied for on-site commissioning and configuration.
G. PGS, LLC shall provide an installation project schedule. Such schedule is contingent upon the client providing final striping, power and data delivered per PGS, LLC demarcation points and networking setup.
    A. If power and data is not provided prior to PGS, LLC mobilization, the project schedule will be impacted and result in additional mobilization fees.
    B. Any proposed alternates accepted by the client shall result in a revised project schedule.
    C. Project schedule is contingent upon receiving initial deposit, unless otherwise noted.
H. PGS, LLC shall leverage provided/existing block outs and chase ways for the parking guidance infrastructure
    A. All conduit provided by PGS will be EMT.
    B. All strut provided by PGS will be galvanized C-Channel.
I. Allowable installations heights need to be provided in writing prior to installation
J. All labor is to be done during regular business hours, unless specifically communicated.
K. Onsite storage area, equivalent to two parking spaces for lay down and materials.
L. Vehicular access is needed during installation phase.
M. Client to provide a detailed mapping of parking space allocations by user groups (ADA, Electric Vehicle, Retail, Office, Reserved, Etc.)

EXCLUSIONS

N. Core drilling, civil work, GPR scanning, or any type of x-ray work.
O. Power and data per PGS, LLC specifications and demarcation points.
    A. All power provided to PGS, LLC specifications and demarcation points shall be 20amp dedicated circuits
P. Power and data to external signage (Monument Signs, Entry Signs, Matrix Signs, Pillar Signs)
Q. Any network infrastructure, switches, connectivity for all garages to communicate back to server
R. Any local permits, or associated costs
S. Any costs incurred, or schedule impacts, in result of restriping of parking spaces
T. Proposal does not include Engineering or Permitting of system or signs
U. No taxes have been included for this project
V. Connectivity to server
W. CAD Drawings

SIGNAGE CLARIFICATIONS

X. Unless otherwise noted, signage is being offered as an estimated allowance and is included in the base system pricing.
Y. The initial signage allowance is based upon client requests, and/or engineered estimates by Parking Guidance Systems, LLC based upon decision points down a drive aisle or at a ramp level. The estimates are based upon the current drawings of record provided by the client.
Z. A signage plan will be submitted once a thorough technical review has been performed at the site. This technical review normally occurs in the late stages of the sales cycle and is in accordance with the specific needs of the client.
    A. Client is to provide the signage zones for counting of bay groups. This will allow the client to fully understand the count information of each sign.
    B. Custom signage will take 6-8 weeks from client approval.
AA. PGS understands that the signage plan is dynamic until the final signoff. PGS' proposal will be adjusted throughout this process and only until the final signoff, will the signage package be included in the base system.
BB. Any changes to the signage plan, after contract will be subject to a change order (whether positive or negative based upon the scope of the change(s)).
CC. Engineering costs for mounting to side of structure, building or garage are not included in proposal.

QUALIFICATIONS

PARKING GUIDANCE SYSTEMS, LLC

Parking Guidance Systems, LLC was founded in 2012 by our President and CEO, Chandrea Frantz (Shawn for short). The company was born out of the quest to represent and install the most state–of–the–art parking solutions provided by INDECT Electronics & Distribution GmbH.

certified WBENC WOMEN'S BUSINESS ENTERPRISE

The INDECT parking guidance technology has taken parking management, guidance, and administration to the next level. With more than 30 years of parking systems "problem solving" experience, the management team at PGS have a deep knowledge and commitment to designing, installing, and maintaining the best system to enhance the customer's parking experience.

PGS, LLC is proud to be a woman-owned business and a certified member of the **Women's Business Enterprise National Council**, that helps entrepreneurial women grow their business.

Company Name:	Parking Guidance Systems, LLC
Year Founded:	2012
Number of Employees:	44

Corporate HQ
1811 First Oaks Street
Suite #100
Richmond, TX 77406

Virginia Office
21620 Ridgetop Circle
Sterling, Virginia, 20166

Florida Office
5268 Giron Circle
Kissimmee, FL 34758

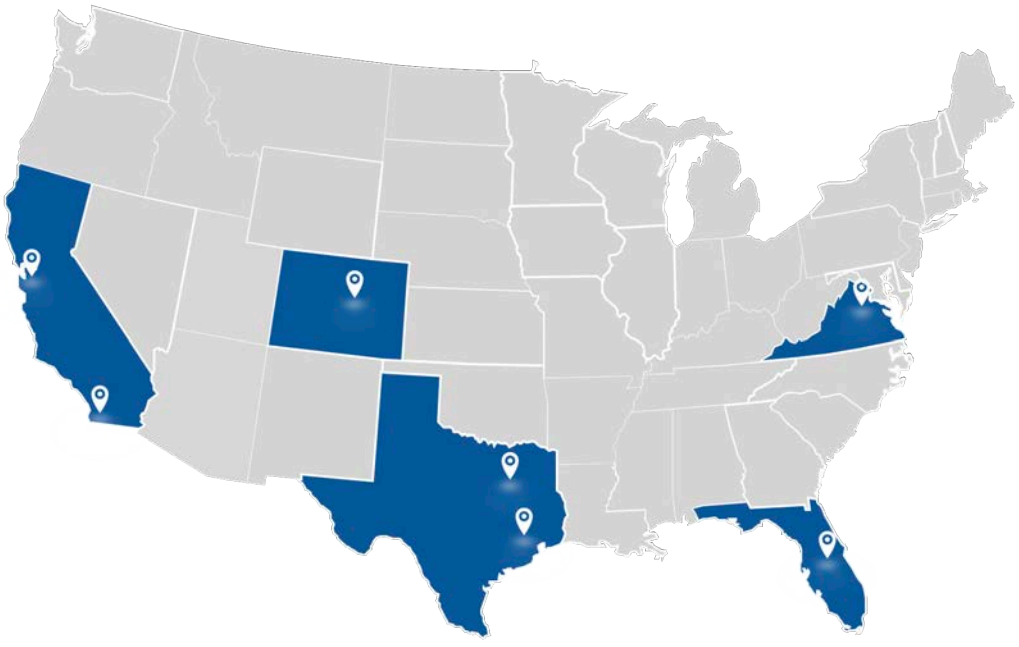
NorCal Office
79 Gilman Ave
Suite D
Campbell CA 95008

Dallas Office
1510 Randolph Street
Suite #501
Carrollton, TX 75006

Colorado Office
14 Inverness Dr. East
Suite H-140
Englewood, CO 80112

Miami Office
40 NW 3rd Street
Miami, FL 33128

SoCal Office
8575 Commerce Avenue
San Diego, CA 92121



WHY PGS?

Parking Guidance Systems (PGS) is not a manufacturer. We represent, install and service INDECT parking guidance technology. Why? Because we stand behind its claim as the world's most advanced software and systems for the parking industry.

PGS has played a pivotal role in the success of the INDECT product expanding across the United States, specifically by delivering and installing one of the very first INDECT parking guidance solutions in the USA at Dallas-Fort Worth Airport in 2012. Powered by INDECT, PGS has proceeded to successfully deliver a tailored parking guidance solution to over 175 clients, monitoring parking spaces across parking structures and surface lots. Communication is key to our relationship with INDECT, as every day we engage in effective dialogue, with both INDECT USA and INDECT GmbH, regarding equipment innovations and strategy.

Our core has been built on delivering a turnkey parking guidance solution that reaches unprecedented accuracy and reliability, which is exactly why we hand-selected the INDECT product to represent. At PGS, our entire team is dedicated to delivering and installing advanced parking guidance systems. As a result, this approach has established our company as an industry-leader in the parking guidance system market.

Of PGS' existing clients that operate more than one parking asset, 88% have expanded upon the system, or committed to expanding, with the intention of monitoring multiple parking assets under one software platform – primarily because of our commitment to our high service standards and post-installation support.



WHY PGS?

Description	PGS
Delivers, installs and maintains all projects	✓
175+ United States Installations	✓
Currently monitoring over 350,000 parking spaces in the United States	✓
Widest range of flexibility in industry, with six different technologies integrated under one platform	✓
Scalable to add additional systems up to 75,000 parking spaces	✓
All technology IP65/NEMA 4X Outdoor Rated or higher	✓
Only company in industry to offer minimum 2-year warranty	✓
Average service response time less than an hour	✓
Open API document for seamless integration with other technologies	✓

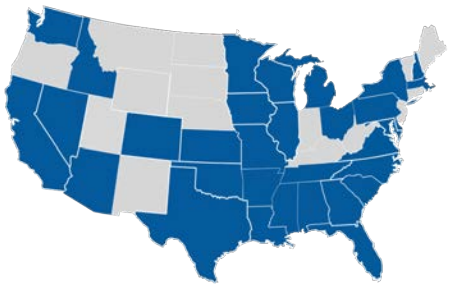
INDECT VS. THE MARKET

Description	INDECT	Market
Offer multiple technologies for single-space detection	✓	X
Technology is fully automated, does not require human intervention to maintain accuracy	✓	X
All technology IP65/NEMA 4X Outdoor Rated or higher	✓	X
Technology still functional in below-grade garage after being submerged in water for three days (Hurricane Harvey – City of Houston Parking Garage)	✓	X
All sensors and signage manufactured by the same manufacturer, no outsourcing	✓	X

INDECT
performance counts

EXPERIENCE

PGS, LLC is very proud of the diverse client base who trusts the Indect solution. The PGS team has supported many of the highest profile and most demanding global organizations across a variety of challenging market sectors ranging from airports, municipalities, cities, casinos, and shopping malls covering over 150 locations and monitoring over 350,000 parking spaces. It is clear through our installations, our clients are more than satisfied with the product and service that we offer, as we frequently install in multiple parking lots and garages for the same clients.



KEY ACCOUNTS: PGS		
Disney World	Univ. of Oklahoma	Howard Hughes
Honeywell	Texas A&M Univ.	Medistar Corporation
American Airlines	Univ. of Houston	Berkshire Hathaway
Shell Oil	Univ. of Alabama at Birmingham	Radom Capital
Microsoft	Univ. of Central Florida	Midway Properties
JP Morgan Chase	UC San Diego	Macerich
AmerisourceBergen	City of Houston	Granite Properties
Texas Medical Center	Town of Chapel Hill	North American Properties
MD Anderson Cancer Center	City of Coral Gables	Trammel Crow Company
New Hanover Regional Medical	City of Palo Alto	Hines Development

MARKETS SERVED

RETAIL

HEALTHCARE

UNIVERSITIES

AIRPORTS

SMART CITIES

CORPORATE CAMPUSES

HOTELS & CASINOS

MIXED USE DEVELOPMENTS

TEXAS PROJECTS

Texas Clients			
Partner	**Market**	**Parking Spaces**	**Parking Garages**
American Airlines Corporate Campus	Corporate Campus	20,900	4
Baylor Scott & White (All Saints) - *Installing*	Healthcare	765	1
Block 98	Residential	485	1
Bush Intercontinental Airport	Airport	12,412	5
Charles Schwab	Corporate Campus	840	1
City Centre Houston	Mixed-Use	2,266	3
City of Houston	Municipality	1,804	3
City of Round Rock	Municipality	1,650	3
Cook Children's Medical Center - *Installing*	Healthcare	790	1
Dallas Love Field Airport	Airport	9,114	3
Dallas-Ft. Worth Airport	Airport	23,500	5
Epic Central	Mixed-Use	390	2
Google HQ (Block 185) - *Installing*	Corporate Campus	1,400	1
Grandscape	Mixed-Use	4,570	2
HEB Texas Grocery	Retail	2,543	6
Horizon Tower	Healthcare	2,100	1
Jones Hall Theatre	Entertainment	120	1
JP Morgan Chase Corporate Campus	Corporate Campus	8,257	4
Lakes Edge II	Mixed-Use	41	1
Lyric Market	Mixed-Use	813	1
MD Anderson Cancer Center	Healthcare	963	1
Metro National	Mixed-Use	60	1
Montrose Collective	Mixed-Use Development	185	1
Nebraska Furniture Mart	Retail	1,845	1
Omni Hotels	Hotel/Casino	350	1
River Oaks District	Mixed-Use Development	965	1
Sam Houston State University	University	500	1
Shell Oil Headquarters	Corporate Campus	2,400	3
St. Luke's Medical Campus - *Installing*	Healthcare	2,896	3
Texas A&M University	University	3,245	2
Texas Children's Hospital	Healthcare	710	1
Texas Medical Center	Healthcare	1,605	2
TMC3 - *Installing*	Healthcare	2,600	3
The Interpose	Mixed-Use	101	1
University of Houston	University	11,349	6
West Village	Mixed-Use Development	400	1
	Totals	**124,934**	**78**

REFERENCES

UNIVERSITY OF HOUSTON (HOUSTON, TX)

University of Houston	
Contact Information	Scope of Work
Neil Hart Director – Facilities NFHart@central.uh.edu (281) 748-5775	PGS, LLC teamed up with University of Houston to implement a parking guidance system in five different garages and are currently installing in our sixth. PGS has installed over 8,000 ultrasonic mini sensors installed and paired with external LED lighting at the end of the parking space. Surface mounted sensors were installed to detect rooftop parking occupancy. The installation also included matrix signs, internal signs, and pillar signs in order to guide visitors to the nearest available parking space.

Project Information		Sensors	Quantity	Type of Signs	Quantity
Spaces (Garages)	8,040 (6)	Ultrasonic Sensors	6,680	Internal Signs	121
Value	$6.4M	Rooftop Sensors	1,360	Matrix Signs	7







HEB TEXAS GROCERY

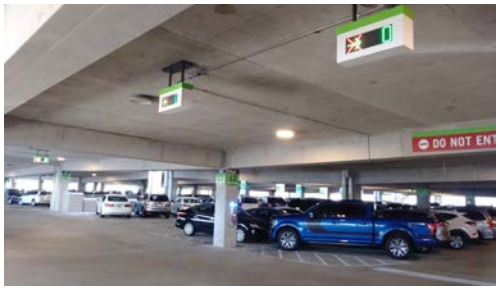
Camperdown	
Contact Information	Scope of Work
Annette Saldivar F&E Acquisition Manager Saldivar.Annette@HEB.com 210 938-9266	HEB Texas Grocery, the leading grocery store in all of Texas, has recently entered the urban market. Given the lack of space, HEB moved forward with build parking structures within their urban market grocery stores. In an effort to expedite the parking experience for their retail shoppers, HEB elected to install a parking guidance system. PGS installed the ultrasonic mini sensors paired with external LED indicators to guide shoppers to the closest available parking space. The system is also being used to monitor the length of stay for each vehicle. The system has been such a great success, that PGS has installed in five HEB parking structures.

Project Information		Sensors	Quantity	Type of Signs	Quantity
Spaces (Garages)	2,543 (6)	Ultrasonic Sensors	1,895	Internal Signs	14
Value	$1.6M			Entry Signs	2

DISNEY WORLD (KISSIMMEE, FL)

Disney World					
Contact Information	**Scope of Work**				
Steve Mendygral Property Management smendygral@rcid.org (407) 934-1132	The installation at Disney World consists of three garages and 14,000 parking spaces. Our installation at Disney World will leverage the Ultrasonic Mini Sensors (UMS) connected with external LED indicators above each parking space. PGS was approached for this job after management was unsatisfied with a parking guidance system that had been chosen several years ago. After viewing our oldest installation at DFW airport, management was confident that PGS provided the highest performing solution.				
Project Information		Sensors	Quantity	Type of Signs	Quantity
Spaces (Garages)	14,000 (3)	Ultrasonic Sensors	12,000	Internal Signs	185
Value	$6.2M			Monument Signs	6







TEXAS A&M UNIVERSITY (COLLEGE STATION, TX)

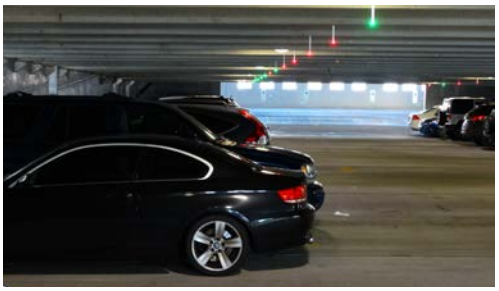
Texas A&M University					
Contact Information	Scope of Work				
Peter Lange Vice President, Transportation plange@tamu.edu (979) 845-9700	PGS teamed up with Texas A&M University in the development of Cain Hall Garage. Upon the garage opening to students, faculty, and game-day visitors, Cain Hall Garage had 1,285 ultrasonic mini sensors installed and paired with external LED lighting at the end of each parking space. In addition, IP Sens wireless sensors were installed to detect rooftop parking occupancy. We recently wrapped up an additional installation at the Polo Garage, with Walker Consultants overseeing PGS to ensure the system met the University's specifications.				
Project Information		Sensors	Quantity	Type of Signs	Sign Quantity
Spaces (Garages)	3,245 (2)	Ultrasonic Sensors	2,900	Internal Signs	41
Value	$1.9M	Rooftop Sensors	345	Monument Signs	1

NEW HANOVER REGIONAL MEDICAL CENTER (WILMINGTON, NC)

New Hanover Regional Medical Center					
Contact Information		Scope of Work			
Ken Williamson Project Manager Kenneth.williamson@nhrmc.org Office: (910) 667-5412 Cell: (910) 632-3769		At New Hanover Regional Medical Center, 580 ultrasonic mini sensors were installed in the new multi-level garage on-site serving employees, in addition to 140 SENSIT Rooftop Sensors. The installation also included three (3) large format matrix signs at the garage entry to replace the standard monument sign. NHRMC has been leveraging the technology since 2017 and have yet to have to submit a service call, ultimately demonstrating how robust the APGS has served them and their employees.			
Project Information		Sensors	Quantity	Type of Signs	Sign Quantity
Spaces (Garages)	720 (1)	Ultrasonic Sensors	580	Internal Signs	10
Value	$440K	SENSIT (Rooftop Sensors)	140	Matrix/Monument Signs	3







JP MORGAN CHASE CORPORATE CAMPUS

JPMorgan Chase Corporate Campus					
Contact Information		Scope of Work			
Travis Parker (KDC) Senior PM, Construction travis.parker@kdc.com (214) 696-2821		JPMorgan Chase, KDC, and Balfour Beatty elected to install the INDECT parking guidance system in all four parking structures at their corporate campus in Plano, TX. With a total of 8,412 parking spaces, JPMC employees will be presented with parking availability information from the moment they enter the campus. Each covered parking space is monitored by the Upsolut Multi-Space Sensor, paired with an internal LED indicator. Due to each parking structure have an open-air rooftop, all uncovered parking spaces are monitored with INDECT Views outdoor detection camera. In total, the site has a total of 116 profile signs and eight monument signs, which display parking availability per garage.			
Project Information		Sensors	Quantity	Type of Signs	Sign Quantity
Spaces (Garages)	3,314 (4)	Upsolut	1,560	Internal Signs	116
Value	$4.1M			Monument Signs	8

Comparison Analysis			
Description	Facility Count System	Multi-Space (Camera-Based)	Single-Space (Ultrasonic)
Page	18	19	23
System Warranty	1 Year	2 Years	2 Years
Monitor Parking Availability: Full Garage	✓	✓	✓
Monitor Parking Availability: Each Level	X	✓	✓
Monitor Parking Availability: Each Space	X	✓	✓
System Accuracy	92-94%	99.5+%	99.9+%
Lifespan	5-6 Years	12+ Years	15+ Years
User Group Identification (ADA, EV Stations)	X	✓	✓
Manual Labor Required by Management	None	None	None
Entry Sign: Total Parking Availability	✓	✓	✓
Internal Sign: Level by Level	X	✓	✓
Internal Sign: At Key Decision Points	X	✓	✓
User Group Availability Signage	X	✓	✓
Software: Web-Based Browser & Interface	✓	✓	✓
Software: Automatic Reports	✓	✓	✓
Software: Playback Analysis, Heat Maps	X	✓	✓
Software: Overstay Alerts	X	✓	✓
Software: License Plate Recognition	X	✓	X
Software: Added-Surveillance	X	✓	X
Enforcement: By Time Restriction	X	✓	✓
Enforcement: By License Plate	X	✓	X

BASE-BID: LEVEL COUNT

PGS proposes to install a level (zone) count system leveraging Indect's Optic Microwave Sensor equipped with TRACO (Traffic Counting) firmware to monitor parking space availability by level.

The sensors shall be installed on the ceiling within the garage's entry and exit lanes, and ramps, in order to detect available parking. The sensors are equipped with traffic or transit counting firmware, which detecting bypassing traffic entering or exiting the garage.

The sensors equipped with TRACO firmware shall be hardwired to a MUMO TRACO (Multifunction Module). The MUMO TRACO permanently polls the sensors and conveys counts to a standard MUMO (in the INDECT bus) counting (+) or (-) for the selected zones(s) in the parking garage.

It is important to clarify that a count system upholds an 88-92% accuracy detection if the system is monitored daily. The inaccuracies stem from inappropriate driving methods by visitors, such as driving too close behind a vehicle upon entrance. Due to the inherent nature of count systems needed to be maintained, delineation shall be installed at each counting location to ensure the highest accuracy rate possible.





ALTERNATE #1: SINGLE-SPACE (ULTRASONIC)

PGS proposes to install Ultrasonic Mini Sensors (UMS) with RGB LED Indicators above each parking space for each covered parking space within the garage.

ULTRASONIC MINI SENSOR

INDECT's UMS is a ceiling-mounted ultrasonic sensor used for precise vehicle detection in indoor car parks. The UMS is part of INDECT's Space Administration System (ISA). The technology is CE and EMC certified, in addition to being developed and produced in compliance with ISO 9001.

This captivating system will catch the eyes of your employees and draw them to the nearest available space to maximize company revenue, minimize traffic and maximize employee and visitor satisfaction.

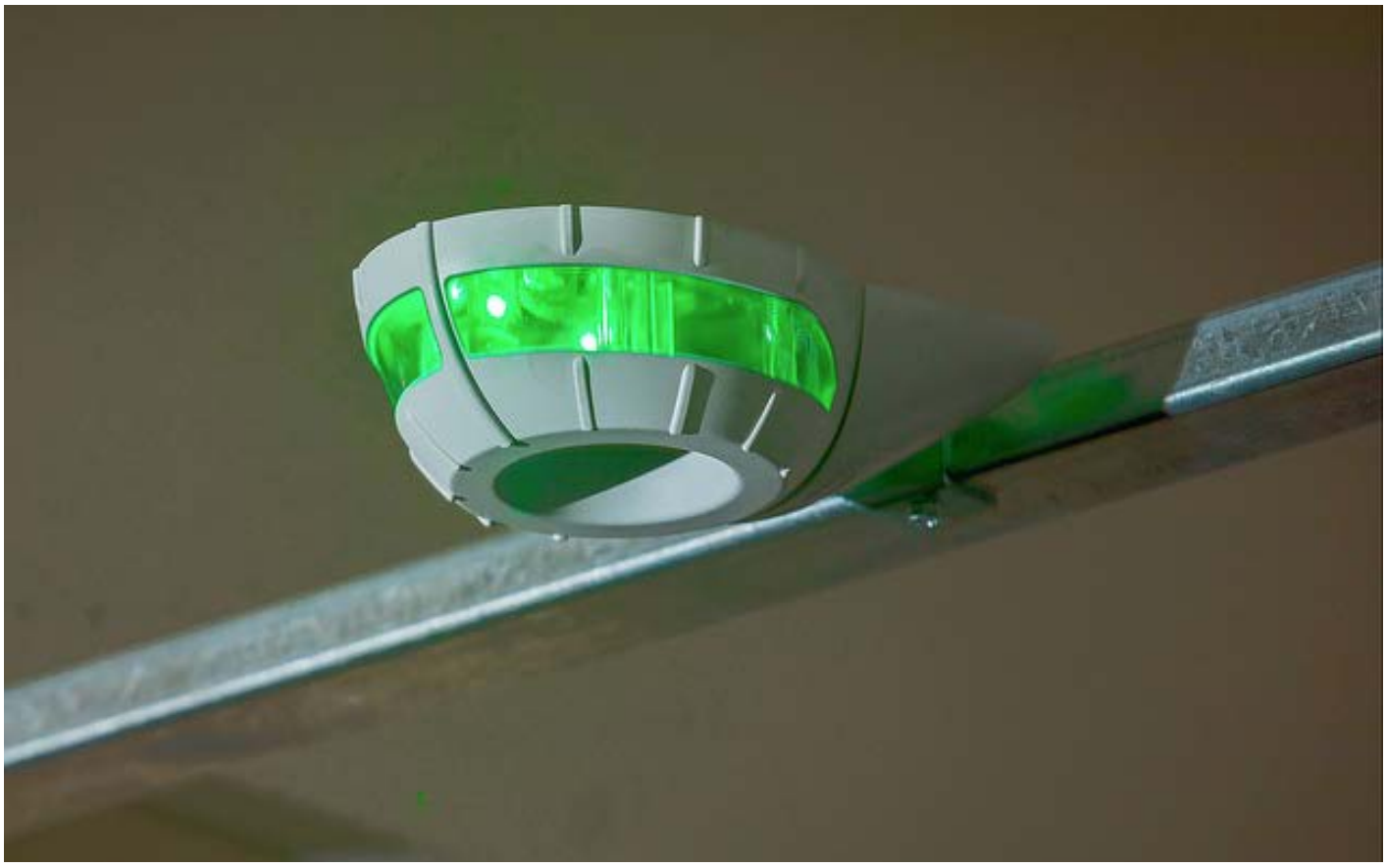
TOP OF THE LINE ACCURACY

MAXIMIZE OPERATIONAL EFFICIENCY

LOW MAINTENANCE TECHNOLOGY

ACCURACY

The UMS is the only single space detection system that has a 99.98+% accurate detection. It contains a high-powered ultrasonic transducer, allowing for the sensor to be able to detect a vehicle if it can see part of it. The sensor firmware also allows for the detection of vehicles parked between sensors.



PROTECTION RATINGS

The sensors use an automotive grade ultrasonic ceramic transducer to provide extremely accurate detection and are protected by an IP65 rated/NEMA 4X housing. Since the inception of INDECT we have developed every new generation sensor to evolve for more accurate detection, but purposely improve the way in which we protect our product.

The IP65 rated protection is imperative for parking guidance systems as humidity is often a constraint of effective solution methods. With such rating, the UMS will remain waterproof and resistant to any humidity your parking garage may experience.

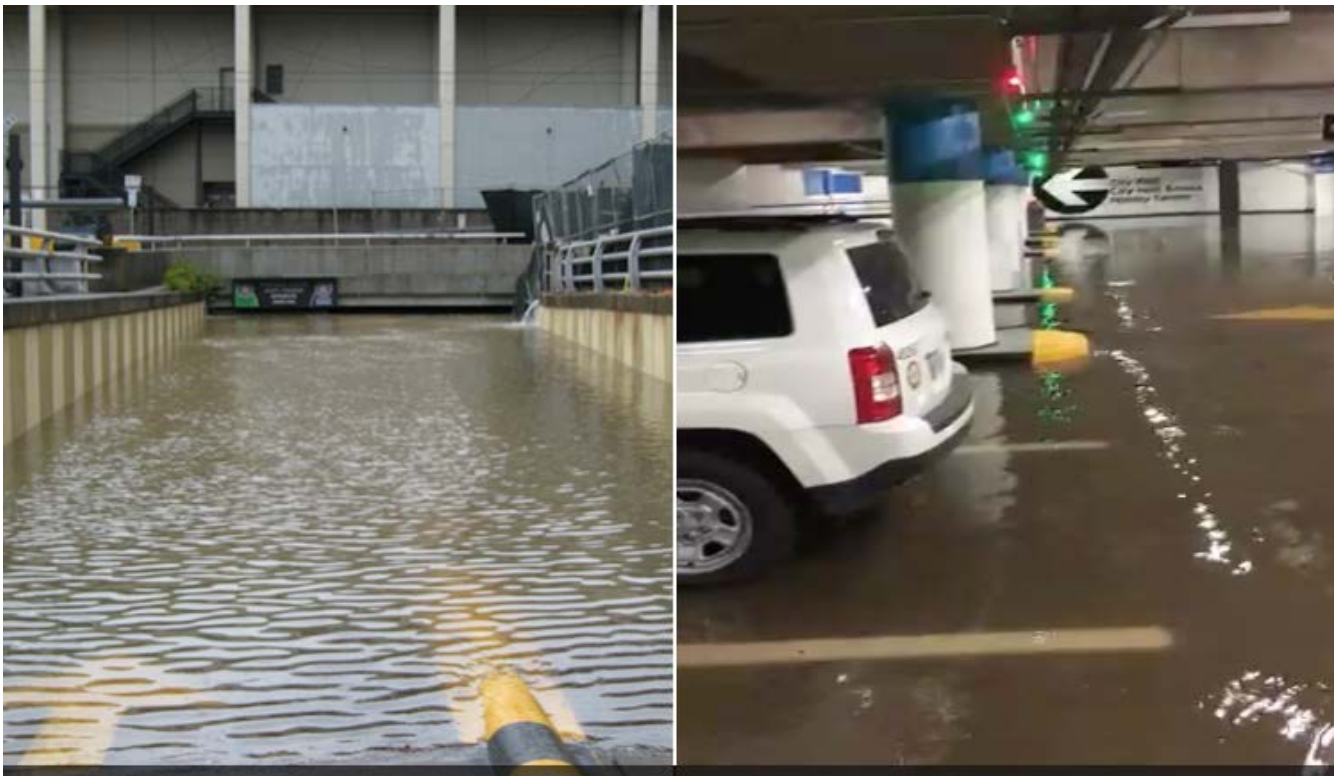
To bolster the protection of our product, we included NEMA 4X enclosures, as parking garages experience a variety of outdoor implications. From dust, to varying temperatures, the NEMA 4X enclosure will protect the UMS to ensure it is operating at its highest capabilities.

IP65 RATED

WATER RESISTANT

MINIMAL MAINTENANCE

15 YEAR LIFESPAN



SURVIVED HURRICANE HARVEY

THREE DAYS OF BEING SUBMERGED IN WATER AND STILL FULLY FUNCTIONAL

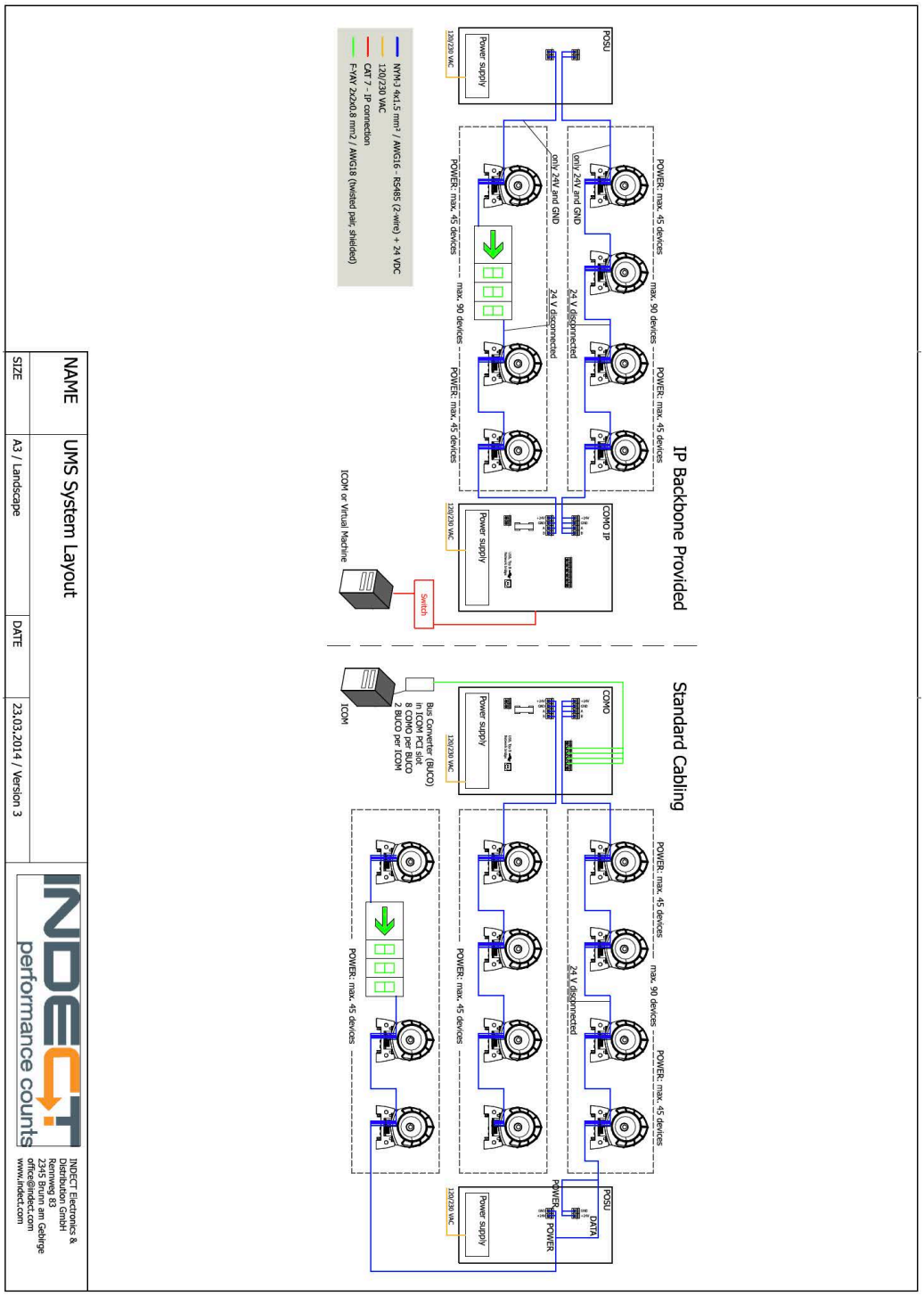
INTERNAL RGB LED INDICATORS

The internal indicators will display above each parking space, which will make it easier for visitors to identify available parking spaces. Colors can be programmed to suit your operational requirement. This type of installation is typically used where there are many user groups. The individual indicators allow each user group space to be called out with a unique color.





SYSTEM DIAGRAM



ALTERNATE #2: SINGLE-SPACE (CAMERA)

UPSOLUT MULTI-SPACE SENSOR

The Upsolut is the only true multi-function parking sensor on the market that is capable of single-space detection. Implementation of this industry-leading technology will give the Airport a distinct advantage of enhancing the customer experience. Upsolut's built-in features will help you increase your parking capacity to 100%, track vehicles of interest, monitor customers, provide detailed parking statistics, and maximize your parking revenues.

As the parking industry continues to seek more ways to satisfy their customers, data collection is paramount to learning more about their behaviors. The UPSOLUT is truly an advanced sensor for parking guidance that includes a LPR/OCR, car finder functionality video streaming, surveillance, and audio alert features.

The UPSOLUT sensor is IP67-compliant and designed to withstand well beyond the daily rigors of the parking garage environment. As an IP67 sensor, it can be totally immersed in water and is tightly sealed against dust. Unlike other camera sensors on the market, maintenance is minimal.

UPSOLUT is designed to be installed down the middle of a parking row, completely avoiding the parking spaces on each side. Since cars do not need to be moved during installation, the UPSOLUT solution can be quickly and easily retrofitted into existing garages without effecting normal operation.



LICENSE PLATE RECOGNITION (LPR)



IP67 RATED WATER & DUST PROOF



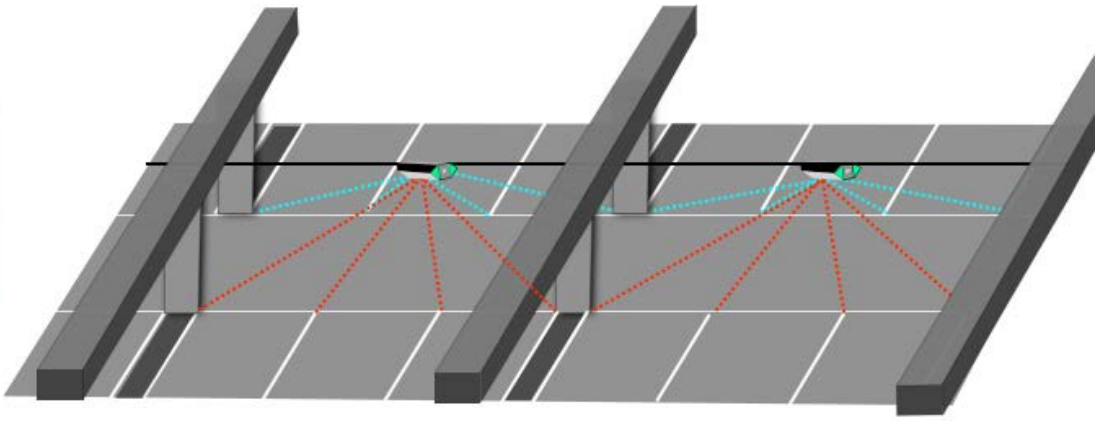
ADDED SURVEILLANCE CAPABILITY



DETECTION METHOD

The Upsolut sensors are ceiling installed in the center of the drive aisle and cover up to three (3) parking spaces on either side of the drive aisle. On both sensor sides, up to three (3) parking spaces can be configured for individual space detection. Sophisticated detection algorithms verify whether a vehicle has parked on a configured parking space or whether the space is empty.

SIX (6) SPACES OF DETECTION
THREE (3) SPACES ON EACH SIDE OF THE DRIVE AISLE

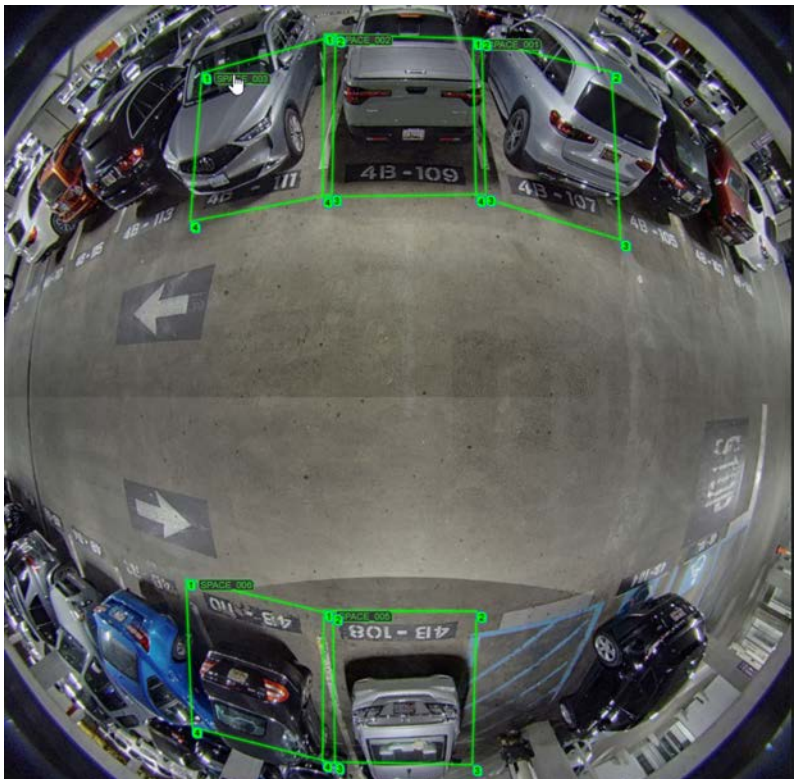


6 PARKING SPACES PER SENSOR
INDUSTRY LEADING DETECTION, LESS HARDWARE

The detection method combines infrared detection with a multifunctional camera analysis algorithm approach along with object analysis. A critical aspect of the detection process is that all detection processes are performed onboard by the UPSOLUT sensor's processor – no manual analysis is performed – so therefore allows the UPSOLUT sensor to operate even without server connectivity.

Each space needs a ROI, adjusted to the space. Areas outside each ROI are not considered by the detection algorithms or the OCR engine.

The sensor's camera has the option of a variety of camera lenses which allows the sensors to operate under challenging site conditions, height restrictions, driveway widths, or space related issues.



ACCURACY

The Upsolut Multi-Space Sensor upholds a 99.5% accuracy rating. We are confident the accuracy of the system will meet the expected standard that we provide you with a tool to assess the accuracy, yourself, at any time.

The accuracy report allows the staff onsite to evaluate the detection accuracy of one or more spaces, levels, or a whole garage. The analysis is done over an adjustable period of time and lists all status changes. The report includes the status pictures to allow the staff to compare the sensor status to the picture of the space.

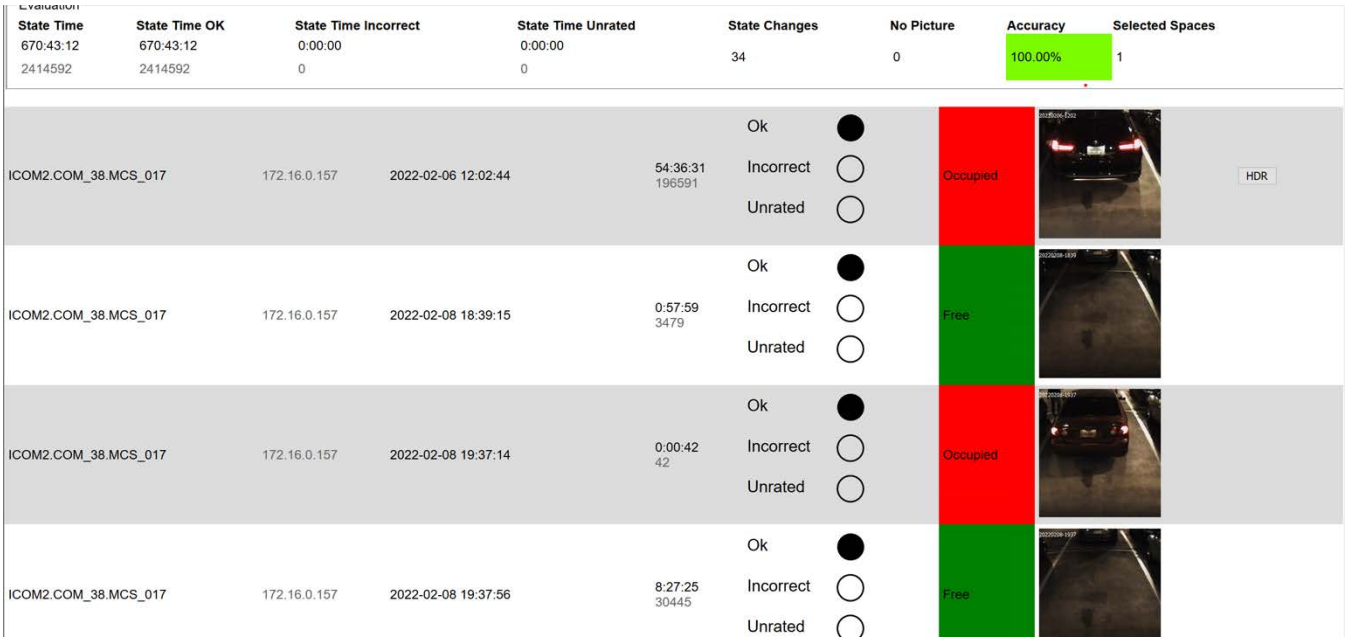
The Upsolut solution reliably detects vehicles in a broad range of lighting conditions, making it the most accurate camera-based system on the market.

Upsolut's onboard computer processor runs advanced detection algorithms to achieve 99.5% accuracy rates.



The UPSOLUT Multi-Space Sensor upholds a 99.5% accuracy rating. We are confident the accuracy of the system will meet the expected standard that we provide you with a tool to actually assess the accuracy, yourself, at any time.

The accuracy report allows the staff onsite to evaluate the detection accuracy of one or more spaces, levels, or a whole garage. The analysis is done over an adjustable period of time and lists all status changes. The report includes the status pictures to allow the staff to actually compare the sensor status to the picture of the space.



RGB LED INDICATORS: INTERNAL

The LED indicators can be on one or both ends of the sensors. For one-way parking aisles we recommend only one-way LEDs so that cars are not encouraged to drive against the traffic in the garage. The LED can be set to any color from the system software. With the RGB spectrum, over 16 million color combinations can be created, which can help achieve the goal of identifying given parking spaces for specific user groups (Executive reserved spaces, regular reserved, visitor spaces, ADA, EV, etc).

Each indicator will display the status of up to 6 parking spaces. There is an arrow to show the customer that there is a space available and which side of the sensor that space is located. This is unique for multi-space sensors, as many have a continuous color for all spaces, which can create confusion for parkers if different user groups are parking on opposite ends of the drive aisle. Features for LED Indicators are below:

- Change LED indicator color through any web-based browser (Computer, Tablet, Smart Phone)
- Automatically change LED indicator color in pre-defined timeframes
- Adjust brightness levels





LICENSE PLATE INVENTORY

The License Plate Inventory for garages is available directly via the Indect user interface as a standard feature. The inventory lists the following data:

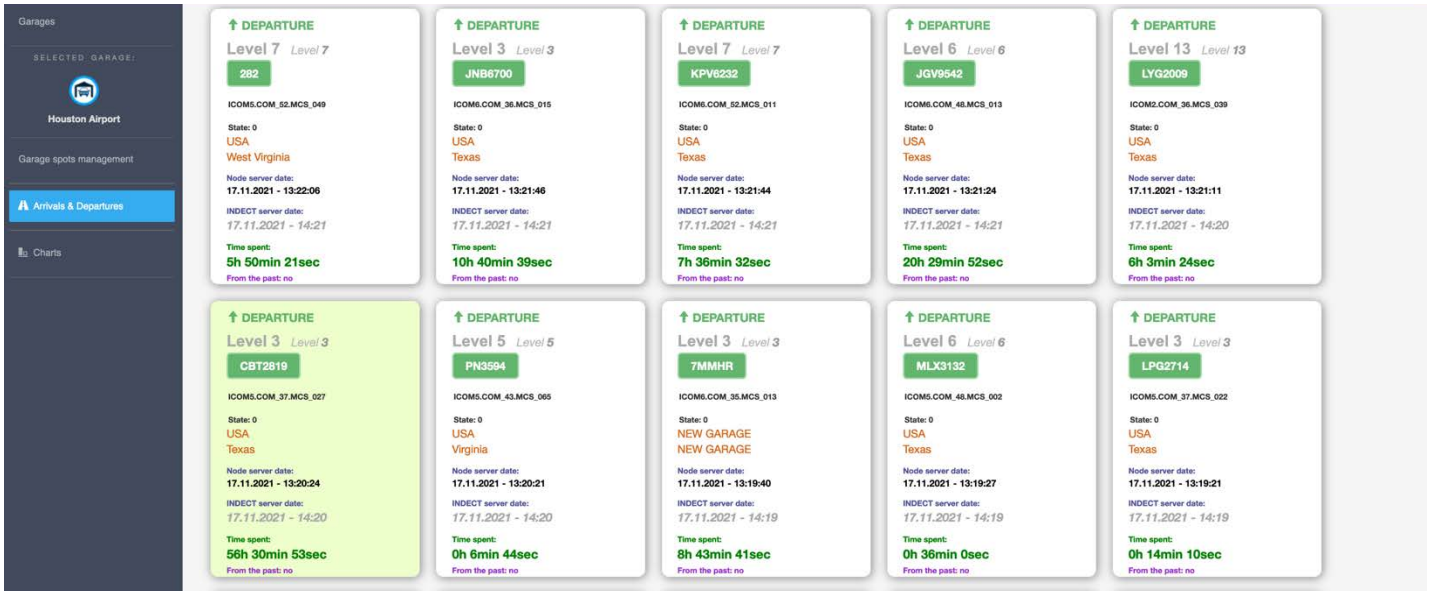
- Date and time of entry
- Record of the plate on entry if using LPR at entry points
- Location by zone and space

You can also use the fields on the right to search for full or fuzzy matches, or to filter according to areas or device ID, e.g., LPR shows only plates read by interfaced.

A blacklist is used to prevent people parking in an area. Typically, staff vehicles are added to the list to prevent them parking in the hourly parking zones. The blacklist could also be a list of vehicles of interest from the local law enforcement.

A space with a whitelist only allows certain vehicles to have access to that space. Typically, a whitelist is used to protect areas or spaces that are dedicated to certain users. For example, a whitelist could be established in a reserved parking space or a staff parking area. If a vehicle that is not on the list parks in the space or area an alarm is created.





SURVEILLANCE

The video streamed from the Featuring a powerful Qualcomm 610 processor and a 180° fisheye lens on a 12MP imager and provides virtually seamless video surveillance of all driveways and parking spaces throughout the garage.

Onboard AI vehicle detection algorithms, picture dewarping, 4k@60fps video streaming, motion detection, license plate reading, and state-of-the-art network security pave the way for true 21st century parking guidance and garage surveillance.



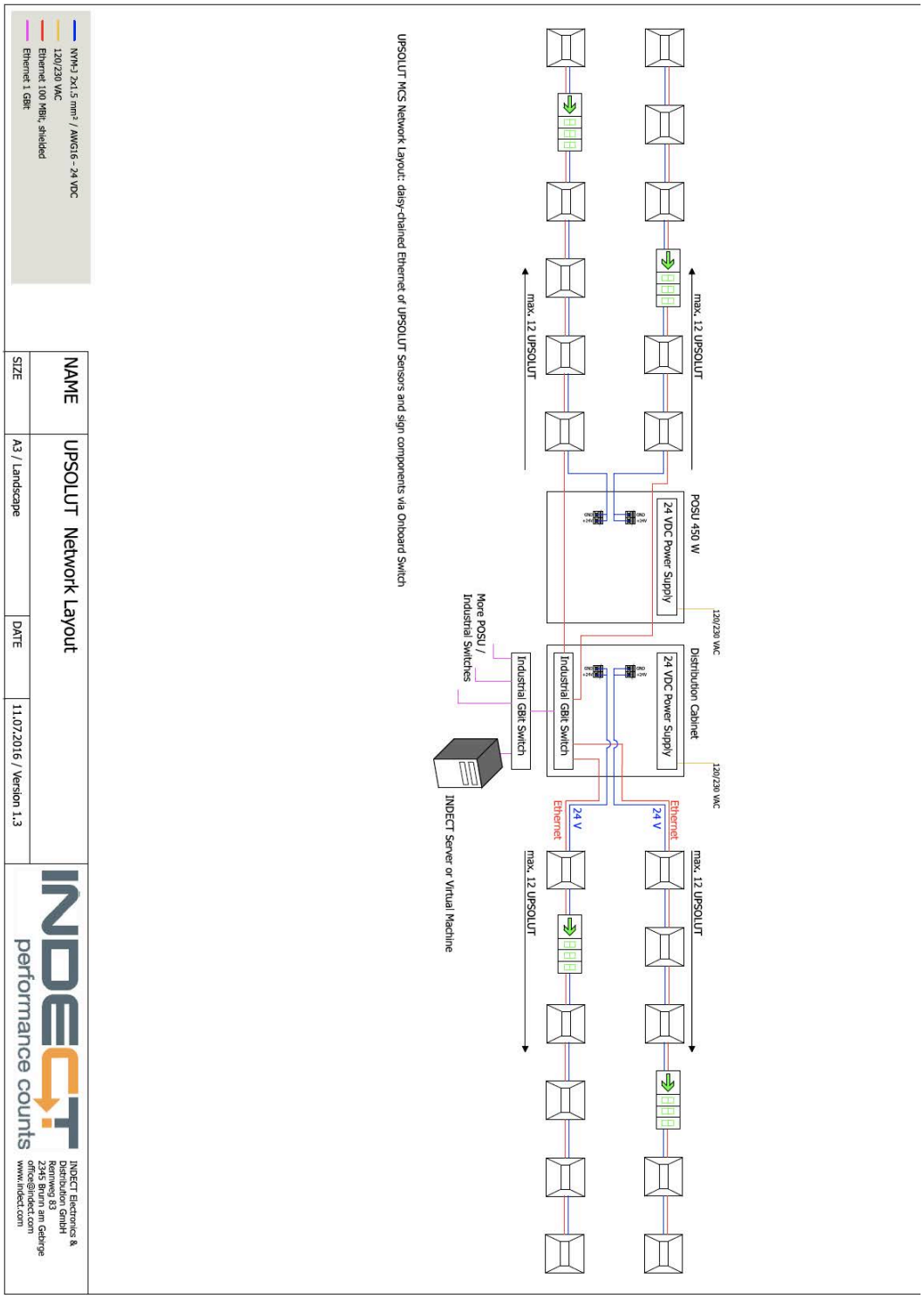




INDUSTRY LEADING HARDWARE

EQUIPPED WITH 12MP HDR CAMERA, 4K (60 FPS)

SYSTEM DIAGRAM



SIGNAGE

MATRIX SIGNS

INDECT's matrix sign make a first and lasting impression on your visitors, as it will enhance the visibility of your parking garage availability. Typically, free-standing, INDECT will design your matrix signs to match your architectural standards. Meeting the highest outdoor performance standards, our signs are built to withstand the most extreme weather conditions and require very little maintenance.

The matrix sign offers a full range of capabilities, including text, images and video. Matrix signs are the perfect solution to merchandising retailers, promoting special events or delivering emergency messages, all the while being able to incorporate parking occupancy information

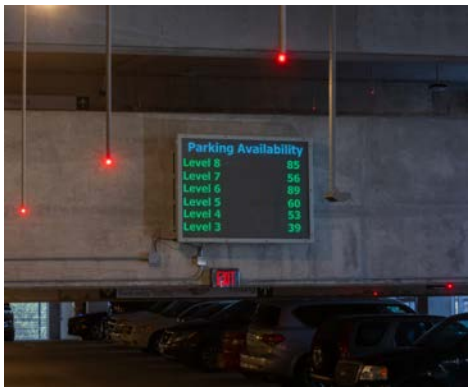
FEATURES

- Full color RGB LED
- P4 Resolution
- High performance for indoor and outdoor use
- Display video footage, messages, advertising etc.
- Screens are scalable to any size – standard sizes available
- Comes with software for control
- Can be used to display parking counts and information



MATRIX SIGN EXAMPLES













INTERNAL SIGNS

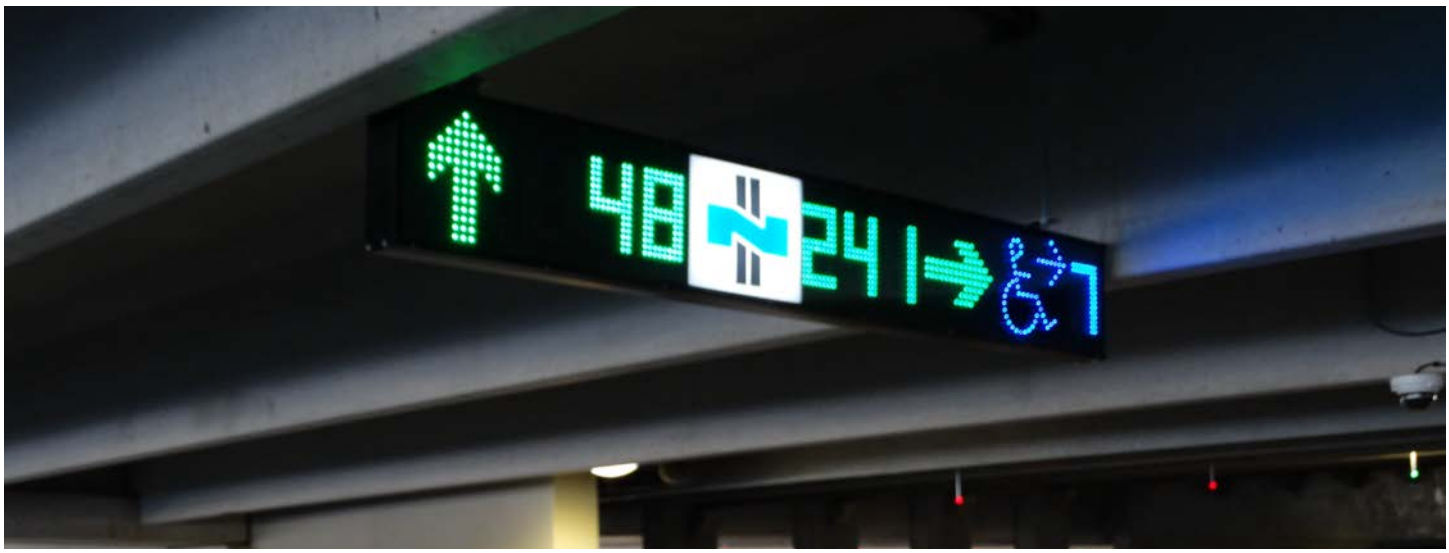
PGS proposes to install internal signs within the parking garage. INDECT's internal signage is rugged, lightweight and extremely easy to read. Internal signage is a key component to a total parking guidance system solution and notifies parking customers of the number of available spaces, where to find those spaces, and even guides them to an exit.

FEATURES

- 5.1" digits – available in green, red, blue, white, amber/yellow – Can be equipped with duel colors
- 8" symbols – ADA, EV, parent's parking, motorbike etc. available upon request
- Up to 6 digits per display – can show OPEN, FULL and CLOSED
- Optional backlit text
- Specifically designed for high performance indoors and outdoors
- Customize static portion of sign and casing



INTERNAL SIGN EXAMPLES







SOFTWARE FEATURES

PGS will include a complete software package, which turns data into meaningful day-to-day reports. The software also includes alarms, alerts, parking space reservation features, and the tools to take your parking operation to the next level. A Graphical User Interface (GUI) of the entire facility is included, with the ability to include up to 75,000 spaces on one server. The INDECT software is provided in two parts – ICOM and IVIS.

ICOM

The ICOM is the configuration software and the IVIS is the web browser based graphical user interface. As well as the two main software components, INDECT has a number of software modules available to unlock specific features. The management system is based on a standard Windows platform. The system is also browser based, which allows remote login via the Internet or over a LAN by authorized staff. This meaning a user can access the system without additional user licenses or dedicated workstations. There are various password protected user levels with different rights. The facility manager or administrator is able to define different rights levels and assign those levels to selected users.

IVIS

IVIS Software is able to generate on-the-fly reports quickly and easily. Unlike other guidance companies, all data is housed on site and is the property of the client. Historical data can be manifested to the client's desired parameters in seconds. Data can be delivered in graphical, CSV, PDF, or Excel formats, all delivered directly to your e-mail. The raw data obtained by the software is manipulated into meaningful reports for management to make key decisions. The INDECT software can customize over 1,000 reports. Our reporting suite can be found within the next section.

LICENSING

A unique feature of the software presented by INDECT is that there are no annual on-going fees.

In addition, there are no costs for additional seat licenses. Therefore, management teams are able to grant access to as many users as they'd like, while still being able to allocate different level credentials per job specific role.



UNLIMITED SEAT LICENSES



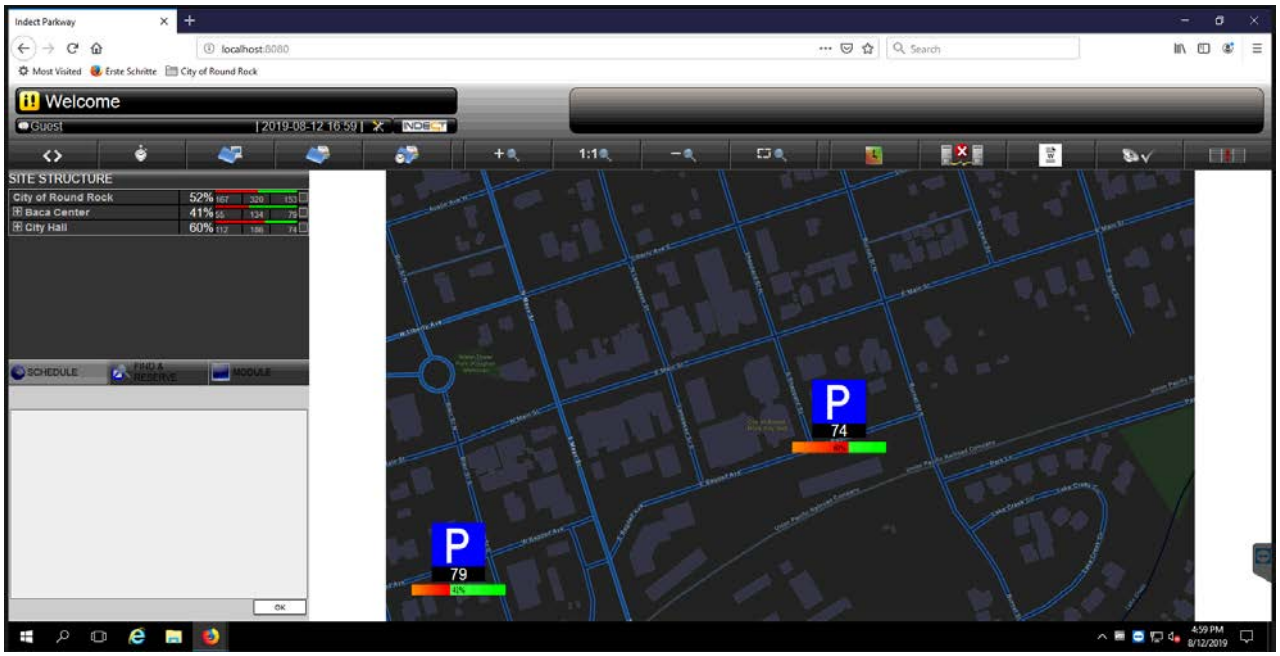
NO RECURRING SOFTWARE FEES

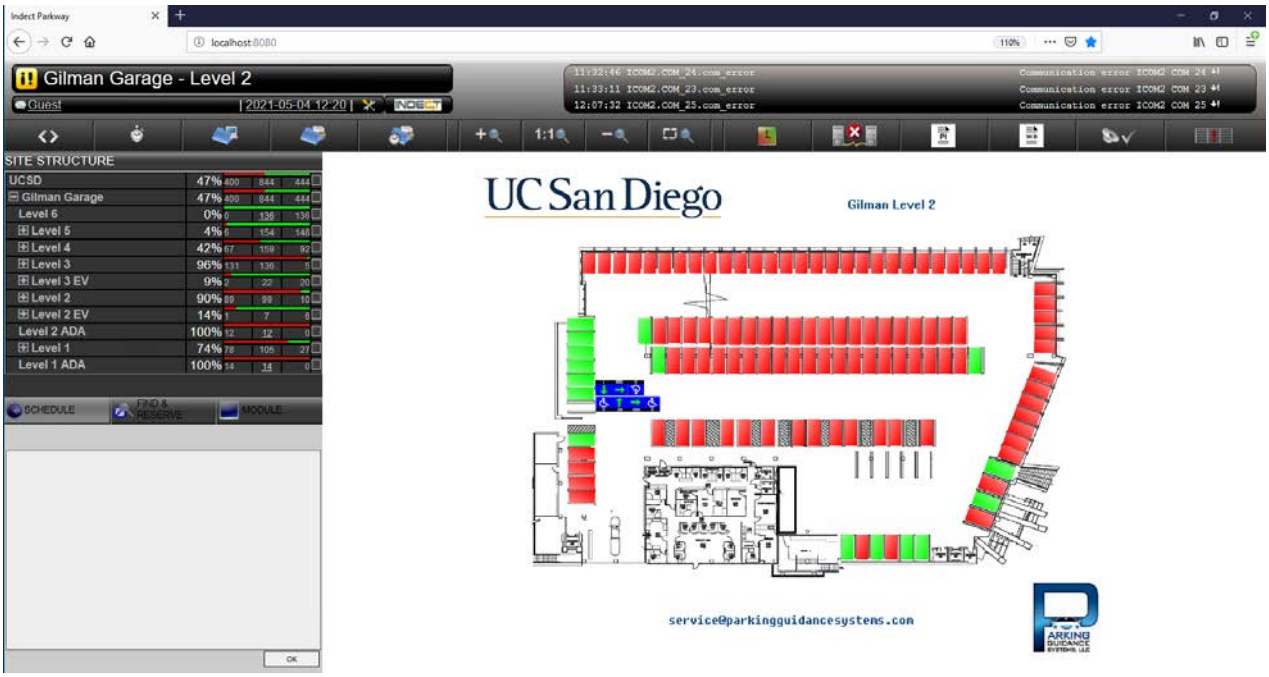
OPEN API

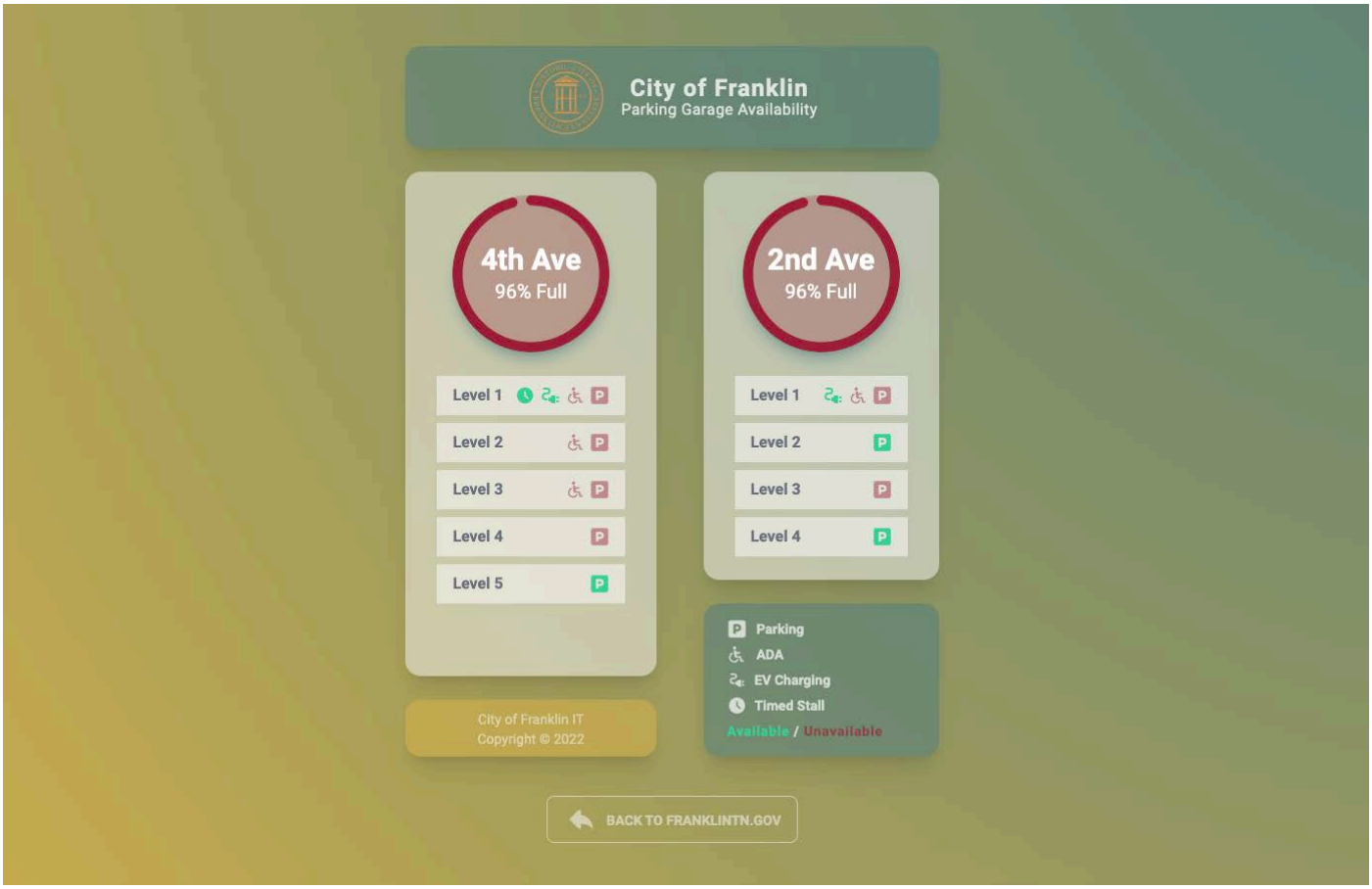
INDECT provides the optional feature Web Interface to transmit garage occupancy data for data exchange between INDECT and other systems.

Provision of INDECT data will be carried out via HTTP GET request. The retrieved data is in JSON format and can be processed in any programming language for which a JSON parser is available (i.e. Javascript, C+, C++, PHP etc.)

GRAPHICAL USER INTERFACE



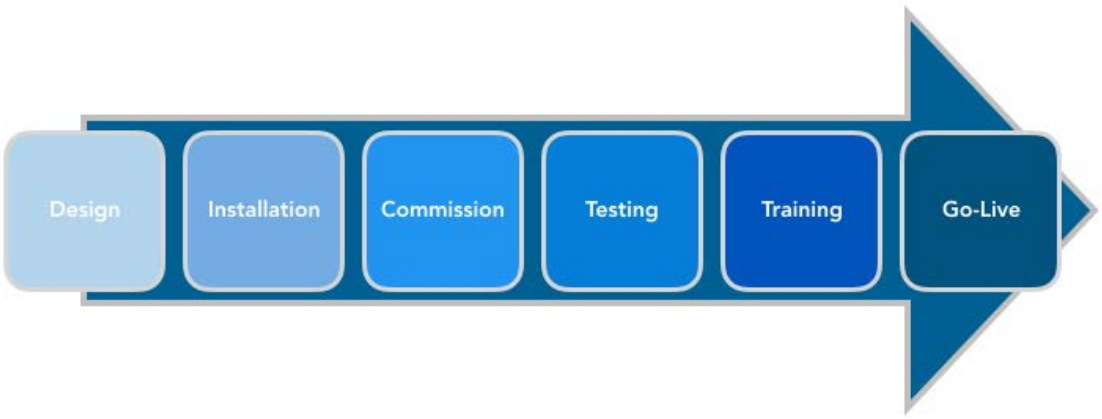



City of Franklin
Parking Garage Availability
4th Ave
96% Full
Level 1
Level 2
Level 3
Level 4
Level 5
2nd Ave
96% Full
Level 1
Level 2
Level 3
Level 4
Parking
ADA
EV Charging
Timed Stall
Available / Unavailable
City of Franklin IT
Copyright © 2022
BACK TO FRANKLINTN.GOV

INSTALLATION

With over 50+ years of project management experience, our operations team has optimized our project approach to establish a smooth parking guidance installation.

There are a number of steps that we recommend be undertaken in order to ensure the successful delivery of the APGS solution for the project. At a high level, PGS typically follows the steps below to accomplish project success once project award has been announced.



BEFORE THE INSTALLATION

Prior to installation, PGS will host a kick-off call to verify the scope of work desired. Our intent is to ensure that you are well versed with all of the feature sets offered and to deliver the best possible system to enhance your parking operation.

Items that will be discussed in the initial kick-off call:

- Team Introduction
- Bi-Weekly Meeting Set-Up
- Submittal Process
- Systematic Drawings & Locations
- System Functionality
- Installation Preference
- Signage Design & Locations
- Project Schedule

SUPPORT, MAINTENANCE, WARRANTY

SERVICE PLEDGE

PGS is not only selling a product, but we are also selling a service to ensure that your system is operating at full capability. The service of our system is what sets us apart from our competition. We place a high priority on our customers by having rapid response times locally stocking parts in order to ensure that all potential issues are addressed in a timely manner. Please see our service pledge to below:

- ✓ 24 Hour Customer Service Hotline
- ✓ One-hour remote response time during regular business hours
- ✓ Three-hour onsite response time during regular business hours
- ✓ Afterhours response times: 2 hours remote / 4 hours onsite hours
- ✓ Locally stocked replacement parts for expedited service
- ✓ Documented service calls and tickets to monitor service times
- ✓ Follow up service to assure issues were addressed and fixed accordingly
- ✓ Daily remote monitoring of system functionality

Our goal is to ensure your parking guidance system is operating at full functionality at all times. PGS has a dedicated team to monitor your system on a daily basis, consistently verifying connectivity and overall system performance.



TRAINING

At PGS, we take the initiative to ensure your parking management team is fully trained to understand how our system operates. Qualified professionals from the Parking Guidance Systems team will lead a training pertaining to both the hardware and software of the system. Each individual involved in the training will interact directly with the system, with the intention of creating a realistic experience for the trainees. Below is an example of the training agenda that will be given to your parking management team, in addition to recurring training received.

Onboarding Training Schedule		Recurring Training	
Overview	Introduction to INDECT Product	Remote	Unlimited Hours per Year
	Overview of Project Inclusions		
	Overview of Software Platform (IVIS)		
Software Training (IVIS)	Review Access Procedures		
	Graphical User Interface Training		
	Site Setup (Signs & LED Colors)		
	User Rights Setup		
	Custom Reports Setup		
Site Specific Information	Maintenance	On-Site	16 Hours per Year
	Troubleshooting		
	As Built Drawings		
	Zoning Procedures		
	Site-Specific License Requirements		
	System Configuration		

WARRANTY

PGS, LLC warrants its goods to be free from defects in material and/or workmanship under normal use and service for a period of one (1) year from the date of purchase for the Facility Count System & two (2) years from the date of purchase for the Single-Space systems. PGS, LLC shall repair or replace all work delivered under the Contract and correct any defect within the warranty period at no additional cost. PGS, LLC does not warrant its goods against any defect except as set forth above, and is not responsible for, and it does not warrant against, any defect or damage caused by transportation, storage, acts of God, maintenance, internal or external hostile environment, misuse, abuse, negligence, accident, modification, tampering, the attachment of any unauthorized accessory, alteration to the goods, or any other conditions whatsoever that do not constitute a defect in material and/or workmanship.

MAINTENANCE AGREEMENT

System maintenance, hardware and software, is fully included while under warranty. PGS will ensure that the system on site is monitored and serviced by a fully trained PGS INDECT technician. A technician will remotely perform weekly checks on the system to ensure the system is working as effectively and reliably as possible.

Under the maintenance agreement PGS, LLC will maintain a dedicated manned phone line to ensure a person answers a call for service 24/7. A technician will then return contact within 2 hours (minimum). A technician will then either log in or attend site within 4 hours. As part of the service, we guarantee system downtime shall not exceed 24 hours. Management will have a dedicated account manager to look after your site. This contact will be your one stop shop for any questions for service, training and reporting. The account manager will meet with your team once per month to discuss the system operation and any requirements that you may have.

Under the agreement PGS will provide 4 hours of free training each quarter to your staff on-site. This can be conducted at your office or at our office facility. This training will cover reporting and system functionality. Further, maintenance is fully included during year one.

Service Levels			
Level	**Definition**	**Response**	**Resolution**
Critical	• Loss of essential server(s) • Damaged/Dangerous Hardware Situations • Data lost or corrupt • Constant error generation from fundamental process • Multiple or Entire levels of sensors/dynamic signs offline	Within (2) Hours	Within (24) Hours
High	• Failure of an entire aisle or the equivalent sum of failures if spanning more than an aisle • Local and confined server problems. • Local and confined sensor faults. • System produces incorrect results in a known isolated area	Within (4) Hours	Within (2) Days of Report
Low	• Failure of a (1) or (2) aisle signs or sensors • Individual LED lights, faults, minor damage requiring repairs • Individual sensor faults, minor damage/cosmetic repairs. • Manual/instruction/user error problems • API unavailable other than network/connectivity loss	Within (24) Hours	Within (3) Days of Report
Preventative	• Proactive maintenance in the absence of failure	Scheduled	Scheduled

Subcontractor Bid Analysis

14.00 Elevators

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Chris**

		Selected Sub				x
	Subcontractor	TK	Kone	Otis	Schindler	TK
	Phone	(972) 322-2977	(469) 925-5754	(720) 219-8746		(972) 322-2977
	Contact	Brook Marino	Josh Willingham	Matt Clark	Steve Burke	Brook Marino
	email	k.marino@tkelevator	oshua.willingham@kone.com	matthew.clark@otis.com	steve.burke@schindler.com	brook.marino@tkelevator.com
	Scope Complete	Yes	Yes	Yes	Yes	Yes
	Rank	2	4	3	1	2
	Delta To Low	0%	29.05%	2.82%	-13.06%	0.00%
	Enter SBE %	0%				
	SBE $$$	$ -	$ -	$ -	$ -	$ -
Spec or Dwg #	**Item**	**Description**	**Total Cost**			
			$ 287,489	**$ 371,000**	**$ 295,600**	**$ 249,950**	**$ 287,489**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
		Prequalification Status		Yes	Yes	Yes	Yes	Yes
		MSA Status		No	Yes	Yes	Yes	No
		Single Project Limit		$ 565,776,000	$ 591,424,200	$ 123,122,000	$ 250,000	$ 565,776,000
		Aggregate Limit		$ 1,272,996,000	$ 1,330,704,450	$ 277,024,500	$ 562,500	$ 1,272,996,000
		Exclude Sales Tax	-	$ -				
		Textura	-	$ -				
		Prevailing Wages Included	-	$ -				
		Responses to RFIs Included	-	$ -				
Trade Specific Requirements								
Base Bid			**$ 292,000**	**$ 287,489**	**$ 371,000**	**$ 295,600**	**$ 249,950**	**$ 287,489**
142100	1.02.A.1	Machine roomless traction elevator	$ -	$ 275,489	$ 359,000	$ 283,600	$ 237,950	$ 275,489
142100	1.02.A.5	Total stops	$ 280,000	incl	incl	incl	incl	incl
142100	1.02.A.2	Capacity = 4000 lb	$ -	incl	incl	incl	incl	incl
142100	1.02.A.3	Speed = 200 fpm	$ -	incl	incl	incl	incl	incl
142100	1.02.A.6	Microprocessor group operation	$ -	incl	incl	incl	incl	incl
142100	1.02.A	Interior car dimensions = 7'-8" x 5'-5" X 8' high	$ -	incl	incl	incl	incl	incl
142100	1.02.A.11	Door opening dimensions = 4' x 7'	$ -	incl	incl	incl	incl	incl
142100	1.03	Elevator performance meets or exceeds provisions of 142100 1.03	$ -	incl	incl	incl	incl	incl
142050 11/A-551	1.03J	Pit ladder with slip resistant rungs (check with steel)	$ -	with Steel	with Steel	with steel	with steel	with Steel
142100	2.23.C	Provide textured stainless steel panels, standard handrails, standard ceiling with LED lighting, 1/4" thick stainless steel checker plate flooring in cabs	$ -	incl	incl	incl	incl	incl
142100	2.23.B	Door fronts, jambs, transoms to be clad in #4 stainless steel	$ -	incl	incl	incl	incl	incl
		Provide guide rails and hoist beams (check with steel)	$ -	with Steel	with Steel	with steel	with steel	with Steel
		Temporary elevator protection	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000	$ 12,000
			$ -	$ -				
142050	2.01	Kone Monospace 500 DX, Otis Gen 3 Edge, TK Evolution 200	$ -	incl	incl	incl	NA	incl
			$ -	$ -				
			$ -	$ -				
		Total Base Bid (excl. Bond)	**$ 292,000**	**$ 287,489**	**$ 371,000**	**$ 295,600**	**$ 249,950**	**$ 287,489**

SWINERTON BUILDERS
2200 Main St. Dallas TX 75201

Celina Gov. Center - Garage
105 N Colorado St, CELINA,TX 75009

TK Elevator Corporation

Brook Marino
Tel: 972-322-2977
Email: brook.marino@tkelevator.com

08/08/2024

TK Elevator Corporation (hereinafter "TKE") is dedicated to delivering SWINERTON BUILDERS (hereinafter "Purchaser") the safest, highest quality vertical transportation solutions. I am pleased to present this customized Proposal in the amount of $ 275,489 with sales tax not included and bond not included to furnish and install 2 EOX TKE Elevator(s) based solely on the plans dated 07-11-2024, specification section 142100 , along with the clarifications noted immediately below and the conditions set forth on the pages that follow.

This Proposal shall remain in effect for the next 30 days unless it is revoked earlier by TKE in writing. The price above is subject to escalation - even after Purchaser's acceptance of this Proposal – under certain circumstances including TK Elevator being subjected to increased charges by its suppliers for any of the applicable materials and/or components due to supply chain issues; the imposition of new or increased taxes, tariffs, or other charges imposed by applicable governmental authorities, TK Elevator being subjected to increased charges from its shippers and/or freight forwarders; any material called for in this Proposal being released into production more than 6 months following the written acceptance of this Proposal.

Clarifications to Architectural Plans and Specifications:

1. TKE is quoting EOX traction elevators, which are fully machine room-less and do not require any controller closet/machine room space.
2. 480 v, 3 PH, 60 HZ is required for all EOX projects, if a transformer is required to meet these power requirements it is to be provided by OTHERS.
3. TKE will require the following, which are to be provided by others.
    a. One (1) 3 phase fused and lockable 480v disconnect for the inverter.
    b. One (1) 120v single phase fused disconnect for the cab light circuit.
    c. Additional 15 A disconnect for P.E.B equipment (when applicable).
4. For elevator controller option housed in the top landing entrance jamb. Wall thickness will need to be 8.5" at the controller landing to accommodate the fixed entrance frame depth.
5. To accommodate the fixed entrance frame depth, typical landings will need a wall thickness with a minimum of 5.25" thick and a maximum of 24". To achieve a flush wall-to-entrance frame a 7.875" thickness will be required.
6. Top landing elevator lobbies must be climate-controlled spaces.
7. Rollable access & material staging adjacent to the hoistway at the lowest landing must be provided upon elevator delivery.
8. Flooring to be provided by others and not to exceed 3/4" total thickness or 300lbs.
9. Pit ladder and installation not included; retractable ladder required due to no pit notch.
10. TKE EOX system provides FT1 fire rated belts, which do not require sprinkler heads/heat detectors in elevator overhead unless requested by local AHJ.
11. TEN (10) days of storage included.
12. Please refer to dimensions and finishes below.
13. No allowances or bonds included
14. No operator time included

15. All inspections and coordination work with other trades to take place during normal working hours
16. 1 standard travel cable included per car
17. Hoistway barricades, netting, to be provided and installed by others and maintained by TKE
18. Any card readers, cameras, etc to be provided and installed by others
19. All fire alarm, security, and low voltage wiring and equipment by others
20. Hoistbeam rated for 7,500 lbs provided by others
21. No construction or temporary use of the elevator is included in this proposal.
22. Protection limited to strippable film on metal finishes
23. Composite crew clean up not included
24. Colors to be selected from TKE standard selections
25. Leveling tolerance to be 1/4"
26. Standard TKE submittals to be used. No PE stamping or certification included
27. Standard TKE product standards, equipment, install methods, and quality assurances to be used
28. TKE has included basic demonstration and training only, no videotaping or training videos are included
29. No tear outs, allowances, overtime, spare parts, or attic stock included
30. TKE will not agree to any liquidated or consequential damages
31. All grouting and fire stopping responsibilities to be by others
32. Inserts supplied by TKE but install by others
33. TKE will not agree to per project insurance aggregate
34. TKE will participate in OCIP/CCIP but will not agree to any credits or refunds
35. Work to be performed per TKE proprietary installation process and sequencing
36. Warranty period begins at time of final acceptance
37. Work to be performed per a mutually agreed upon schedule, changes to this schedule will be agreed upon in writing prior to any changes being made effective.
38. Any demo, cutting, patching, coring, sleeving, and grouting to be done by others.
39. Ref: 1.02.A.2, Capacity is quoted as 3500 lbs
40. Ref: 1.02.A.3, Speed is quoted as 150 fpm.
41. Ref: 1.02.A.8, Hoistway dimensions are quoted as 8'6'' x 6'9''
42. Ref: 1.02.A.9, Car interior dimensions are quoted as 6' 9'' x 5' 9''
43. Ref: 2.20.A, Hall lantern included on floor 1.

Value Engineering Opportunities and Alternates:

1. Enter value engineering and alternates here.

(Initial next to the option below to indicate acceptance)

A MAX Digital Service Trial Subscription has been included for the duration of the New Installation Maintenance (NIM) period. In the event you have any questions regarding the content of this Proposal please contact me 972-322-2977

We appreciate your consideration.

Regards,

TK Elevator Corporation
Brook Marino

1.0 Specifications

1.1 Unit Description

Every EOX is green and digital	
Eco-efficiency and sustainability	
Energy efficiency acc. ISO 25745-2	Class A certification
Regenerative drive	With the regenerative drive the elevator recuperates energy during braking and feeds it back to the building grid for other electric consumers to use
Eco-mode	The elevator learns and adjusts to the traffic patterns of the building and lowers its acceleration force by up to 80% during off-peak hours
Standby mode	Electronic components throughout the system are switched off when the elevator is idle (e.g. car lighting, car display, frequency inverter)
Car lighting	High-efficiency LED lighting (74 lm/W)
Product declarations and certification	Environmental Product Declaration (EPD) Health Product Declaration (HPD) Hazardous Substances Management (SCIP, RoSH, REACH) Green building certification calculations (BREEAM etc.)
Digitally native features and services *	
Integrated digital hardware	Native cloud connectivity and a new set of built-in, high-performance hardware components make EOX ready for current and future digital software products & services.
In-car multimedia screen	The included in-car display enriches the travel experience, allows for a pre-defined layout, current floor and travel direction as a default and is ready for future in-car infotainment add-ons
Intelligent sensors	EOX includes new intelligent sensors for improved safety and reliability, such as an in-car optical sensor and an accelerometer, which is used to monitor the motion behavior of the car and the doors
Customer portal access	The cloud-based, self-service customer portal is accessible for free and is the entry point to access documents such as maintenance contracts and historical reports. It allows you to view the elevator performance, its energy efficiency or even create a ticket. For all additional costs associated with the latter, the provisions from the respective maintenance contract apply.
Smart maintenance	Not only is your new EOX digitally native, but so are our technicians. From the moment the elevator has been provisioned, real-time diagnostics will be regularly sent to our technicians, even when not on-site. This will enable them to detect shutdowns in real-time and have guided troubleshooting, focusing on the most likely failure causes.

* Please note that all digital (software) services require a valid maintenance agreement with TK Elevator for the given elevator unit. If this is not the case, the digital services will not be available and the in-car multimedia display will only display the current floor and travel direction.

1.2 Building B1, Group G1,Unit 1

TK Elevator Description of Equipment

Unit[1] NickName:	1	Door Type:	Center opening
Units in Group:	1	Door With:	3ft 6in
Product:	EOX Traction	Door Height:	7ft 0in
Application:	Passenger	Cab Height:	8 ft 0 in
Loading Class:	A	Clear Inside Cab Width:	6ft 9in
Seismic Equipment:	No	Clear Inside Cab Depth:	5ft 5in
Capacity:	3500 lbs.	Hoistway Width:	8 ft6 in
Speed:	150 fpm	Hoistway Depth:	6 ft9 in
Travel:	39 ft 9 in	Pit Depth:	5 ft 0 in
Landings:	4 stops (4 front, 0 rear)	Clear Overhead[2]:	12 ft 7 in
Power Supply:	208 Volts / 3 PH / 60 Hz	Controller Location:	ADJACENT
Code Year:	2016		
		Limited Access Provisions	
		Type:	No

Cab		Car Fixtures	
Cab Interior Type	TKE Applied Panels	Type:	Surface Mounted with Push Buttons (half height)
Cab Wall Column:	Painted		
Cab Side Wall:	Painted	Finish:	Stainless Steel
Cab Rear Wall:	Painted	Fixtures Included:	Applied Car Operating Panel, Car Position Indicator, Car Riding Lantern
Cab Front:	Stainless Steel		
Cab Doors:	Stainless Steel		
Cab Door Sill:	Aluminum	Hall Fixtures	
Cab Finished Floor:	By others (not exceed 3/4")	Type:	Wall mounted fixtures
Ceiling:	Downlight	Fixtures Included:	Hall Stations, In-Jamb Position Indicator at Ground Floor
Ceiling Finish:	Stainless Steel		
Handrail Location:	Rear Wall only	Lobby Panel:	No

Entrance Doors		Pit Ladder	
		Pit Ladder Provider:	Retractable included
Assigned Entrance	**Finishing**	Notch:	0
F - 1-4	Stainless Steel		

1 - Each individual elevator included in this Proposal will hereinafter be referred to as a "unit"

2 - The overhead is measured from the finished top floor, to the underside of the safety beam

3 - Standby lowering and/or standby operation requires a properly sized backup power source furnished and installed by Purchaser

4 - Entrance jamb mounted controller carries an entrance fire rating of one and a half (1.5) hours and equivalent hoistway rating of two (2) hours.

1.2 Building B1, Group G1,Unit 2

TK Elevator Description of Equipment

Unit[1] NickName:	2	Door Type:	Center opening
Units in Group:	1	Door With:	3ft 6in
Product:	EOX Traction	Door Height:	7ft 0in
Application:	Passenger	Cab Height:	8 ft 0 in
Loading Class:	A	Clear Inside Cab Width:	6ft 9in
Seismic Equipment:	No	Clear Inside Cab Depth:	5ft 5in
Capacity:	3500 lbs.	Hoistway Width:	8 ft6 in
Speed:	150 fpm	Hoistway Depth:	6 ft9 in
Travel:	39 ft 9 in	Pit Depth:	5 ft 0 in
Landings:	4 stops (4 front, 0 rear)	Clear Overhead[2]:	12 ft 7 in
Power Supply:	208 Volts / 3 PH / 60 Hz	Controller Location:	ADJACENT
Code Year:	2016		
		Limited Access Provisions	
		Type:	No
Cab		**Car Fixtures**	
Cab Interior Type	TKE Applied Panels	Type:	Surface Mounted with Push Buttons (half height)
Cab Wall Column:	Painted		
Cab Side Wall:	Painted	Finish:	Stainless Steel
Cab Rear Wall:	Painted	Fixtures Included:	Applied Car Operating Panel, Car Position Indicator, Car Riding Lantern
Cab Front:	Stainless Steel		
Cab Doors:	Stainless Steel		
Cab Door Sill:	Aluminum	**Hall Fixtures**	
Cab Finished Floor:	By others (not exceed 3/4")	Type:	Wall mounted fixtures
Ceiling:	Downlight	Fixtures Included:	Hall Stations, In-Jamb Position Indicator at Ground Floor
Ceiling Finish:	Stainless Steel		
Handrail Location:	Rear Wall only	Lobby Panel:	No
Entrance Doors		**Pit Ladder**	
		Pit Ladder Provider:	Retractable included
Assigned Entrance **Finishing**		Notch:	0
F - 1-4 Stainless Steel			

1 - Each individual elevator included in this Proposal will hereinafter be referred to as a "unit"

2 - The overhead is measured from the finished top floor, to the underside of the safety beam

3 - Standby lowering and/or standby operation requires a properly sized backup power source furnished and installed by Purchaser

4 - Entrance jamb mounted controller carries an entrance fire rating of one and a half (1.5) hours and equivalent hoistway rating of two (2) hours.

FINISHES SELECTIONS

Interior cab finishes

Laminates



Ashen Ironwood
9901



Roman Graystone
9902



Serene Sugar Pine
9903



Mojave Chestnut
9904



Heirloom Cherrywood
9905

Metals

Smoked Silver
F-131



Chalkboard
F-119



#4 Brushed
Stainless Steel

Hoistway doors and entrance finishes

Painted Metal

Smoked Silver
F-131



Chalkboard
F-119



Pitch Black
F-112

Toasted Cotton
F-132



Prime Grey
F-400

Metal



#4 Brushed
Stainless Steel

Accessories



LED downlight ceiling



Handrail



Braille plates



Aluminum

Standard aluminum sills

Fixtures



Integrated multimedia/infotainment screen



Hall call button



Car operating panel (COP)



Car riding lantern



Combo hall lantern and position indicator

2.0 Key Tasks and Approximate Lead Times

This Proposal is based on the applicability of all of the following conditions that shall be incorporated into a separate installation agreement between the parties as a condition for performing the work described above:

1. Execution of this Proposal
2. Payment for pre-production and engineering
3. Approval of layout (if applicable)
4. Upon validation of site readiness requirements

Approximate Durations/Lead Times	
Contract execution (can run concurrently with layout drawing package preparation and approval)	Varies
Preparation of layout drawing package (upon receipt of separate installation agreement and plans)	Varies
Approval of layout drawing package, by Purchaser (additional time required for cab, signal, entrance preparation and approval, if applicable. One revision is included in this Proposal price; additional charges and additional time will apply for additional revisions)	Varies
Fabrication time (from receipt of all approvals, fully executed contract, Material Release Form and initial progress payment)	Varies
Installation of Elevator System per car (Upon completion of all required preparatory work by other trades. This time includes elevator installation only and does not reflect adjusting or inspection times.)	Varies

The durations/lead times listed above are strictly approximations that can vary due to factors both within and outside of TKE's control, are subject to change without notice to Purchaser and shall not be binding on TKE

3.0 Payment Terms

- Fifty percent (50%) of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) will be due and payable as an initial progress payment within 30 days from TKE's receipt of a fully executed copy of this Proposal. This initial progress payment will be applied to project management, permits, engineering and shop drawings, submittals, and drilling mobilizations (if required). The material will not be ordered until this payment is received, and the parties have both executed this Proposal and the Material Release Form.
- 25% of the price set forth in this Proposal as modified by options selected from the section entitled "Value Engineering Opportunities & Alternates" (if applicable) shall be due and payable when the material described above has been furnished. Material is considered furnished when it has been

received at TKE staging facility. Supporting documentation of materials stored shall be limited to stored materials certificates of insurance and bills of lading. Receipt of this payment is required prior to mobilization of labor.

- 25% of the price set forth in this Proposal shall be made as progress payments throughout the life of the project. In the event TKE fails to receive payment within thirty (30) days of the date of a corresponding invoice, TKE reserves the right to demobilize until such a time that the payments have been brought up to date, and TKE has the available manpower.
- The payment terms breakdown above shall be considered to be the Schedule of Values for the project as written. Billing shall be submitted on or before the 25th day of the month according to the payment schedule above and accompanied by a form of G702-703 pay application/schedule of values and a conditional waiver, the format of which is hereby acknowledged and accepted.
- Purchaser agrees that TKE shall have no obligation to complete any steps necessary to provide Purchaser with full use and operation of the installed equipment until such time as TKE has been paid 100% both of the price reflected in this Proposal and for any other work performed by TKE or its subcontractors in furtherance of this Proposal. Purchaser agrees to waive any and all claims to the turnover and/or use of that equipment until such time as those amounts are paid in full.
- Default by Purchaser in payment terms may result in interest on sums due and unpaid at 1.5% per month or at the highest legal rate (whichever is less) and suspension of work until all outstanding balances are paid.

It is agreed that there will be no withholding of retainage from any billing and by the customer from any payment.

Proposal Price		$ 275,489.00
Initial progress payment	(50%)	$ 137,744.50
Material furnished	(25%)	$ 68,872.25
Total of remaining progress payments	(25%)	$ 68,872.25

Any work that Purchaser may require prior to turnover of the equipment that is outside of the scope described in this Proposal - other than Temporary Use as described below - will be performed only after the full execution of a mutually agreeable change order and only at the following rates:

Rates	
Mechanic (Standard) per hour	$ 275.00
Mechanic (OT) per hour	$ 512.00
Team (Standard) per hour	$ 495.00
Team (OT) per hour	$ 922.00

The use of online portals for the submission of billing shall follow the terms of the Proposal and Purchaser agrees to permit billing in accordance with the executed contract terms. Portal access and usage is to be provided free of additional charge to TKE and any additional cost for such use is to be reimbursed to TKE via a reimbursable change order immediately upon acceptance.

4.0 Warranty Term

TKE warrants any equipment it installs as described in this Proposal against defects in material and workmanship for a period of one (1) year from the date of Purchaser's execution of TKE's "Final Acceptance Form" on the express conditions that all payments made under the separate installation agreement and any mutually agreed-to change orders have been made in full and that such equipment is currently being serviced by TKE. In the event that TKE's work is delayed for a period greater than six (6) months, the warranty shall be reduced by the amount of the delay. This warranty is in lieu of any other warranty or liability for defects. TKE makes no warranty of merchantability and no warranties which extend beyond the description in this Proposal, nor are there any other warranties, expressed or implied, by operation of law or otherwise. Like any piece of fine machinery, the equipment described in this Proposal should be periodically inspected, lubricated, and adjusted by competent personnel. This warranty is not intended to supplant normal maintenance service and shall not be construed to mean that TKE will provide free service for periodic examination, lubrication, or adjustment, nor will TKE correct, without a charge, breakage, maladjustments, or other trouble arising from normal wear and tear or abuse, misuse, improper or inadequate maintenance, or any other causes other than defective material or workmanship. In order to make a warranty claim, Purchaser must give TKE prompt written notice at the address listed on the cover page of this Proposal and provided all payments due under the terms of the separate installation agreement and any mutually agreed to written change orders have been made in full, TKE shall, at its own expense, correct any proven defect by repair or replacement. TKE will not, under any circumstances, reimburse Purchaser for cost of work done by others, nor shall TKE be responsible for the performance of any equipment that has been the subject of service, repair, replacement, revisions or alterations by others. If there is more than one (1) unit which is the subject of work described in this Proposal, this section shall apply separately to each unit as accepted.

5.0 Additional Items

5.1 New Installation Maintenance (NIM)

A. Following the execution of TKE's "Final Acceptance" form(s), TKE will provide the following services during normal working hours for the units described below:

1. as circumstances warrant, the examination and adjustment and lubrication of the equipment installed by TKE during normal business working days and hours by the applicable TKE branch office and/or
2. the dispatch of a TKE technician with to the location of the equipment in response to a call from the owner of the building where the unit has been installed or its designated representative, emergency personnel, passengers through the elevator's communication device and/or from remote monitoring through the equipment's communication line (if applicable) in order to free any entrapped passengers („callback services") and/or
3. to make covered repairs to the equipment installed by TKE. Covered repairs to the equipment include a visual investigation to determine the source of shutdown along with any resulting necessary adjustments and parts replacement so long as they are not due to any one or more of the following: anyone's abuse, misuse and/or vandalism of the equipment; anyone's negligence in connection with the use or operation of the equipment; any loss of power, power fluctuations, power failure, or power surges that in any way affect the operation of the equipment; fire, smoke, explosions, water, storms, wind, lightening, acts of civil or military authorities, strikes, lockouts, other labor disputes, theft, riot, civil commotion, war, malicious mischief, acts of God, or any other reason or cause beyond TKE's control that affects the use or operation of the equipment ("excluded work").

B. The services described in (4)(A)(2) and (4)(A)(3) will be performed only during normal business working days and hours.

C. Purchaser agrees to separately pay for all excluded work as defined in (4)(A)(3) above.

D. If overtime has not been expressly included in (4)(B) above, Purchaser also agrees to separately pay for any callback services described in (4)(A)(2)and for any covered repairs described in (4)(A)(3) that are performed outside normal business working days and hours.

E. Following the execution of TKE's "Final Acceptance Form", TKE will also provide Multi-Media Monitoring Services ("MMM") for the units described below and in accordance with the current applicable requirements of both the International Building Code and ASME A17.1. MMM includes seven (7) days per week, 24 hours per day dispatching service provided by TKE Communications call center for calls placed by Purchaser, or if the units have been turned over for beneficial use or ownership to an end user then to that end user (the "Owner"), to the local TK Elevator branch office and emergency telephone and multimedia monitoring on all units covered by this Proposal that have fully

operational telephone and in-cab video and text equipment capable of placing a call to or initiating multimedia contact with that call center. Depending on the nature of the call and/or multimedia contact and circumstances, TK Elevator's operators can call one or more of the following: Purchaser's or Owner's (as applicable) designated contacts at phone numbers provided by the applicable Purchaser or Owner (the "Designated Contacts") to TK Elevator in writing and/or a local TK Elevator service technician to be dispatched to the location of the affected unit. Please note that calls cannot be placed to "9-1-1" as the centralized TKE Communications call center does not have dialing access to local "9-1-1" numbers.

Unit Designation	# of Months after Final Acceptance
1. 1	12 Month(s)
2. 2	12 Month(s)

5.2 Work Not Included

There are certain items that are not included in this Proposal, many of which must be completed by Purchaser prior to and as a condition precedent to TK Elevator's performance of its work as described in this Proposal. In order to ensure a successful completion of this project, it shall be solely Purchaser's responsibility to ensure its own timely and separate completion of those items and to coordinate its own Purchaser's completion of those items with TK Elevator. The following is a list of both additional details applicable to this Proposal and those items that are not included in this Proposal:

A. General

1. In no event shall TKE be responsible for liquidated, consequential, indirect, incidental, exemplary, and special damages associated with the work described in this Proposal.
2. This Proposal is made without regard to compliance with any special purchasing, manufacturing or construction/installation requirements including, but not limited to, any socio-economic programs, such as small business programs, minority or woman owned business enterprise programs, or local preferences, any restrictive sourcing programs, such as Buy American Act, or any other similar local, state or federal procurement regulations or laws that would affect the cost of performance. Should any such requirements be applicable to the work described in this Proposal, TKE reserves the right to modify this Proposal or rescind it altogether.
3. TKE is an equal opportunity employer.
4. TKE's performance of the work described in this Proposal and any separate installation agreement is contingent upon Purchaser furnishing TKE with any and all necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this Proposal or the manufacture, delivery or installation of the equipment. All applicable sales and use taxes, permit fees and licenses imposed upon TKE as of the date of the Proposal are included in the price of the Proposal. Purchaser is responsible for any additional applicable sales and use taxes, permit fees and licenses imposed upon TKE after the date of the Proposal or as a result of any law enacted after the date of the Proposal.
5. All taxes, tariffs, duties, permit and/or license fees imposed upon TKE as of the date of the execution of this Proposal are included in the price of the Proposal. Purchaser is responsible, in addition to the Proposal price, to pay TKE for any additional (or any increase in) applicable taxes, tariffs, duties, permit and/or license fees imposed upon TKE after the date of acceptance of this Proposal by any governmental authority or by any of TKE's suppliers of the materials and/or components required in connection with this Proposal.
6. Purchaser agrees to provide TKE's personnel with a safe place in which to work and TKE reserves the right to discontinue work at the jobsite whenever, in TKE's sole opinion, this provision is being violated.
7. The pricing set forth in this Proposal assumes that the elevator pits will not be classified as a confined space. TK Elevator will follow its standard safety policy and procedures. Any job specific safety requirements over and above TKE's standard practices and policies will require additional costs.
8. TK Elevator will furnish and install all equipment in accordance with the terms, conditions, scope and equipment nomenclature as noted herein. Requested changes or modifications to such provisions will require a written change order issued on the Purchaser's letterhead and accepted by TKE in writing prior to the execution of such work. This change order shall detail the current contract price, the amount of the change, and new contract value.
9. All pricing options noted herein are based on acceptance at the time of project award.

B. Hoistways and Equipment Rooms

1. Purchaser shall provide the following:

a. A dry legal hoistway, properly framed and enclosed, and including a pit of proper depth and overhead. This is to include steel safety beam, inspection or access platforms, access doors, sump pump, lights, waterproofing and venting as required; dewatering of pit(s) and required permanent screening/
b. A legal machine/control room, adequate for the elevator equipment, including floors, trap doors, gratings, access platforms, ladders, railings, foundations, lighting, ventilation sized per the TKE shop drawings. Purchaser must maintain machine/control room temperature between 55 and 90 degrees Fahrenheit, with relative humidity less than 95% non-condensing at all times.
c. Adequate bracing of entrance frames to prevent distortion during wall construction.
d. All grouting, fire caulking, cutting, x-ray and removal of walls and floors, patching, coring, setting of sleeves/knockouts, penetrations and painting (except as specified) and removal of obstructions required for elevator work; along with all proper trenching and backfilling for any underground piping and/or conduit.
e. OSHA compliant removable barricades prior to TKE's installation (TKE will replace if removed by TKE). Barricades must allow clearance for installation of entrance frames and should be located no less than 24" from the exterior face of the hoistway wall. Prior to beginning installation, entrance protection and netting must be installed in accordance with OSHA 1926.502J to prevent any objects from falling down the shaft; please note that installation and netting are by others at no cost to TKE. Purchaser agrees to indemnify, defend and hold TKE harmless for any OSHA citations received as a result of Purchaser's non-compliance with OSHA standards.
f. A work platform in the hoistway at the top landing will be provided by Purchaser when required. The platform shall be constructed to the specification provided to the Purchaser by TKE.
g. A full rough opening to accept controller, typically at top landing or floor below top landing, an 8 1/2" minimum finished wall thickness at controller location and all interconnects (building power, fire alarm signals, phone line) to the top of the controller frame.
h. An OSHA compliant steel safety beam rated at the capacity verified by the structural engineer as shown on TK drawings. Beam to be installed 2" below the overhead roof deck as shown on the TK Elevator shop drawings before elevator installation.
i. A hoistway that is square and plumb within 1" from top to bottom of the total hoistway height. If the hoistway is outside of this required tolerance, Purchaser shall pay extra for any additional modifications required for a proper installation.
j. Adequate backing for the elevator guide rails (as shown on the elevator shop drawings). If not, Purchaser will be subject to extra charges due to any additional work required or delay.
k. 75 degree bevel guards on all projections, recesses or setbacks in excess of 4" in accordance with ASME A17.1.
l. Rough openings for the entrances that shall be no less than what is delineated on the elevator shop drawings;
m. Installation of inserts per TKE's layout drawing package. The inserts themselves will be provided by TKE.
n. Any tube steel and/or rail backing, including embeds and weld plates, that may be required by TKE for rail bracket attachment or guide rail support which Purchaser shall ensure is installed by others flush with the hoistway from pit floor to the top of the overhead to carry the loads of all equipment. Purchaser shall ensure that guide rails for traction elevators must attach to steel, CMU or concrete, not wood.
o. All labor and materials necessary to support the full width of the hoistway at each landing for anchoring or welding the TKE sill support as detailed on the TKE layouts along with all structural steel doorframes with extensions to beam above if required on hoistway sides and sills for freight elevators, including finish painting these items.

2. Purchaser must specify wall thickness for elevator entrance frames on the layout approvals. The standard range wall thickness for elevator entrance frames is 3.25" to 12.5". TKE can accommodate entrance thickness of up to 22" at an additional cost.
3. TKE is not responsible for verifying field dimensions or related work by others. Purchaser must verify all dimensions on the submittal drawings prior to equipment fabrication.

C. Electrical and Life Safety

1. Purchaser shall provide the following:
   a. suitable connections from the power main to each controller and signal equipment feeders as required, including necessary circuit breakers and fused mainline disconnect switches per N.E.C. prior to installation. Suitable power supply capable of operating the new elevator equipment under all conditions;
   b. piping and wiring to controller for mainline power, car lighting, and any other building systems that interface with the elevator controls per N.E.C. Articles 620-22 and 620-51;
   c. any required hoistway / wellway, machine room, pit lighting and/or 110v service outlets;
   d. conduit and wiring for remote panels to the elevator machine room(s) and between panels. Remote panels required by local jurisdictions are not included in this proposal;
   e. a bonded ground wire, properly sized, from the elevator controller(s) to the primary building ground; and all remote wiring to the outside alarm bell as requested by all applicable code provisions;
   f. installed sprinklers, smoke/heat detectors on each floor, machine room and hoistways / wellways, shunt trip devices (not self-resetting) and access panels as may be required as well as normally open dry contacts for smoke/heat sensors, which shall be terminated by Purchaser at a properly marked terminal in the elevator controller;

g. a means to automatically disconnect the main line and the emergency power supply to the elevator prior to the application of water in the elevator machine room that shall not be self-resetting;
h. emergency power supply including automatic time delay transfer switch and auxiliary contacts with wiring to the designated elevator controller and along with electrical cross connections between elevator machine rooms for emergency power purposes;
i. a 220v single phase (20 amps) disconnect should be placed adjacent to the hoistway 1 floor above halfway within 50' of each hoistway;
j. confirmation that the emergency standby power generator and/or building can accept the power generated to and from the elevator during both Hi-Speed and Deceleration as shown on the layout drawing package. In cases where the generator and/or building load is not electrically sized to handle the power return from the regen drive, additional separate chopper and resistor units are available for purchase but not included in this proposal. The additional chopper and resistor units allow regenerated power to be dissipated in the resistor bank and not sent back into the building grid.

D. Miscellaneous

1. Purchaser shall provide all work relating to the finished cab flooring including, but not limited to, the provision of materials and its installation to comply with all applicable codes;
2. Should building settling occur which requires elevator rail alignment / escalator leveling and alignment modifications during installation (or during any included New Installation Maintenance period as designated above), additional charges will apply.
3. Purchaser shall ensure full compliance with any governmentally required safety provisions not directly involved with the elevator / escalator installation.
4. Purchaser shall provide a finished cab floor with total thickness ≤ 3/4", weighing ≤ 300 lb.
5. Unless indicated, plastic laminate and powder coat are standard selections, with any other options requiring a price increase.
6. Purchaser shall provide an on-site dumpster. TKE will be responsible for cleanup of elevator/ escalator packaging material; however, composite cleanup participation is not included in this Proposal.
7. Purchaser shall provide traffic control, lane closures, permits and flagmen to allow suitable access/unload of tractor trailer(s).

5.3 Working Hours, Logistics and Mobilization

a. All work described in this Proposal shall be performed during TKE's regular working days – defined as Monday thru Friday and excluding IUEC recognized holidays – and regular working hours – defined as those hours regularly worked by TKE modernization mechanics at the TKE branch office that will provide labor associated with the performance of the work described in this Proposal - unless otherwise specified and agreed to in writing by both TKE and Purchaser (hereinafter TKE's regular working days and regular working hours shall be collectively defined as "normal working hours"). TKE shall be provided with uninterrupted access to the elevator hoistway and machine room areas to perform work during normal working hours.
b. Purchaser shall provide on-site parking to all TKE personnel at no additional cost to TKE.
c. Purchaser shall provide traffic control, lane closures, permits and flagmen to allow suitable access/unload of tractor trailer(s).
d. Purchaser agrees to provide unobstructed tractor-trailer access and roll-able access from the unloading area to the elevator or escalator hoistways or wellways (as applicable).
e. Purchaser will be required to sign off on the Material Release Form (MRF), which will indicate the requested delivery date of equipment to the site. If Purchaser is not ready to accept delivery of the equipment within ten (10) business days of the agreed upon date, Purchaser will immediately make payments due for equipment and designate an area adjacent to the elevator shaft where Purchaser will accept delivery. If Purchaser fails to provide this location or a mutually agreeable alternative, TKE is authorized to warehouse the equipment at the TKE warehouse or designated distribution facility at Purchaser's risk and expense. Purchaser shall reimburse TKE for all costs due to extra handling and warehousing. Storage beyond ten (10) business days will be assessed at a rate of $100.00 per calendar day for each unit listed in this Proposal, which covers storage and insurance of the elevator equipment and is payable prior to delivery.
f. Purchaser agrees to provide a dry and secure area adjacent to the hoistway(s) at the ground level for storage of the elevator equipment and tools within ten (10) business days from receipt at the local TKE warehouse. Any warranties provided by TKE for vertical transportation equipment will become null and void if equipment is stored in any manner other than a dry, enclosed building structure. Any relocation of the equipment as directed by Purchaser after initial delivery will be at Purchaser's expense.
g. TKE includes one mobilization to the jobsite. A mobilization fee of $2,500.00 per crew per occurrence will be charged for pulling off the job or for any delays caused by others once material has been delivered and TKE's work has commenced.

h. Access for this project shall be free and clear of any obstructions. A forklift for unloading and staging material shall also be provided by Purchaser at no additional cost.

i. Purchaser shall provide an on-site dumpster. TKE will be responsible for cleanup of elevator/ escalator packaging material; however, composite cleanup participation is not included in this Proposal.

5.4 Temporary Use, Inspection and Turnover

a. Unless required by specification, TKE will not provide for "temporary use" of the elevator(s) described in this Proposal prior to completion and acceptance of the complete installation. Temporary use shall be agreed to via a change order to this Proposal which shall require Purchaser's execution of TKE's standard Temporary Use Agreement. Cost for temporary use of an elevator shall be $200.00 per calendar day per hydraulic elevator and $250.00 per calendar day for each traction elevator for rental use only, excluding personnel to operate. All labor and parts, including callbacks required during the temporary use period will be billed at TKE's standard local billing rates. In the event that an elevator must be provided for temporary use, TKE will require 30 days to perform final adjustments and re-inspection after the elevator has been returned to TKE with all protection, intercoms and temporary signage removed. This duration does not include any provisions for finish work or for repairs of same, which shall be addressed on a project-by-project basis. Cost for preparation of controls for temporary use, refurbishment due to normal wear and tear, readjustment and re-inspection is $3,500.00 per elevator up to 10 floors. For projects above 10 stops, an additional cost of $1,500.00 / 10 floors shall apply. These costs are based on work performed during normal working hours. Temporary use excludes vandalism or misuse. Any required signage, communication devices, elevator operators, and protection are not included while temporary use is being provided. All overtime premiums for repairs during the temporary use period will be billed at TKE's local service billing rates.

b. The Proposal price set forth above includes one (1) inspection per unit by the applicable authority having jurisdiction if required by the government of the locality where the equipment is located. In the event the equipment fails that inspection due to no fault of TKE, TKE will charge Purchaser for both the cost of each re-inspection which shall be $1,500.00 and a remobilization fee which shall be $2,500.00 via change order prior to scheduling a re-inspection.

c. Upon notice from TKE that the installation and/or modernization of the equipment is complete, Purchaser will arrange to have present at the jobsite a person authorized to make the final inspection and to execute TKE's "Final Acceptance Form." The date and time that such person will be present at the site shall be mutually agreed upon but shall not be more than ten (10) business days after the date of TKE's notice of completion to Purchaser unless both TKE and Purchaser agree to an extension of that ten (10) day period in writing. Such final inspection and execution of TKE's "Final Acceptance Form" shall not be unreasonably delayed or withheld.

d. Should the Purchaser or the local authority having jurisdiction require TK Elevator's presence at the inspection of equipment installed by others in conjunction with the work described in this Proposal, Purchaser agrees to compensate TK Elevator for its time at TK Elevator's current billing rate as posted at its local office.

e. At the conclusion of its work, TK Elevator will remove all equipment and unused or removed materials from the project site and leave its work area in a condition that, in TK Elevator's sole opinion, is neat and clean.

f. Purchaser agrees to accept a live demonstration of equipment's owner-controlled features in lieu of any maintenance training required in the bid specifications.

g. Purchaser agrees to accept TKE's standard owner's manual in lieu of any maintenance, or any other, manual(s) required in the bid specifications.

h. This Proposal includes the installation of an in-car emergency elevator communication system for the benefit of the deaf, hard of hearing and speech impaired (the "Multimedia Equipment") in accordance with the current applicable requirements of both the International Building Code and ASME A17.1. This Proposal does not, however, include the monitoring of any communications to and from that Multimedia Equipment and Purchaser (and any end user of the units) expressly acknowledge that it is solely their responsibility to ensure that any and all such communications are appropriately monitored in accordance with all applicable rules, codes, statutes and/or laws as a condition precedent to turnover of the units including but not limited to a modem and internet connection and a minimum of four (4) hours of battery backup for all communications.

5.5 MAX

MAX is a cloud-based Internet of Things (IoT) platform that we, at our election, may connect to your elevators and escalators by means of installation of a remote-monitoring device or modem (each a “device”). MAX will analyze the unique signal output of your equipment 24/7 and when existing or potential outages are identified, MAX will automatically communicate with our dispatch centers. When appropriate, the dispatch center will alert our technicians during normal working hours. These MAX alerts provide the technician with precise diagnostics detail, which greatly enhances our ability to fix your equipment right the first time, MAXimizing the equipment uptime.
For 2019 code and above, your equipment will include MAX Link – Multimedia for emergency video and two-way communication system. If your job isn’t 2019 code or above, you will have an option between MAX Link – Multimedia and MAX Link – Voice.

5.6 Additional Terms and Conditions

a. In no event shall TKE be responsible for liquidated, consequential, indirect, incidental, exemplary, and special damages associated with the work described in this Proposal.
b. This Proposal is made without regard to compliance with any special purchasing, manufacturing or construction/installation requirements including, but not limited to, any socio-economic programs, such as small business programs, minority or woman owned business enterprise programs, or local preferences, any restrictive sourcing programs, such as Buy American Act, or any other similar local, state or federal procurement regulations or laws that would affect the cost of performance. Should any such requirements be applicable to the work described in this Proposal, TKE reserves the right to modify this Proposal or rescind
it altogether.
c. TKE is an equal opportunity employer.
d. TKE‘s performance of the work described in this Proposal is contingent upon Purchaser furnishing TKE with any and all necessary permission or priority required under the terms and conditions of government regulations affecting the acceptance of this Proposal or the manufacture, delivery or installation of the equipment. All applicable sales and use taxes, permit fees and licenses imposed upon TKE as of the date of the Proposal are included in the price of the Proposal. Purchaser is responsible for any additional applicable sales and use taxes, permit fees and licenses imposed upon TKE after the date of the Proposal or as a result of any law enacted after the date of the Proposal.
e. All taxes, tariffs, duties, permit and/or license fees imposed upon TKE as of the date of the execution of this Proposal are included in the price of the Proposal. Purchaser is responsible, in addition to the Proposal price, to pay TKE for any additional (or any increase in) applicable taxes, tariffs, duties, permit and/or license fees imposed upon TKE after the date of acceptance of this Proposal by any governmental authority or by any of TKE’s suppliers of the materials and/or components required in connection with this Proposal.
f. Purchaser agrees to provide TKE’s personnel with a safe place in which to work and TKE reserves the right to discontinue work at the jobsite whenever, in TKE‘s sole opinion, this provision is being violated.
g. The pricing set forth in this Proposal assumes that the elevator pits will not be classified as a confined space. TK Elevator will follow its standard safety policy and procedures. Any job specific safety requirements over and above TKE's standard practices and policies may require additional costs.
h. TK Elevator will furnish and install all equipment in accordance with the terms, conditions, scope and equipment nomenclature as noted herein. Requested changes or modifications to such provisions will require a written change order issued on the Purchaser’s letterhead and accepted by TKE in writing prior to the execution of such work. This change order shall detail the current contract price, the amount of the change, and new contract value.
i. This Proposal does not include a schedule for the work described and any such schedule shall be mutually agreed upon by an authorized representative of both TKE and Purchaser in writing before becoming effective.
j. In the event asbestos material is knowingly or unknowingly removed or disturbed in any manner at the jobsite, Purchaser shall monitor TKE‘s work place and prior to and during TKE’s manning of the job, Purchaser shall certify that asbestos in the environment does not exceed .01 fibers per cc as tested by NIOSH 7400. In the event TKE‘s employees or those of TKE‘s subcontractors are exposed to an asbestos hazard, PCP’s, lead or other hazardous substances, Purchaser agrees, to the fullest extent permitted by law, to indemnify, defend, and hold TKE harmless from all damages, claims, suits, expenses, and payments resulting from such exposure. Identification, notification, removal and disposal of asbestos containing material, PCP’s lead or other hazardous substances are the responsibility of the Purchaser.
k. TKE retains title to and a security interest in all equipment it supplies – which TKE and Purchaser agree can be removed without material injury to the real property – until all payments including deferred payments and any extensions thereof, are made. In the event of any default by Purchaser on any payment, or any other provision of this Proposal, TKE may take immediate possession of the equipment and enter upon the premises where it is located – without legal process – and remove such equipment or portions thereof, irrespective of the matter of its attachment to the real estate or the sale, mortgage or lease of the real estate. Pursuant to the Uniform Commercial Code, and at TKE’s request, Purchaser agrees to execute any financial or continuation statements which may be necessary for TKE to file in public offices in order to perfect TKE’s security interest in such equipment.

l. TKE shall not be liable for any loss, damage or delay caused by acts of government, labor troubles, strikes, lockouts, fire, explosion, theft, floods, riot, civil commotion, war, malicious mischief, acts of God or any cause beyond its control.
m. The rights of TKE under this Proposal shall be cumulative and the failure on the part of the TKE to exercise any rights hereunder shall not operate to forfeit or waive any of said rights. Any extension, indulgence or change by TKE in the method, mode or manner or payment or any of its other rights shall not be construed as a waiver of any of its rights under this Proposal.
n. In the event TKE engages a third party to enforce the terms of this Proposal, and/or to collect payment due hereunder, either with or without suit, Purchaser agrees to pay all costs thereof together with reasonable attorney's fees. Purchaser does hereby waive trial by jury and does hereby consent to the venue of any proceeding or lawsuit under this Proposal to be in the county where the work covered by this Proposal is located.
o. TKE can furnish Certificate of Workers' Compensation, Bodily Injury and Property Damage Liability Insurance coverage to Purchaser upon written request.
p. Should loss of or damage to TKE's material, tools or work occur at the project site, Purchaser shall compensate TKE for such loss, unless such loss or damage results from TKE's own acts or omissions.
q. Purchaser, in consideration of TKE performing the services set forth in this Proposal, to the fullest extent permitted by law expressly agrees to indemnify, defend, save harmless, discharge, release and forever acquit TKE Elevator Corporation, TKE Elevator Manufacturing, Inc., their respective employees, officers, agents, insurers, affiliates, and subsidiaries (hereinafter singularly a "TKE party" and collectively the "TKE parties") from and against any and all claims, demands, suits, and proceedings for loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death that are alleged to either have arisen out of or be connected with the sale, marketing, presence, use, misuse, maintenance, installation, removal, modernization, manufacture, design, operation or condition of the equipment that is the subject matter of this Proposal or the labor and materials furnished in connection with this Proposal. Purchaser's duty to indemnify a TKE party does not apply to the extent that the loss, property damage (including damage to the equipment which is the subject matter of this Proposal), personal injury or death is determined to be caused by or resulting from the negligence of that TKE party. Purchaser recognizes that its obligation to defend the TKE parties under this clause, which is separate and apart from its duty to indemnify the TKE parties, includes payment of all attorneys' fees, court costs, judgments, settlements, interest and any other expenses of litigation arising out of such claims, demands, suits or proceedings.
r. Purchaser further expressly agrees to name TK Elevator Corporation and TK Elevator Manufacturing, Inc. along with their respective officers, agents, affiliates and subsidiaries as additional insureds in Purchaser's liability and any excess (umbrella) liability insurance policy(ies). Such insurance must insure TK Elevator Corporation and TK Elevator Manufacturing, Inc. for those claims and/or losses referenced in the above paragraph and those claims and/or or losses arising from the negligence of TK Elevator Corporation and TK Elevator Manufacturing, Inc. Such insurance must specify that its coverage is primary and non-contributory. Purchaser hereby waives its right of subrogation.
s. TKE's participation in any controlled insurance program is expressly conditioned upon review and approval of all controlled insurance program information and documentation prior to enrollment. Any insurance credits if applicable, will be provided
at that time.
t. Unless so mutually agreed upon in a separate signed agreement, TKE shall not be required to interact or correspond with any third party with whom Subcontractor is not in privity of contract concerning matters pertinent to this agreement

5.7 Specific Equipment Type Requirements

Traction Machine Roomless Applications Only

a. Purchaser shall provide TKE installation crew a work platform in the hoistway at the top landing. The platform shall be constructed to the specification provided to the Purchaser by TKE.
b. A full rough opening to accept controller, typically at top landing or floor below top landing, an 8 1/2" minimum finished wall thickness at controller location and all interconnects (building power, fire alarm signals, phone line) to the top of the controller frame.
c. Purchaser shall provide a temporary 220 VAC – 20 amps single-phase terminal with disconnect for each traction elevator at designated spot per TK Elevator local management at the start of the job for temporary operation of work platform.
d. The full width of the hoistway should remain open at the bottom landing until all elevator equipment is installed within the hoistway.

6.0 Offer validity and acceptance

The price offer is valid for a period of Thirty (**30) days** from the date of its submission.

Purchaser's acceptance of this Proposal and its approval by an authorized manager of TKE will constitute exclusively and entirely the agreement between the parties for the goods and services herein described and full payment of the sum of $ 275,489.00

All other prior representations or regarding this work, whether written or verbal, will be deemed to be merged herein and no other changes in or additions to this Proposal will be recognized unless made in writing and properly executed by both parties as a change order. Should Purchaser's acceptance be in the form of a purchase order or other similar document, the provisions of this Proposal will exclusively govern the relationship of the parties with respect to this transaction. No agent or employee shall have the authority to waive or modify any of the terms of this Proposal without the prior written approval of an authorized TKE manager.

6.1 Offer acceptance

By his/her signature, he/she acknowledges having read the General Terms and Conditions set out above and declares accepting them without reservation.

(Purchaser):	TK Elevator Corporation Management Approval
By:	By:
(Signature of Authorized Individual)	(Signature of Branch Representative)
_____ (Print or Type Name)	
_____ (Print or Type Title)	
(Date of Acceptance)	

EOX at a glance

EOX - Moving you beyond your everyday elevator.

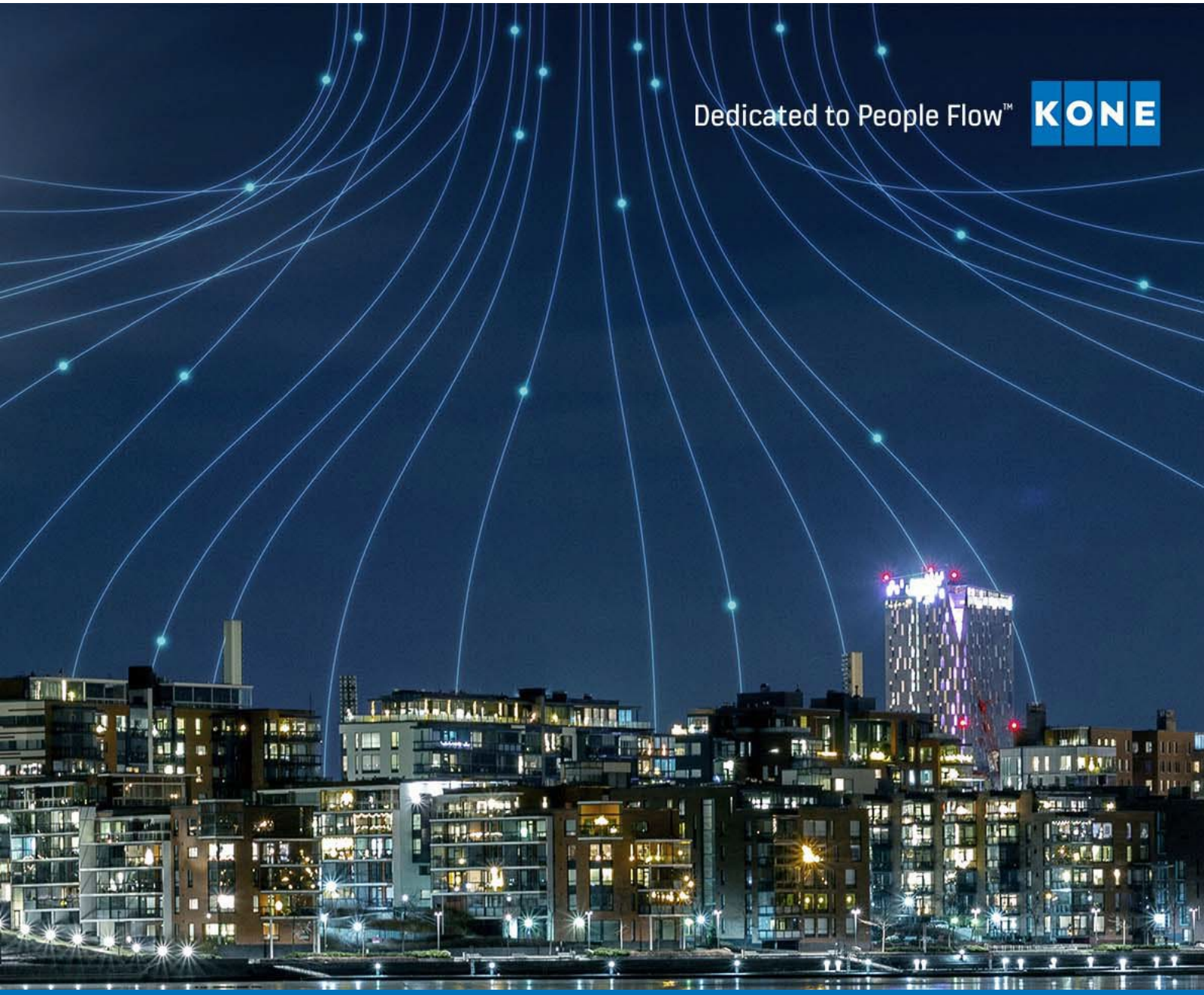
EOX is TK Elevator's new energy-efficient and digitally native elevator that adds value to your building. With a simplified, efficient delivery and installation process, EOX delivers the kind of quality you have come to expect from us tailored to your building's specific requirements.

Backed by German engineering and North American assembly, EOX has been designed to improve customer experience through increased uptime and extended product lifespan. It's all what you expect from an everyday elevator – and beyond. EOX brings premium specs to the entry level standard, such as a regenerative drive in the traction elevator system; sustainable, re-refined oil in the hydraulic elevator system; standard sleep, standby and eco-modes; space-saving design; digital infotainment screen; 24/7 remote monitoring and smart maintenance; smartphone connectivity to the elevator for passengers.

Elevated Operating Experience

EOX is specifically engineered to provide your project with premium, future-proof features at an entry level price point. Designed to facilitate streamlined manufacturing and delivering processes, EOX safeguards your project's budgets and construction timelines. From reliable performance that ensures a smooth, quiet, reliable and quick ride – to providing your building with up to 45% energy reduction – EOX allows you to move beyond what's expected.





Proposal for

Celina Government Center Garage

SWINERTON BUILDERS
Attention: Christopher Dencklau

KONE People Flow Solution Proposal
08/08/2024

SWINERTON BUILDERS
Attention: Christopher Dencklau

KONE People Flow Solutions Proposal
Celina Government Center Garage
08/08/2024
T-0007674325

Prepared by: Josh Willingham, Senior Sales Consultant
(469) 925-5754
joshua.willingham@kone.com

1. Proposal

Pricing summary

The KONE solution includes design, manufacturing, supply and installation of the following:

Elevator

Equipment name	Solution	Capacity/Speed	Landings/Entrances	Price
Elv.1	1 x KONE MonoSpace 500 DX	4000 lbs / 200 fpm	Landings: 4 Entrances: 4 front / 0 rear	
Evl.2	1 x KONE MonoSpace 500 DX	4000 lbs / 200 fpm	Landings: 4 Entrances: 4 front / 0 rear	

Total Sales Price, excluding TAX **$ 359,000.00**

VE options

The following options may be added to our proposal if desired.

MonoSpace 300 DX: $260,000.00
- 3,500 LB
-150 FPM
- Brushed stainless steel cab & entrances
- 3’-6”w X 7’-0”H Doors / 7’-6” cab height

Validity of proposal

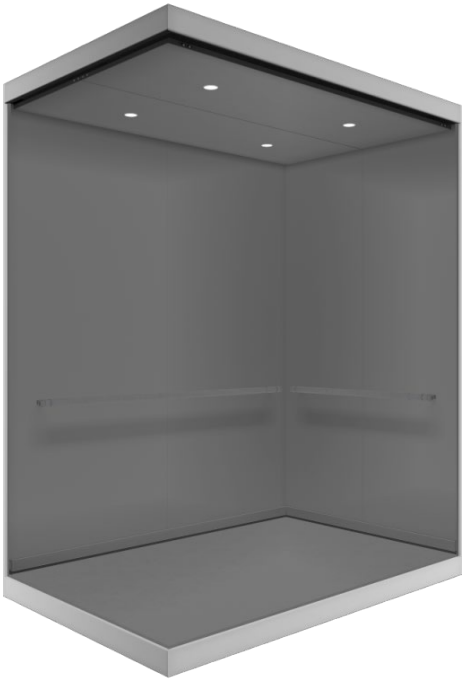
Subject to the qualifications, clarifications, and technical specifications stated herein, our proposal is based on the architectural drawings dated 7/11/2024 and specification (Division 14) and meets, subject to those qualifications, clarifications, and specifications, the general intent of the project. Pricing is based on the contents specified in this Proposal and the appendices and Bid Attachments, which are incorporated into this Proposal (the “Proposal”). Contract terms shall be in accordance with Bid Attachment “A” / KONE Inc. General Terms and Conditions and Bid Attachment “B” / Site Safety Requirements/ Work by Others, which are incorporated by reference. The pricing included in this Proposal is submitted with the understanding that all documents referenced and incorporated will be signed without modification. In the event of conflicts or inconsistencies between this Proposal and any other contract document (including any contract drawing or specification), this Proposal and all its terms and proposed technical specifications shall supersede and prevail, and the recipient of this Proposal shall be deemed on notice of all such conflicts or inconsistencies, the exact terms and specifications proposed by KONE in this Proposal, and any qualifications or clarifications made. This Proposal is valid for 30 days.

2. Your Solution

Elevator Technical Specification

	Elv.1	Evl.2
Base solution		
KONE Solution	KONE MonoSpace 500 DX	KONE MonoSpace 500 DX
Hoisting means	Steel hoisting ropes for the cabin and the counterweight in the required quantity and dimension in accordance with official safety standards.	Steel hoisting ropes for the cabin and the counterweight in the required quantity and dimension in accordance with official safety standards.
Machinery location	Guiderail-mounted in overhead of hoistway	Guiderail-mounted in overhead of hoistway
Capacity (lb)	4000	4000
Speed (fpm)	200	200
Travel height (ft)	37 ft 9 in	37 ft 9 in
Stops	4	4
Front entrances	4	4
Rear entrances	0	0
Control system	Full collective Duplex	Full collective Duplex
IBC seismic design Category	A	A
Value (IP) (SDS)	0	0
Regulations	ASME A17.1-2016	ASME A17.1-2016
KONE Environmental Product Declarations	https://www.kone.com/en/products-and-services/green-building/lifecycle-impact-assessments/	
Shaft construction		
Shaft size (W x D) (ft)	9 ft 10 in x 7 ft 4 in	9 ft 10 in x 7 ft 4 in
Pit depth (ft)	5 ft 0 in	5 ft 0 in
Clear Height under Ceiling (ft)	14 ft 4 in	14 ft 4 in
Headroom Bracket attach type B side	C-insert UNISTRUT (8)	C-insert UNISTRUT (8)
Headroom Bracket attach type D side	C-insert UNISTRUT (8)	C-insert UNISTRUT (8)
Mechanical components & machinery		
Power supply, machinery (V / Hz)	480 / 60	480 / 60
Car and doors		
Car size (WxDxH) (in)	7 ft 6.7969 in wide x 5 ft 6.6875 in deep x 8 ft 0 in high	7 ft 6.7969 in wide x 5 ft 6.6875 in deep x 8 ft 0 in high
Door opening dimensions (WxH) (ft)	4 ft 0 in x 7 ft 0 in	4 ft 0 in x 7 ft 0 in
Controller location	4th floor Hoistway to controller (horz) [ft]: 20	4th floor Hoistway to controller (horz) [ft]: 20

Typical Cab Design



Rear and Side walls



Front and Side walls

Do you want to see the design in 3D view? Click below

→ KONE CAR DESIGNER

https://cardesigner.kone.us/#/doc/22020b35-875f-4a36-9909-c9eeb590b6a3

Materials and design

Please note that all images are for illustration purposes only. Some differences to actual product delivered may exist including number of wall panels, orientation of design, etc. Final approved layout drawings will reflect the actual cab design.

Elevators 1 & 2

Car walls	Flemish Linen
Front wall	#4 Brushed Stainless Steel, pan type door
Ceiling	Direct lighting,round LED (CL80) #4 Brushed Stainless Steel
Flooring by others	Maximum floor thickness: 0.5 in Maximum floor weight: 3 lb/ft2
Handrail	Round, straight ends (HR61) #4 Brushed Stainless Steel Handrail on side and rear walls
Skirting	#4 Brushed Stainless Steel

Car Fan	Fan Required
Protection pads	KONE standard pads and hooks included
Door type	Single-speed, center-opening
Door material	#4 Brushed Stainless Steel
Sill material	Aluminum
Number of car operating panels (COP)	2
COP details	Dot matrix Swing return #4 Brushed Stainless Steel
Panel 2 type	Dot matrix
Jamb mounted destination indicator	Not Included
Signalization Series	KSS570 series signalization

Additional Options

Hall/Lobby panel included	No
Locking of car calls switch type	Card Reader Provisions
Operation of car ventilation	KONE Standard Fan
Regenerative drive	Yes

Landing	Floor Marking	Landing Sill Material	Finish	Entrance Frame type	Hall Lantern / Position Indicator
4 Front	4	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Hall Lantern
3 Front	3	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Hall Lantern
2 Front	2	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Hall Lantern
1 Front	*1	Aluminum	#4 Brushed Stainless	Knock-down style bolted frames	Lantern / Position Indicator

3. Project-Specific Clarifications

1. Standard KONE submittal/closeout package are included.

2. Hoist-way required will be per KONE layouts, see dimensions provided on this document.

3. Our price includes 12 months of warranty maintenance for regular time call backs only. Should an overtime call be requested an invoice for the differential rate will be issued. The warranty period is to start after elevator turnover which may be prior to substantial completion.

4. KONE will provide a W8x28 hoistbeam and 5x5x1/4 tube steel/safety beam for each elevator. The attachment design, cutting of beam and tube, and installation is by others.

5. Our proposal is based on Type 441 stainless steel finishes.

6. Elevator and counterweight have slide guides in lieu of roller guides.

7. Emergency phone included per state elevator code. Emergency video communications not included.

8. Provisions for card readers are included. Note: KONE can only provide provisions for card readers, the devices themselves are by others. Device may be surface mounted to the cab operating panel or KONE can provide factory cutouts. KONE factory cutouts, and any field time to coordinate with security/access subcontractor are additional costs.

9. Our pricing is based on product, scope, terms & conditions contained within this document and shall prevail in case of discrepancies with specifications and drawings.

Exclusions & Work by Others

10. KONE's complete work by others is found in bid attachment B, included with this proposal. The items below are noted for convenience, please reference attachment B for the complete list of work by others. The KONE Site Safety Requirements is the responsibility of the GC to complete and will be inspected by a Kone Superintendent two weeks prior to equipment delivery. Delivery will not occur if the items on the checklist are not satisfied.

11. KONE subfloor is metal in lieu of plywood. Any additional subfloor and all finish flooring are by others.

12. Sill grouting at the landing entrance sills are by others.

13. KONE requires filled CMU walls, concrete, or steel to attach our rail supports. Attachment locations and reactions will be shown on KONE submittals. In some cases, intermediate attachment points are required between floors. For elevators that share a common hoistway, divider members between elevators are by others.

14. For elevators that share a common hoistway and have a counterweight between two elevator cabs, a counterweight guard is required up and down the hoistway. This guard is not included in our price.

15. Hoistway barricades and netting is required at each landing opening and is not included in our proposal.

16. If your elevator travels a less than a maximum of 75 FT, then this proposal is excluding a fire status panel.

17. Our price does not include operator time or temporary use in our base price. Please see rates provided in this proposal.

18. BIM coordination is not included, but may be included upon request. Please send KONE a BIM execution plan for pricing.

19. Hoistbeam and lifeline tube attachment design, cutting, and installation are by others.

20. Sump pump and grating by others.

21. Mainline and cab power disconnect(s) by others.

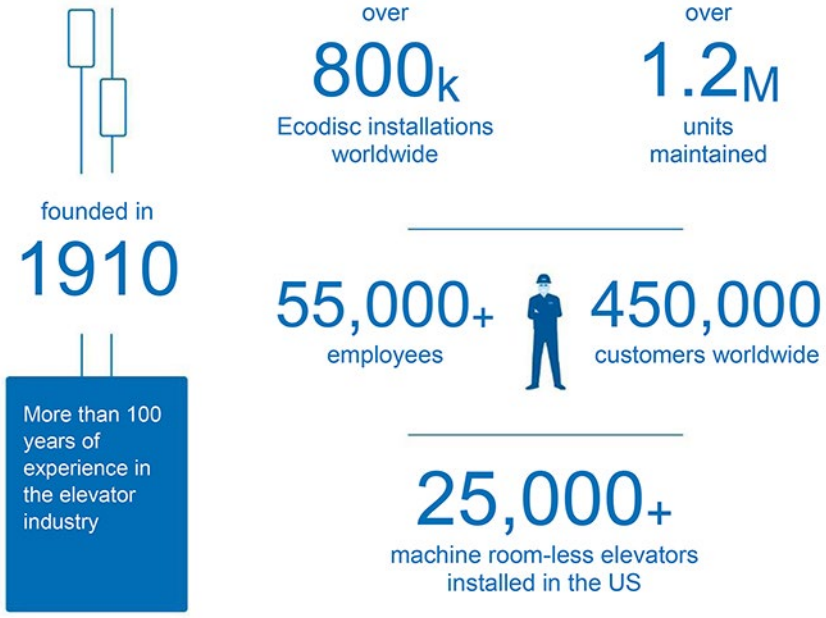
22. Any scope not identified within this proposal document is not included and any changes may affect pricing shown.

4. Why KONE?

KONE in brief

KONE is a global leader in the elevator and escalator industry. Our versatile product portfolio features a wide range of innovative products including elevators, escalators, and autowalks.

You are supported by our broad district and branch network across North America.



Product offer

KONE MonoSpace DX®

A flexible machine room-less traction elevator solution for low to mid-rise buildings.



- Excellent eco-efficiency – hoisting technology, lighting, and standby solutions for energy efficient operation.
- Superb ride comfort – smooth and quiet operation in compliance with our strict ride-comfort standards.
- Versatile design - a broad set of attractive materials and accessories to create the perfect interior for your elevator.

KONE 24/7 Connected Services – improved safety, full transparency, and peace of mind

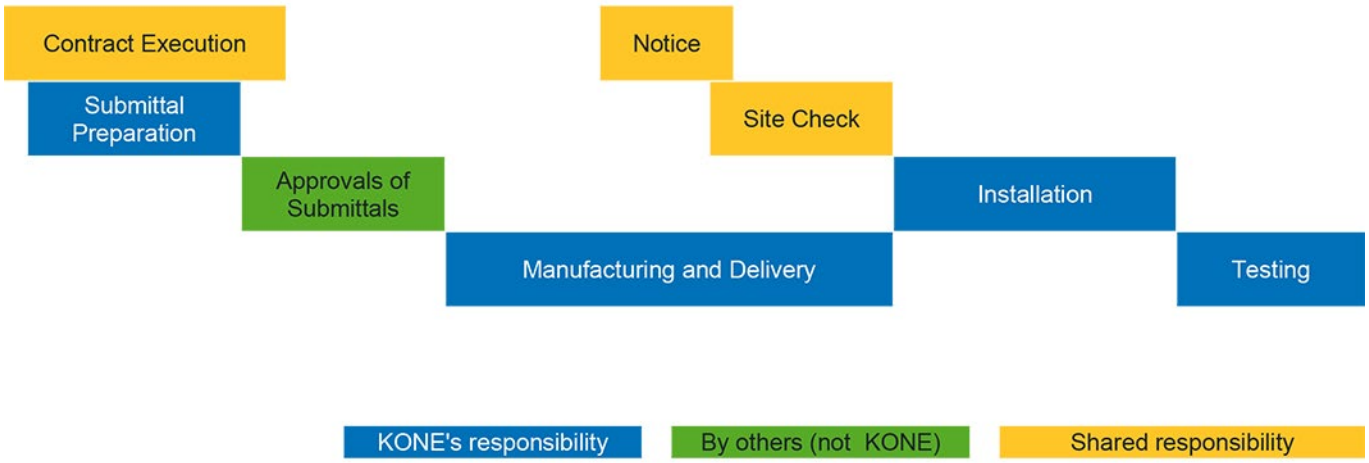
KONE elevators can be equipped with KONE 24/7 Connected Services. This solution allows our teams to predict issues and act before a shutdown occurs. For our customer and building tenants, it means improved reporting and communication on maintenance work with full transparency and ease of mind.

Read more at
kone.us/connected

5. Ensuring Project Success

Project Schedule Overview

This Proposal is conditioned upon KONE's standard installation methodology and all work performed during normal business hours, excluding IUEC (International Union of Elevator Constructors) holidays. The following schedule is proposed:



Preparation of Submittals	2 weeks	From receipt of contract and first payment.
Contract Review	6 weeks	From receipt of full contract package. All referenced documents required.
Approval of Submittals	TBD	Mutually agreeable time to incorporate changes to the layout and approve the submittals. Approval of Submittals means notification in writing, by the Customer or Customer's Agent, that all submittals are approved, and manufacturing may commence. All finishes and features are to be confirmed at the time of submittal approval.
Manufacturing and Delivery	14-18 weeks	From receipt of submittal approval and an executed contract. KONE's policy is to release equipment to Manufacturing after the contract is fully executed by both parties. Note: KONE's factory has two-week shutdown over the months of July and December. Any manufacturing duration that falls during these months shall add two weeks to the manufacturing time. Delivery times may be extended due to delays caused by measures undertaken to stop the spreading of the Coronavirus (2019-nCoV) epidemic, availability of personnel, logistics providers, and supply chains.
Notice to commence on site and site check	2 weeks	Prior to starting the installation, KONE requires a two-week notice to inspect the site to ensure it fulfils the requirements set by KONE for commencing installation. Site Check will be performed in the two weeks before installation begins.
Installation	7 wks ea.	Only after the site has passed the Site Check inspection, the installation can start. Duration is per unit. If multiple units need to be installed at the same time, a Foreman will be required at additional cost - based on availability.
Testing and Commissioning	1-2 weeks	Clean 3-phase power, active phone line to the controller, and all life safety provided by others is required prior to testing / commissioning.

Site Preparation

KONE requires the following conditions fulfilled two weeks prior to commencement on site. Please see Bid Attachment “B” / Site Safety Requirements / Work by Others for more detailed site requirements. These conditions will be verified during the site readiness visit.

1. Adequate access for delivery of elevator material + clean/dry 21’ x 56’ storage space per elevator.
2. The hoistway, pit, and machine room must be clean, dry, and constructed per the approved KONE final layout drawings. Any required support for guide rail brackets, divider beams and divider screens from pit floor to the top of the hoistway will be provided by others. Note: bracket support points may be required between floors. The hoistway must be plumb according to tolerances listed on KONE Final approved layout drawings.
3. Removable, OSHA approved barricades must be provided around all hoistway openings. Provide and install full entrance protection, made of nylon mesh or reinforced plastic at all hoistway openings per OSHA 1346 1926.502(j). Design and install entrance protection in such a way as to allow quick accessibility in and out of the hoistway.
4. Permanent or temporary three-phase and single-phase power of permanent characteristics with disconnect switches.
5. A hoist beam and safety beam (furnished by KONE) must be cut to size and installed in the elevator overhead per the approved KONE final layout drawings (hoistbeam capable of supporting the load requirement noted in our shop drawings).
6. Applicable work areas must have adequate lighting.
7. Finished floor marks must be visible from the hoistway openings at all landings.

Warranty / maintenance

Our Proposal includes 12 months of KONE standard maintenance with KONE 24/7 Connected Services, including regular time callback service.

Under no circumstances shall indicators or predictions from KONE 24/7 Connected Services be cause for immediate services. They shall be addressed upon the next scheduled maintenance visit, or otherwise at the sole discretion of KONE. The remote monitoring devices are provided to the Customer as part of the Services. Customer gives KONE the right to utilize 24/7 Connected Services to collect, export and use data generated by the use and operation of the equipment. Customer has no ownership or proprietary rights to such data, nor the device or software that monitors, analyzes, translates, reports or compiles such data. KONE 24/7 Connected Services, including any data collected, the device(s) to perform the service, and any software related thereto shall be the exclusive property of KONE. KONE MAKES NO WARRANTY THAT SERVICES WILL BE UNINTERRUPTED OR ERROR-FREE. KONE IS NOT LIABLE FOR ANY DAMAGES RELATING TO LACK OF NETWORK COVERAGE AT THE SITE OF THE EQUIPMENT, DUE TO TAMPERING WITH THE REMOTE MONITORING DEVICE, INTEROPERABILITY, SERVICE DEFECTS, SERVICE LEVELS, DELAYS, SERVICE ERRORS, INTERRUPTIONS OR ANY OTHER REASON OUTSIDE OF KONE’S REASONABLE CONTROL. KONE DISCLAIMS ANY LIABILITY FOR DAMAGES OR INJURIES (INCLUDING DEATH) ARISING FROM OR IN CONNECTION WITH THE OPERATION OR USE OF THE SERVICES SET FORTH HEREIN.

The Product Warranty is specified in Bid Attachment A. Installation by KONE of any parts covered under the Product Warranty on parts will only occur while KONE maintains an active maintenance contract. The Product Warranty and Warranty Maintenance commences on the date of acceptance set forth in the Uniform Final Acceptance Form. For long-term reliability, a continuing maintenance agreement is necessary. This Proposal is conditioned upon KONE receiving a ten (10) year KONE Extended Warranty maintenance contract from ownership prior to the date of acceptance set forth in the Uniform Final Acceptance Form.

Price Adjustment

KONE shall be entitled to an equitable adjustment in the Price, including but not limited to, any increased costs between the time the Contract is signed and the date of manufacture for materials, labor, or shipping, as well as increased costs resulting from any change in law or tariffs.

Payment terms

Proposal price is valid with the following payment terms (Payment due date is 30 days net, from the date of KONE's electronic invoices):

30%	Engineering & Site Management
50%	Material
20%	Installation

KONE reserves the right to delay and/or suspend the work, including manufacturing, delivery, installation and/or final turnover of the equipment for non-payment. Prior to equipment turnover, KONE must be paid in full including all change orders, less retention. Additionally, prior to turnover KONE requires a signed Final Acceptance and receipt of a Final Punchlist from all parties. Should you have a requirement other than that shown above; we will be pleased to discuss it with you.

Sourcing

This Proposal is made without regard to compliance with any special purchasing and/or manufacturing requirements including, but not limited to, Buy America, Buy American, U.S. Steel, FAR clauses, minority/disadvantaged supplier requirements or similar state procurement laws. Should such requirements be applicable to this project, KONE reserves the right to modify and/or withdraw our Proposal.

Confidentiality

Any pictures or images included in this Proposal are for information purposes only. This proposal and all attachments are intended for the exclusive use of the addressee-recipient. This proposal and attachments are proprietary, confidential, and protected by copyright laws of the United States of America and international treaties. Reproducing, copying, disclosing, adapting, publishing, or distributing this proposal or the attachments, in whole or part, is prohibited. Copyright © 2020 KONE Inc. All rights reserved.

Completion

The price is based on KONE completing its work by December 31, 2025, and a material manufacturing start, no later than six months from the date of this Proposal. The standard wage rate is assumed. If KONE's on-site work is not completed in the above calendar year (due to delays by others), you will be responsible for the labor rate increase that occurs on January 1st of each following year.

Storage/delivery/remobilization

This Proposal is based on the site being handed over to KONE in accordance with KONE Site Safety Requirements, per Bid Attachment “B,” on the agreed dates. Any changes to such dates are considered a change to the schedule and KONE shall be entitled to an extension of time and to recover all costs related to such changes and an extension of time. If the Site Requirements are not complete, KONE will not deliver the unit equipment to the job site. If KONE is unable to unload at the jobsite on the scheduled date and commence installation immediately, additional costs for off-site storage ($3,000 / month per unit) and labor for double handling of the materials ($4,000) shall be paid to KONE via a Change Order. Should KONE be required to demobilize, through no fault of its own, due to any suspension or work stoppage, and after material is delivered to the jobsite a charge of $4,000 per crew shall be paid to KONE via a Change Order for each remobilization. Customer shall also store and protect the materials and equipment onsite or at a storage facility reasonably acceptable to KONE at Customer’s sole risk and cost. If KONE is not able to commence installation on the agreed upon material delivery date or if KONE’s work cannot be performed in an uninterrupted manner, labor may be reallocated to other projects and may not be available to reallocate to this project for several weeks. KONE is not responsible for any delay to the project resulting from labor reallocation because of Site Requirements not being complete by the material delivery date.

Operator time

No operator time is included in this proposal. If the General Contractor or another subcontractor requires access to the shaft or the use of the elevator platform for any reason prior to Final Acceptance, KONE will provide an operator per the standard hourly rate of $250/hour for straight time or $500/hour for overtime. Availability of an operator will be determined at the time of the request. KONE's installation schedule shall be extended by the time needed by other trades for access to the shaft.

Temporary construction time use

This proposal does not include provisions for temporary use of the elevator(s). Should temporary use be required, a monthly fee ($3,500), costs of temporary inspections / re-inspections ($2,500), and a hoistway screening cost (if applicable) will apply per elevator. Any additional cost for screening the hoistway (if applicable) and readjusting / refurbishment will be paid by customer. The General Contractor will provide:

- Protection of the elevator(s)
- Protection of hoistway openings
- Electrical service
- Temporary car enclosure
- Operator
- Two-way voice communication boxes at each landing

The KONE Temporary Acceptance Form shall be executed before any elevator is placed into temporary service. Please note that KONE requires two weeks minimum to refurbish the elevator(s) to a "like new" state prior to final turnover.

Hoistway cleaning

KONE is unable to estimate the cleanliness of an elevator hoistway on a construction site, as the amount of debris/dust is dependent on work completed by other trades within the building. As such, KONE has not included any costs for clean down of the elevator shaft but can provide a price if conditions warrant.

Other trade work

No additional time or costs (outside of the equipment installation and inspection time) have been included in this proposal for coordination with the life safety system, security system, or any other trades. KONE shall be entitled to an extension of time and / or additional costs incurred by additional time expended for coordination with other trades.

Phone

This proposal includes one standard, hands-free ADA compliant speakerphone per cab. It will automatically dial to a determined location. A KONE Care – Emergency Phone Monitoring or Wireless Phone service agreement must be completed, (either accepting or denying KONE's monitoring service) two weeks prior to final inspection.

Inspections

This Proposal includes one final inspection by the elevator code authority, per elevator, during normal working hours. Prior to scheduling the elevator final inspection with the Authority Having Jurisdiction (AHJ), building life safety including fire alarm and dedicated phone lines for each elevator must be fully operational. If the final inspection fails due to KONE's sole responsibility, KONE shall pay for the cost of re-inspection(s). Should re-inspection be required due to deficiencies by others, you will be responsible for the cost of re-inspection(s). All other testing will be provided for additional cost at normal KONE billing rates. During the final testing, a representative of the fire-life-safety contractors will be required (at no cost to KONE) while testing the elevators. No overtime has been included in this Proposal.

Changes to the work

KONE shall not be required to proceed with any Customer requested change to its Work ("Extra Work") until such Extra Work is evidenced in a mutually acceptable Change Order and signed by both parties. This includes, but is not limited to, any changes or revisions, accelerations, resequencing, suspension of KONE's schedule of Work or other delays outside of KONE's control. However, should KONE agree to proceed with Extra Work pursuant to a Construction Change Directive or Field Order without a fully executed Change Order, such agreement by KONE is conditioned on the Extra Work being converted promptly to a fully executed Change Order. KONE shall not be obligated to continue performance of Extra Work if the estimated value of unexecuted Change Orders exceeds 10% of the Agreement Price, or if there is a reasonable safety concern, a product

limitation, or it is unreasonable to proceed. No action by KONE, including but not limited to KONE performing Extra Work without an executed Change Order, shall be construed to be a waiver of Subcontractor's right to seek payment for the Extra Work performed, or to obtain a Change Order at a later date. Customer shall remain directly liable to KONE for payment for changed or Extra Work ordered by the Customer for delays caused by Customer or others subordinated to Customer.

6. Proposal Acceptance

We have read in full and accept the content of this Proposal and all attachments.

Project Name: Celina Government Center Garage

Proposal No: T-0007674325

Site Address: 75009, 105 N Arizona Dr, Celina, Texas

Total Sales Price: $359,000.00

Customer

SWINERTON BUILDERS
Date

Signature

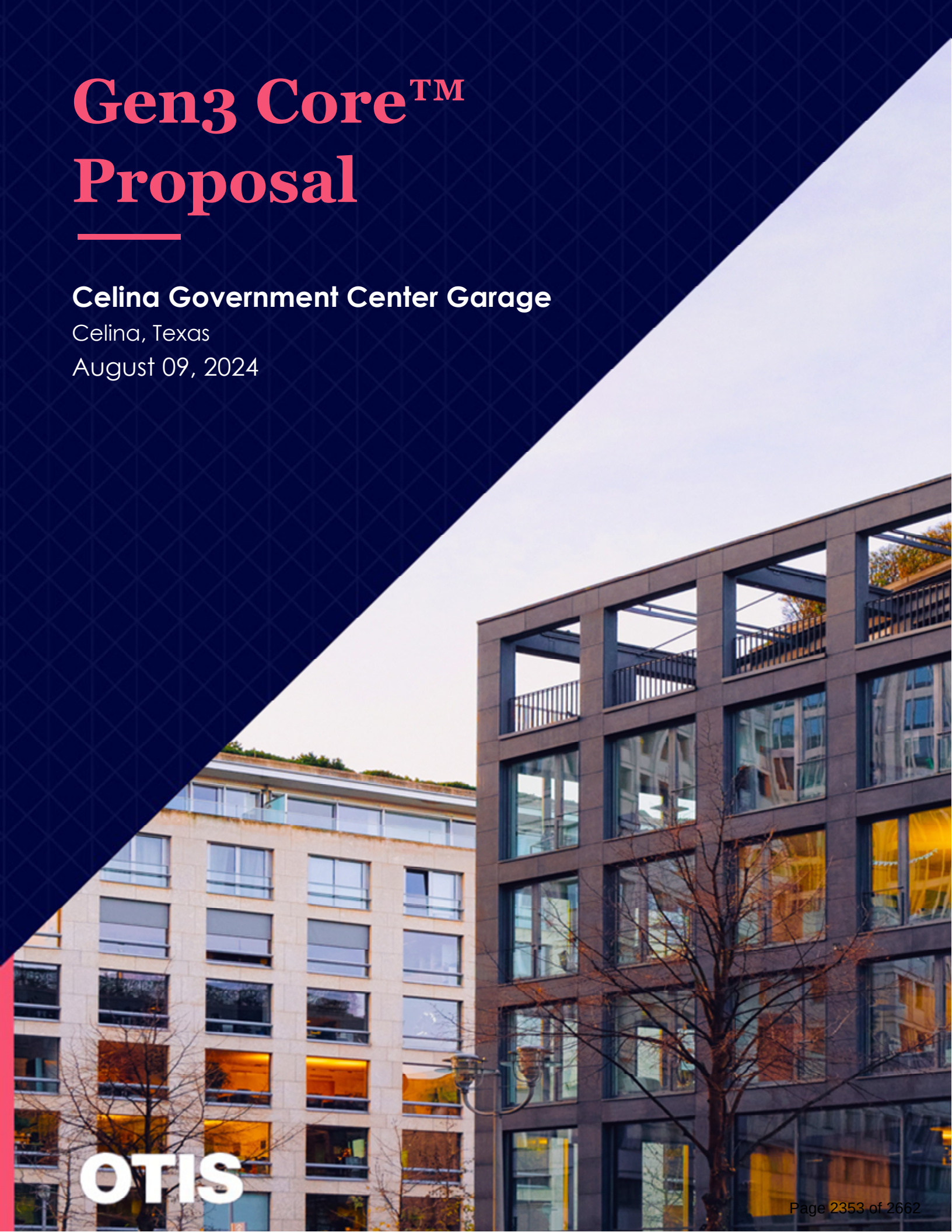
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Gen3 Core™ Proposal

Celina Government Center Garage

Celina, Texas

August 09, 2024



OTIS

Celina Government Center Garage

August 09, 2024

Swinerton Builders
1717 Main Street, Suite 3030
Dallas, Texas 75201

Project Number: F7NH2067

We appreciate having the opportunity to provide you with our proposal for this project.

Services More personalized services through our Otis ONE IoT digital platform to keep you ahead of potential issues.	**Safety** Safety is at the core of who are as a company. We prioritize safety and every passenger's health and well-being.
Support From resources and tools to guidance and expertise, Otis makes planning and managing smarter and simpler.	**Experience** New designs transform passenger ride, adding exceptional value.

Please take note of the following sections:

- **Price Quotation**
- **Unit Specification**
- **Voluntary Alternates**
- **Delivery, Manufacture Lead Times & Installation**
- **Clarifications**
- **Summary**

Otis has built a reputation based on quality, reliability, and a proven record of safety that's the best in the business. We continue to pursue a policy of innovation to ensure our customers receive the highest level of service in the industry.

If you would like to discuss your proposal or make any amendments, please contact me and I will be happy to discuss the project.

Otis Elevator Company
Matt Clark

Tel: 720-219-8746
Matthew.Clark@otis.com

Price Quotation

We are pleased to provide you with our proposal to furnish and install:

2 Otis Gen3 Core™ elevator systems

Proposed Elevator System Cost: $283,600.00

This quotation is based upon a delivery date of on or before April 2025, is valid for thirty (30) days from the date of submission, and the following:

Otis' scope of work and clarifications herein as outlined in this proposal, along with:
Drawing version dated 7-11-2024, division 14 spec section, addenda, and contractor scope of work

We appreciate having the opportunity to provide you with our proposal for this project and look forward to working with you and your project team.



With its space-saving design, the Gen3 Core elevator is ideal for low- and mid-rise buildings, setting new standards for performance, reliability, and sustainability.

COMPACT SIZE

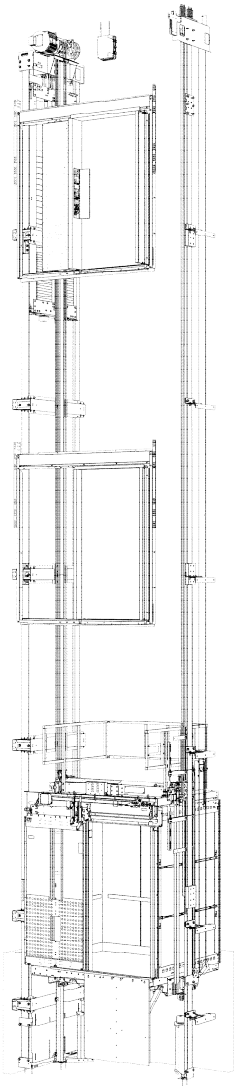
- Compact gearless machine
- Saves construction costs
- Architectural flexibility

REFRESHINGLY QUIET

- Smooth coated steel belts - no metal-to-metal contact
- Pulse™ system – 24/7 belt monitoring

MOVING WITH EFFICIENCY

- ReGen drive technology
- LED lighting
- Sleep mode operation
- Zero machine and belt lubrication



CONFIDENCE IN RELIABILITY

- Otis ONE IoT digital platform - Provides the connected intelligence that defines the Gen3 elevator
- OTISLINE® 24/7 customer service

OTIS MADE

- ISO-certified factories
- Meticulous design processes
- Quality manufacturing through Otis Performance Excellence (OPXL)

WANT MORE INFORMATION?
www.otis.com

Unit specification

Garage Unit 1

Designation & Model	Otis Gen3 Core™ elevator system	
Capacity & Speed	3500 lb (1588 kg) passenger cab	200 fpm (1.02 mps)
Machine Location	Machine roomless with machine at top of hoistway	
Control Space	Controller located in a closet	
Rise/Stops & openings	37 ft 9 in 0 (11506 mm)	4 stops with 4 openings
Clear Hoistway	Depth: 6 ft 11 in 0 (2108 mm) Width: 8 ft 6 in 0 (2591 mm)	Pit depth: 5 ft 0 in 0 (1524 mm) Overhead: 13 ft 1 in 0 (3988 mm)
Dispatching & Operation	RSR Plus®	Duplex
Power Supply	480-volts, 3-PH AC, 60 Hz	
Car Features	Height: 7ft 9in (2362 mm) Clear car: 6 ft 5 in 9/16 (1970 mm) wide 5 ft 5 in 9/16 (1665 mm) deep Cab: Raised laminate panel cab Cab flooring: Furnished and installed by others: 1 ¼ in (32 mm) recess Car sill: Aluminum Car front(s) and door(s): Brushed stainless steel Handrails: 1 ½ in (38.1 mm)diameter round bars with a brushed steel finish shall be provided on the side and rear walls Ceiling: 4-LED, flush, brushed steel finish	
Car Signals	Car operating panel: COP Position indicator: 2 position LCD display Buttons: Round, flush brushed stainless steel vandal proof with a blue LED center In car lanterns: 1	
Entrance Features	Type: One-speed side slide Size: 42 in (1067 mm) wide x 84 in (2134 mm) high Frames: 4 Brushed stainless steel Doors: 4 Brushed stainless steel Sills: 4 extruded, aluminum	
Hall Signals	Finish: Brushed stainless steel Hall Stations: fixtures Buttons: Round, flush brushed stainless steel vandal proof with a blue LED center	Combo position indicator/hall lantern(s): 0 Hall Lanterns: 4 Hall fixtures: At all landings
Standard Features Included	Access key switches at top and bottom landings Firefighter's service, phase I and II Standard Braille markings OPTIGUARD™ 2D door protection system	Sleep Mode Operation Emergency communication call button Emergency car lighting AccessAlert™ (hoistway access alarm system)
Optional Features Included	Independent Service 1 set of protective cab wall pads with hooks	Card reader is provided
Code Compliance	ASME A17.1/CSA B44	No seismic provisions Code Year: 2016 State: Texas
Maintenance	12 months after acceptance of elevator by owner. Includes emergency callback service during normal working hours.	

Unit specification

Garage Unit 2

Designation & Model	Otis Gen3 Core™ elevator system	
Capacity & Speed	3500 lb (1588 kg) passenger cab	200 fpm (1.02 mps)
Machine Location	Machine roomless with machine at top of hoistway	
Control Space	Controller located in a closet	
Rise/Stops & openings	37 ft 9 in 0 (11506 mm)	4 stops with 4 openings
Clear Hoistway	Depth: 6 ft 11 in 0 (2108 mm) Width: 8 ft 6 in 0 (2591 mm)	Pit depth: 5 ft 0 in 0 (1524 mm) Overhead: 13 ft 1 in 0 (3988 mm)
Dispatching & Operation	RSR Plus®	Duplex
Power Supply	480-volts, 3-PH AC, 60 Hz	
Car Features	Height: 7ft 9in (2362 mm) Clear car: 6 ft 5 in 9/16 (1970 mm) wide 5 ft 5 in 9/16 (1665 mm) deep Cab: Raised laminate panel cab Cab flooring: Furnished and installed by others: 1 ¼ in (32 mm) recess Car sill: Aluminum Car front(s) and door(s): Brushed stainless steel Handrails: 1 ½ in (38.1 mm)diameter round bars with a brushed steel finish shall be provided on the side and rear walls Ceiling: 4-LED, flush, brushed steel finish	
Car Signals	Car operating panel: COP Position indicator: 2 position LCD display Buttons: Round, flush brushed stainless steel vandal proof with a blue LED center In car lanterns: 1	
Entrance Features	Type: One-speed side slide Size: 42 in (1067 mm) wide x 84 in (2134 mm) high Frames: 4 Brushed stainless steel Doors: 4 Brushed stainless steel Sills: 4 extruded, aluminum	
Hall Signals	Finish: Brushed stainless steel Hall Stations: fixtures Buttons: Round, flush brushed stainless steel vandal proof with a blue LED center	Combo position indicator/hall lantern(s): 0 Hall Lanterns: 4 Hall fixtures: At all landings
Standard Features Included	Access key switches at top and bottom landings Firefighter's service, phase I and II Standard Braille markings OPTIGUARD™ 2D door protection system	Sleep Mode Operation Emergency communication call button Emergency car lighting AccessAlert™ (hoistway access alarm system)
Optional Features Included	Independent Service 1 set of protective cab wall pads with hooks	Card reader is provided
Code Compliance	ASME A17.1/CSA B44	No seismic provisions Code Year: 2016 State: Texas
Maintenance	12 months after acceptance of elevator by owner. Includes emergency callback service during normal working hours.	

Voluntary Alternates

	Description	Price
Item: VA1	Upon request	
Item: VA2		
Item: VA3		

Value Engineering

	Description	Price
Item: VE1	Upon Request	
Item: VE2		
Item: VE3		

Delivery, Manufacture Lead Times & Installation

EQUIPMENT DELIVERY

This proposal is bid with the understanding that materials will be ordered with sufficient lead time (as outlined in our approvals package) to allow delivery prior to April 2025. If Otis is unable to order materials in a timely manner due to delays on behalf of the Owner and/or General Contractor, or if delivery or installation is requested after June 2024, the Owner and/or General Contractor will be responsible for all cost increases incurred by Otis.

SUBMITTALS

Drawing and Submittal Preparation: 3 Weeks after Contracting

MANUFACTURING LEAD TIME

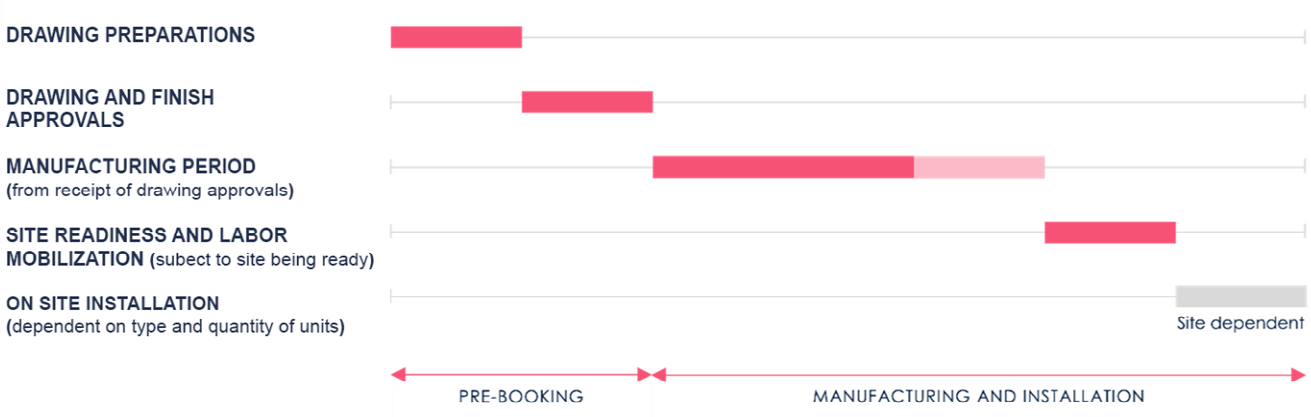
Manufacturing Period: 14 Weeks

The manufacturing period for the solutions we have proposed, as listed above, will not commence until the following have been received: 1.) fully executed contract, 2.) signed and approved submittals, and 3.) agreed upon down payment.

INSTALLATION

Onsite Installation: TBD

This proposal is based upon sequential installation with one installation crew consisting of two installers. When requested, Otis will provide input regarding the vertical transportation installation schedule, and Otis will contract for a specific, and mutually agreeable, installation schedule. In the absence of a job-specific, mutually agreeable, written schedule agreement, Otis is not contractually bound to an installation schedule. Onsite Installation time per unit does not account for work by other trades.



Should the lead times not meet your requirements, please contact your local Otis representative to discuss other options.

The following checklists are provided to extend guidance for required items and aspects associated with your elevator installation.

	Pre-Start Checklist	Otis	Builder	Optional
1.	Pit shall be so designed as to prevent entry of ground water into the pit. Drains connected directly to sewers shall not be installed in elevator pits. Sump pump recesses must have metal covers or grills.		×	
2.	Metal pit ladder is to extend from the pit floor upward, not less than 48 in (1219 mm) above the bottom landing floor level, per Otis shop drawings and/or Otis instructions.		×	
3.	Hall fixtures must be blocked in or mounted complete.		×	
4.	Door frames are to be sealed to meet code. Any holes. in the elevator hoistway and machine room, must be patched.		×	
5.	Grout under and in front all sills. Grout in and around elevator machine beams.		×	
6.	Lockable 120V disconnects, must be installed, per power confirmation.		×	
7.	Top of hoistway and machine room shall have a fire rating in accordance with local elevator codes.		×	
8.	Walls and ceiling shall be finished for mounting of hall fixtures and smoke detectors.		×	
9.	Lockable fused disconnect switch, installed in machine room, with feeder wires to elevator controller, all piped in accordance with N.E.C. electrical code, and grounded. Switch must be in sight of elevator machine and shall be the type that cannot be engaged with door open. Disconnect should be equipped with micro switch when ERU units are being furnished. Examples of ERU auxiliary contacts - Square D - #EK300-2, I.T.E. - SC-3, West. Elec. - EK-1		×	
10.	Smoke detectors maybe required in each elevator lobby, hoistway, and machine room. Check w/ local code authority. Furnish normally closed fire system contacts, to the elevator controller, as per power confirmation.		×	
11.	Pit light and ground fault receptacle (with cover and guard) mounted 12 in off pit floor on rear wall and switch to be located adjacent to pit ladder piped in accordance with local code. (If front and rear opening, contact Otis representative).		×	
12.	Provide a dedicated RJ45 internet network connection to each elevator controller. All network connections for emergency two-way voice/video/text must be provided with a minimum of 4 hours of battery backup power.		×	×
13.	Elevator floor covering complete.		×	
14.	Only elevator equipment is allowed in an elevator machine room and hoistway (no access panels). If a sprinkler system is required, contact local code authority.		×	
15.	Machine room doors shall be self-closing, self-locking, and rated per machine room construction.		×	
16.	Machine room to be vented, to maintain temperature between 60° to 100° F for hydraulics; between 60° to 90° for traction. Ventilation can be natural or mechanical.		×	
17.	All machine rooms must have ground fault receptacle, permanent lighting, and must be equipped with a fire extinguisher.		×	
18.	Hoistway walls shall be Flush on hoistway sides. Any ledges over 4 in shall be provided with a bevelled angle of not less than 75°.		×	
19.	Spaces containing machines, control equipment, sheaves and other machinery shall be enclosed with fire-resistive enclosures. Enclosures and access doors thereto shall have a fire-resistance rating at least equal to that required for the hoistway enclosure.		×	

Clarifications

Project Specific Clarifications

1. This proposal is based on an Otis Elevator Company designed product, or Otis approved equal. The proposal meets the intent of the specification. **However, due to product variability among elevator manufacturers, differences may exist between the product (s) proposed herein and the product (s) specifications. These differences may include, but are not limited to, the design, dimensions and/or appearance of the product.** In the case of any of these differences, this proposal supersedes, and takes precedence over, the specified product (s).
2. Please see above spec summaries (scope sheets) for elevator capacities, travel distance, number of stops, hoistway dimensions, overhead, pit and cab dimension.
3. Per our agreement, your Forecasted Delivery Date (FDD) is April 2025. For every 90-day change in pushing out the listed FDD date, Contractor will be subject to factory material price increases. These increases must be paid prior to and are required in order for the factory material order to be released (signed CO's and payment in addition to the required down payment).
4. If your project schedule changes extend installation/completion labor into future year(s), you are also subject to labor escalation price increases. The labor escalation price increase change orders must be executed prior to mobilization and work start.
5. **All elevators are quoted as 3500 lb Otis Gen3 Core traction elevators.**
6. **Ceilings will be a flat four light LED in brushed stainless steel.**
7. **Temp use protection by others.**
8. **Door protection will be 2D.**
9. All equipment is shipped from our Otis manufacturing center in the USA
10. Provisions for generator power are not included in this proposal.
11. Supplying three phase power is the responsibility of the GC, Otis will not supply a phase converter is three phase power is not available at the time of install.
12. Energy saving **Regenerative drives are included** on the traction elevators.
13. Otis will provide Remote Elevator Monitoring and Pulse Belt Monitoring Systems.
14. All elevators are quoted as Otis Gen3 Core MRL electric traction gearless elevators. Other benefits include standard green technology and a quiet, smooth ride with coated steel belts.
15. The initial 12 month warranty maintenance period will be based on Otis' OMMS procedures. We are providing (12) months of initial maintenance following substantial completion and final inspection of the elevators. The initial service period does not include any overtime. Any work requested to be performed after hours can be performed, but will be at additional cost.
16. No provisions are included for emergency generator power.
17. Machine beams by others.

18. Pit ladders by others.
19. Plywood subfloor is not included and not provided by Otis. All flooring to be provided & installed by Others.
20. Our price is based on GC leaving front walls open for installation.
21. Otis will provide sight guards with a black finish.
22. 2-way communication (ADA cab phone) is included inside the elevator. 2-way communication will not be provided at floor levels (outside the elevator).
23. All elevators are provided with Otis NG Doors and bolted door entrance frames.
24. Our proposal includes one final state elevator inspection. Any additional testing can be completed by Otis on a Time and Material (T&M) basis.
25. The elevator TDLR certificate of compliance is to be ordered directly by the owner once the elevators are final inspected.
26. Otis requires onsite parking is required for installation crew(s).
27. Coated steel belts are included.
28. Offsite storage is not included. All materials to be shipped and delivered at mutually agreeable time frames.
29. Quote does not include any man hours of elevator operator time for general contractor -- to run car for other trades, standby for additional inspections beyond state elevator inspections, fire marshal inspections, elevator consultant walk, etc.
30. Change orders will be stated price (lump sum). In the event a stated price cannot be calculated, hourly rates for Time and Material (T/M) are below.

	Per Man
Regular time hourly rate:	**$240**
Overtime hourly rate:	**$480**

General Clarifications

1. This proposal is based on an Otis Elevator Company designed product, or Otis approved equal. The proposal meets the intent of the specification. However, due to product variability among elevator manufacturers, differences may exist between the product (s) proposed herein and the product (s) specifications. These differences may include, but are not limited to, the design, dimensions and/or appearance of the product. In the case of any of these differences, this proposal supersedes, and takes precedence over, the specified product (s).
2. All materials/equipment will be of the Otis standard gauge, material and finish.
3. In jurisdictions enforcing A17.1-2016 / B44:16 and prior editions, provide one (1) dedicated outside "Analog" (i.e. capable of carrying voice and data) telephone line, per elevator car, to the elevator machine room / machine space(s) must be furnished, and terminated at the controller designated by the Otis construction superintendent. Reference the ASME A17.1 / CSA-B44 code and the Otis Confirmation of Power Supply for specific requirements.
4. Provide one (1) dedicated outside telephone line, per elevator, to the elevator control room/space(s) and terminated at the controller designated by the Otis construction superintendent. Reference A17.1 code and the Otis Confirmation of Power Letter for specific requirements.
5. You shall be responsible for providing suitable and secure on-site storage, approximately 20 ft x 25 ft per elevator adjacent to the hoistway on the main access level for the building.

6. We require suitable tractor trailer access to the building for unloading of material. In addition, we need rollable access from unloading point to storage and storage to hoistway area.
7. If you are not ready to accept delivery of the material on the date the machine room is to be ready, you shall give us sufficient notice of a local point where you will accept delivery and be responsible for all monthly storage fees. An extra charge will be assessed for any double handling or re-transportation of elevator material required by the general contractor/owner or agent thereof.
8. Our quotation is based on one (1) job mobilization. Should Otis be required to demobilize and leave the job site due to delays beyond our control which prevent us from completing the installation, there will be an additional charge to the contract for re-mobilization at **$3,000** per move.
9. You will provide communication means (e.g. dedicated telephone lines, internet connections) per the Otis preparatory work by others electrical requirements.
10. All current inspection fees are included for a final inspection. Should re-inspection be required because of work that is not our responsibility, you will be responsible for the cost of re-inspection and remobilization for Otis personnel. A minimum change order of **$5,000** dollars per elevator will be executed prior to rescheduling a follow-up inspection
11. If we are requested to operate the elevator for other trades or perform labor outside of the scope of this work, it shall be performed in accordance with our normal hourly labor rates.
12. The following close-out documents will be provided: our standard owner's information manual, our standard final layout/installation drawings, and our standard warranty. Unless otherwise specified, 2 copies of each will be provided. Additional copies are available at $100 per set.
13. Materials will be delivered based on a date requested by the General Contractor in accordance with our standard manufacturing lead times. The project must be ready for the elevator installation to commence, in accordance with the requirements outlined in this proposal and our approvals package, at the time the balance of materials is delivered. If the site is not ready at that time, the General Contractor will be responsible for a remobilization fee.
14. Procedures on how to maintain and adjust elevator equipment will not be included in owners training. You agree to restrict access to the equipment to only our authorized personnel. During NIS and for the term of any future Otis maintenance contract, you agree not to permit others to make alterations, additions, adjustments, repairs, or replacements to the equipment. Failure to comply with this requirement may result in the termination of NIS or other agreed upon warranty or maintenance services.
15. 12 months of full maintenance will be provided upon final acceptance. The scheduling of this maintenance will be determined by Otis maintenance management system (OMMS).
16. New Installation Service period shall include emergency callbacks during normal working hours. Callbacks outside normal working hours will be billed at our standard rate.
17. Otis shall provide an electronic copy of our standard Owner's Maintenance (O&M) Manuals and shall conduct Owner orientation prior to elevator turnover. Otis will not provide detailed maintenance, troubleshooting, or repair information or train Owner's personnel on procedures for maintaining, troubleshooting, or repairing the elevator system. If a video recording of owner's orientation is required, the video recording, camera and editing is to be provided by others.

Terms and Conditions

1. This proposal is submitted with the understanding that any contract resulting therefrom will be subject to review and mutual acceptance of all terms and conditions contained therein. It is conditioned on neither party being liable to the other for any loss, damage or delay due to any cause beyond either party's reasonable control, including but not limited to, acts of government, strikes, lockouts, other labor disputes, fire, explosion, theft, water damage, flood, earthquake, riot, civil commotion, war, malicious mischief, or act

of God. Under no conditions, shall either party be liable for special, indirect, liquidated, or consequential damages in contract, tort including negligence, warranty or otherwise, notwithstanding any indemnity provisions to the contrary. Notwithstanding any provision in any contract document to the contrary, our acceptance is conditioned on being allowed additional time for the performance of the Work due to delays beyond our reasonable control.

2. If payment and performance bonds are requested of us, please add **$10.00 per $1000** of resulting contract amount.
3. It is agreed that Otis shall not be responsible for any Liquidated Damages. Should the contract documents require provisions for Liquidated Damages, our bid is contingent upon review of the schedule to assure we can achieve the desired date with our standard lead times.
4. We agree to provide evidence of insurance coverage but cannot name others as additional insured or waive our rights of subrogation. All insurance coverage afforded to you or others shall terminate upon final acceptance of the work. If "Owners and Contractors Protective Insurance" is required in addition to our standard Certificate of insurance add **$3.00 per $1000**.
5. If the project is covered by an Owner/Contractor Controlled Insurance Program ("OCIP/CCIP), Otis agrees to participate provided [it is at no cost to Otis][the cost to Otis does not exceed [cost]] and subject to its review and acceptance of the proposed program. The OCP obligation is waived and any obligation of Otis to name others as Additional Insured shall be for off-site operations only.
6. Otis will provide surety bond(s) in the form provided by Otis' Surety at no cost to Otis. This is in lieu of participation in any type of surety wrap-up or Subguard program.
7. Otis has no ownership of CUSTOMER DATA but shall have a limited license to use such CUSTOMER DATA in connection with the performance of its obligations under any future contract between Otis and customer and/or owner. "CUSTOMER DATA" shall mean any personal information and/or application usage data combined with personal information that Otis receives from you, owner or its end users, has access to, or otherwise processes for or on your behalf or on end-user's behalf in connection with any future contract between Otis and customer and/or owner. The following data shall remain the property of Otis: all data (i) related to and generated by the equipment or any future digital services to which you may subscribe for use in relation to the provision of the services provided by Otis, (ii) generated by Otis remote diagnostics, service diagnostic and predictive analytical tools, and (iii) anonymized aggregated data derived from CUSTOMER DATA that cannot reasonably be manipulated to identify any information.
8. All software supplied is licensed to you or your successors but only for use with, and for operation of this elevator/escalator. Conditioned upon your compliance with this proposal and the terms of any future Otis contract, Otis grants to you a personal, nonexclusive, non-sublicensable, nontransferable, revocable license to the software resident in the equipment or any future digital services to which you may subscribe for use in relation to the provision of the services provided by Otis. You will keep the software resident in the equipment in confidence as a trade secret of Otis and will not permit others to use, access, examine, copy, disclose, disassemble or reverse engineer such software.
9. Otis will not supply information such as internal Otis manuals, manufacturing drawings or source code. Any counters, meters, tools, remote monitoring devices, communication devices, or other such equipment that we may use or install to deliver service under this proposal and any resulting contract remains our property, solely for the use of our employees. Such equipment is not considered as part of the elevator/escalator. If the contract or subsequent maintenance service is terminated for any reason, we will be given access to the premises to remove such equipment, including the resident software, at our expense.
10. In the event the transactions contemplated hereunder are restricted by U.S. Government or other applicable laws and regulations, including but not limited to those designating certain parties as "denied," "restricted," or similarly ineligible to do business with U.S. entities, this agreement will be deemed void, and

Customer shall pay Otis all sums owed for the goods and services that may have been provided up to such time according to the rates contained in this agreement.

11. Our proposal is based the following payment terms:

Description	**Percent of Total Contract Value / Billing Cycle**
Design, Engineering, Material procurement, Superintendent's initial site visit, and Layouts	60% Billed upon award. Due within 30 days from date of invoice or prior to release of factory orders, whichever occurs first.
Factory Materials	Billed the month before shipment occurs. Due within 30 days from date of invoice or prior to installation, whichever occurs first. Installation will not commence until this material payment is made.
Installation Labor	Billed each month as work progresses. All labor to be paid prior to turnover of equipment.
Retention	5% Due 30 days after turnover of equipment

Preparatory Work by Others

The following items must be performed or furnished at no cost to Otis Elevator Company ("Otis") by the Owner or General Contractor or their agents in accordance with governing codes. The price and installation schedule of Otis Elevator Company is based on these job-site conditions existing at the beginning and during installation of the elevator equipment. Failure to provide the items specified in this list will result in additional work or installation delays performed by Otis Elevator beyond the scope of our contract and a change order will be submitted for materials and/or labor expended. Please refer to our Installation Handbook for details and dimensions for the following items.

All work to be performed per the latest revision of the applicable national code and/or local code.

General Prep Work for Gen3 Core Elevators

1. Provide on-site storage area for elevator equipment as follows:

   Dry and enclosed, provides roll-able access to the elevator hoistway at the ground level, located within 100 feet (30480 mm) of the hoistway and is larger than 25 x 20 feet (7620 mm x 6096 mm) per elevator. Any warranties provided by Otis for elevator equipment are null and void if equipment is stored in a manner other than a dry enclosed building structure.
2. Provide secure, sufficient on-site refuse containers for the proper disposal of elevator packaging material. Should such refuse containers not be provided, disposal of packaging material shall become the responsibility of the owner.
3. Provide any cutouts to accommodate elevator equipment (troughing, venting, and hall fixtures), along with the patching/painting of walls, floors, or partitions together with finish painting of entrance doors and frames, if required.

Hoistway and Pit Prep Work for Gen3 Core Elevators

4. Provide and install a steel, I-beam shaped safety beam with a maximum flange width of 8 $^{11}/_{16}$ in (220mm), from side wall to side wall at the top of the hoistway, capable of withstanding a minimum net live load of 7500 lb (3402 kg) per elevator. Reference Otis Layout for location. A 4 in minimum clearance is required from top of beam to top of hoistway.
5. Provide a clear plumb hoistway with variations from the size shown on the Otis layout not to exceed 0 in / +1 in (25mm) and not less than the clear dimensions shown on the Otis Layout.
6. Provide adequate rail bracket supports, bracket spacing as required by governing code, from pit floor to top of hoistway to comply with the rail reaction forces detailed on the Otis Contract Layout. Provide adequate support for the top rail brackets at locations above the top landing as specified on the Otis Layout. Provide separator beams where required. Unless approved by Otis, rail-bracket attachment supports must be exposed and flush with the clear hoistway line.
7. If the floor-to-floor height exceeds the maximum bracket spacing allowed by the elevator code, Otis requires some form of steel support to properly attach our guide rail brackets. The maximum allowed bracket spacing is indicated in the rail force and bracket detail table on elevator layout. Any rail bracket mounting surfaces that are not in line with the finished hoistway dimension (i.e., the clear hoistway line) may

need to be extended to meet the required distance. Otis agrees to provide guidance on this matter at the appropriate time.

8. If rail bracket embedded plates or inserts are provided by Otis, they shall be installed by others in accordance with Otis documentation and instructions.
9. If vertical tube steel is utilized as rail support, see the Otis layout for any specific requirements.
10. Provide adequate support at all fastening points of each entrance. Provide plumb vertical surfaces for entrances and building sill line.
11. Provide adequate support at all fastening points of each entrance. Provide plumb vertical surfaces for entrances and building sill line.
12. Prior to the start of installation, provide a dry, properly framed, enclosed, and vented hoistway in accordance with all applicable codes.
13. A.) Protection from Falls:

    As required by the Occupational Safety and Health Administration (OSHA) 1926.502 B) (1-3), a freestanding removable barricade at each hoistway opening at each floor. Barricades shall be 42 in (1067 mm) high, with mid-rail and kick board, and withstand 200 lbs (90.7 kg) of vertical and horizontal pressure

    B.) Protection from Falling Objects:

    As required by the Occupational Safety and Health Administration, (OSHA) 1926.502(j), hoistway protection from falling debris and other trades materials by either:

    i. Full entrance screening/mesh in front of all elevator entrances
    ii. Secured/controlled access to all elevator lobbies (lock and key) with posted Notice "only elevator personnel beyond this protection."

    Notes:

    Items A.) and B.) can be integrated systems.

    Hoistway barricades and screening shall be constructed, maintained and removed by others.
14. Provide a pit floor designed to sustain vertical forces (forces based on safety impact) on car and counterweight rails and impact loads on car and counterweight buffers as shown in the Otis layout. The pit must be dry and clean. The elevator pit must have a floor drain or sump pump to prevent the accumulation of water. Location to be coordinated with Otis to avoid all elevator components and access areas. In areas requiring Firefighter's Emergency Operation (FEO), a sump pump/drain shall be provided that shall have the capacity to remove a minimum of 11.4 m^3/hr (3,000 gal/hr) per elevator (2.2.2.5, ASME A17.1-2007/CSA B44-07). Otis recommends that the owner verify the drain or sump pump system complies with all applicable codes and laws.
15. The front entrance wall at the main landing, is not to be constructed until after all elevator equipment is installed in the hoistway (the entire front wall's width -see clear hoistway width on Scope page- must be open for installation). Remaining front entrance walls are not to be constructed until after door frames and sills are in place.

    The rough openings, per sizes shown on the Otis layout, are required. Prior to the completion and turnover of elevator(s), all entrance walls must be installed, and rough openings filled in complete to maintain fire rated hoistway requirements.
16. Provide and install a fixed vertical iron ladder in each pit as required by governing code and located per Otis layouts or as coordinated with Otis personnel. Ladder width and pocket requirements are shown in the pit plan view on the Otis layout.

17. Install a permanent light fixture in each elevator pit with illumination of not less than 100 lux (10 fc) as measured at the pit floor. The light bulb(s) shall be externally guarded to prevent contact and accidental breakage. The light switch shall be so located as to be accessible from the pit ladder.
18. Glass used in hoistway construction must block ≥ 98% of incident full spectrum ultraviolet radiation for the full height of the hoistway.
19. Provide and install guarding of counterweight in a multiple-elevator hoistway as required, when a counterweight is located between elevators, the counterweight runway shall be guarded on the side next to the adjacent elevator. The guarding must meet or exceed the requirements of ASME A17.1/CSA B44 latest applicable code year, section 2.3.2.3.
20. If an emergency door in a blind hoistway is required, provide an outward swinging single section type door with door closer and a self-closing barrier per ASME A17.1/CSA B44 latest applicable code year, section 2.11.1.2. Contact your local Otis personnel for a detailed drawing (AAA26900D_FMI) showing Otis specific requirements.

Fire Prevention Prep Work for Gen3 Core Elevators

21. Provide hoistway walls designed and constructed in accordance with the required fire rating (including those places where elevator fixture boxes, rail bracket fastenings, and any other penetration into the hoistway walls).
22. Provide smoke detectors, located as required, with wiring from the sensing devices to the controller(s) designated by Otis.
    a. For each group of elevators, provide a normally closed contact representing the smoke detector at the designated return landing.
    b. For each group of elevators, provide a normally closed contact representing all smoke detectors located in lobbies, hoistways, or control rooms/spaces, but not the smoke detector at the designated return landing (see above) or the smoke detectors as described in the bulleted items below.
        i- If a smoke detector is located in the hoistway at or below the lower of the two recall landings, it shall be wired to activate the same normally closed contact as the smoke detector located in the lobby at the lower of the two recall landings.
        ii- If the control room(s)/space(s) are located at the designated return landing, the smoke detectors located therein shall be wired to activate the same normally closed contact as the smoke detector at the designated landing.
    c. Requirements for intermittently illuminating the fire hat visual signal" the car operating panel, either-bullets below apply.
        i- For a single unit or for a group of elevators having one common control room/space and one common hoistway, provide one additional normally closed contact representing the control room/space and hoistway smoke detectors.
        ii- If the group contains more than one hoistway and hoistway smoke detectors are installed, or if the group has more than one control room/space, provide one normally closed contact for each elevator. The contact is to represent the smoke detector in the control room/space for that particular elevator, and any smoke detectors in the hoistway containing that particular elevator.
23. If sprinklers are installed in the hoistway(s), control room(s)/space(s), or machine space(s), a means to automatically disconnect the main line power supply of the affected elevator and any other power supplies used to move the elevator upon or prior to the application of water is required (unless prohibited

by local code). Smoke detectors shall not be used to activate sprinklers in hoistway(s), machine/control room(s) or machinery spaces or to disconnect the main power supply.

In addition, when the Automatic Recovery Operation (ARO) is specified, the means provided to automatically disconnect power to the elevator shall be equipped with an additional auxiliary contact that is positively opened when power is removed from the elevator system. This automatically controlled mainline disconnect must be provided with all associated wiring and conduit to the controller.

24. Provide control/machine room/space(s) and door to code compliant, fire-resistive construction.
25. Provide and "ABC" fire extinguisher, minimum 10 lbs, in control/machine room.

Electrical Requirements for Gen3 Core Elevators

26. All 125-volt, 15 or 20 ampere single-phase receptacles installed in pit(s), machine space(s), control room(s)/space(s) shall be of the ground-fault circuit-interrupter type. A dedicated single-phase receptacle supplying a permanently installed pit sump pump shall not require GFCI protection.
27. Provide electric power for lights, tools, welding, hoisting, etc. during installation with sufficient power for starting, testing and adjusting the elevator.
28. Provide a 220-volt, 30 ampere single-phase, four-wire electrical supply during construction and ready at the start of elevator installation.
29. Provide one (1) dedicated outside telephone line, per elevator, to the elevator control room/space(s) and terminated at the controller designated by the Otis construction superintendent. Reference A17.1 code and the Otis Confirmation of Power Letter for specific requirements.
30. **Emergency Personnel Communication**
    i. In areas under the jurisdiction of AMSE A17.1-2004/CSA B44 or later where the elevator travel is greater than or equal to 60 feet (18 m), provide two-way voice communications means that shall enable emergency personnel within the building to establish communications to each car individually without intervention by a person within the car. The communication means shall override communications to the outside of the building and once established shall only be terminated by emergency personnel outside the car. Refer to AMSE A17.1-2004 CSA B44 or later, section 2.27.1.1.4 for exact requirements.

You agree to indemnify and save Otis harmless against any and all liability and costs arising out of your failure to carry out any of the foregoing requirements.

Contract summary

FOR INSTALLATION CONTRACT

The extent of the work to be performed is either described above or in the attached specification which is incorporated into and made a part of this document.

PRICE	**$283,600.00**

This price is based on a sixty percent (60%) down payment

This proposal shall be a binding Contract between you, or the party identified below for whom you are authorized to contract, and us when accepted by you and our authorized representative through execution of this proposal; or by your authorizing us to perform work for the project and our commencing such work. This quotation is valid for thirty (30) days from the date of submission unless changed by us prior to a fully executed contract.

Accepted in duplicate

Submitted by: **Matt Clark**

CUSTOMER		**OTIS ELEVATOR COMPANY**	
Approved by authorized representative		Approved by authorized representative	
Date:		Date:	
Signed:		Signed:	
Print name:		Print name:	
Title:		Title:	
Name of company:			

Tender reference:		F7NH2067	
Date:		Date:	



Celina Govt Center Garage

Proposal

We Elevate

Schindler

6631 N. Belt Line Road
Suite 130
Irving, TX 75063

Schindler

Proposal

Steve Burke
Phone (832) 098-81
steve.burke@schindler.com

August 06, 2024

Customer Information
Swinerton Builders
Attn: Christopher Dencklau
Dallas.Estimating@swinerton.com

Project Information
Celina Govt Center Garage
105 N Arizona Dr
Celina, TX 75009

Offer #: 0203747561

Dear Christopher:

Schindler Elevator Corporation is pleased to submit our proposal to furnish and install the products listed below in the above building, for the sum of **Two Hundred Thirty Seven Thousand Nine Hundred Fifty Dollars and 00/100 ($237,950.00**), excluding tax, as this is a tax exempt project.

Specification Summary:

Qty	Product	Capacity	Openings	Speed	Stops
Two (2)	3300 MRL	3500	4 F	150	4

Let's work together to eliminate change notices!

Our Part - we have included two (2) free months of storage, and two (2) state inspections in our bid. At the first inspection, the state inspector will give you a list of items that have not been completed. Completing those items will be key to passing your final inspection.
We recommend you purchase 8 manhours of additional labor at a discounted rate of $ 1,495.00, this is to cover any out-of-scope work such as running the elevator for other trades. This rate is only available at award, and it is non-refundable.

These three items represent the majority of change notices for elevator installations.

Add Alternates:

As required by IBC 2018, we have included a video and voice emergency phone in all elevators. If this is not required for this project, please deduct $14,900.00 from our base proposal. Additionally, there is no need for a hard wired phone line, as this system works wirelessly.

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Project Specific Qualifications and Clarifications

1) Pricing is based on available plans and specifications at time of proposal. Please refer to included specification summary page for included components. We include our standard 3300 product with its standard features and components. Minimum requirements and dimensions in attached proposal and specification must be met for installation of this product.

2) We do not include providing any building support that is needed for rail bracket support. Building support for rail attachment is to be designed and provided by other trades. We will attach our rails at each floor level, and an intermediate rail support will be required between each garage floor, and in the overhead.

3) The Scope document mentions that the proposal needs to be based on an elevator delivery date of 01/15/2025. We show our leadtimes below.

4) We have not included multiple mobilizations, and we have not included any overtime work. Our standard working hours are Monday-Thursday, 7:00AM – 4:00PM.

5) Price is based on material cost and labor rates for project completion by 2026.

6) Anticipated Lead Times may fluctuate at the time of award due to factory volume.

   a) Submittal Package 2 weeks
   b) Manufacturing 16-18 weeks (upon receipt of executed contract, approved submittals & 1st payment)
   c) Installation 2 weeks per unit (upon verification of job site readiness and manpower mobilization)
   d) Adjusting 1 weeks per unit (after pre-inspection checklist is completed)

   Please note that the above lead times may not be contiguous.

7) Please note our required hoistway dimensions and power data on the attached Spec Summary Sheet.

8) Price includes 12 months of prepaid warranty maintenance service which includes regular time callback coverage.

9) No costs for cutting, patching, core-drilling, fire stopping of penetrations, or similar related work are included in this proposal

10) This offer includes two (2) hours for testing of life safety devices. Additional time, if needed, is per billable rates.

11) This proposal includes one final inspection by the elevator code authority per elevator during normal working hours. If the inspection fails due to the sole responsibility of , we shall incur the cost for the reinspection with the elevator code authority. Should the failure be due to work by others, you will be responsible for the costs of the reinspection. All other testing requirements will be provided for an additional fee at our normal billing rates. During the final inspection, it is required to have a fire-life safety representative present, at no additional cost to us. Reinspection fee is shown in the table below.

12) The controller at the top floor, machine and top of hoistway equipment must be maintained within the temperature range included in the power data sheet form, along with a lobby/vestibule provided at the top landing.

13) Sidewalk or street closure permits are not included in our bid. We have assumed adequate ingress/egress into the building with rollable access and an adequate staging area adjacent or with 50’ of the elevator shaft.

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ADDITIONAL FEES – PER ELEVATOR

Description	Additional Fees
Hourly cost per man	$ 210.00 per man hour, straight time (380.00 team) $ 310.00 per man hour, overtime (510 team)
Operator Time	$ 185 per hour (plus travel time)
Storage	$ 2,000.00 per month per unit (no prorate)
Remobilization	$ 3,500.00 per occurrence
Failed Inspection by Others (not by Schindler)	$ 3,500.00 per each failed inspection

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Schindler Elevator Corporation
Traction Elevator Specification Summary
Bank GA - Elevator #1

Main Data	
Product	Schindler 3300
Application	3300 MRL
Capacity	3500 Lbs General Purpose - Class A
Speed	150 FPM
Travel	39 ft 9 in
Future Travel	None
Cwt Location	Side
Stops	4 (4 Front / 0 Rear)
Power Supply	480 Volts 60 Hz 3 Phase
Sprinklers in Hoistway	No
Doors	Two Speed Side Opening
	01 Right Hand, 02 Left Hand
IBC Year	2018
Opening Size	3 Ft. 6 In. X 7 Ft. 0 In.
Cab Height	7 Ft. 9 In.
Cab Type	3300 Cab
Pit Depth	5 Ft. 0 In.
Overhead	14 Ft. 8 In.
Inside Cab Width	6 Ft. 9 5/16 In.
Inside Cab Depth	5 Ft. 6 7/8 In.
Hoistway Width	8 Ft. 6 In.
Hoistway Depth	6 Ft. 11 In.
Seismic Equipment	No
ANSI Year	2016
NFPA Code Year	2010
Stretcher Car Compliant	

Cab	
Cab Panels	None
Cab LH Wall	Laminate - type to be defined
Cab RH Wall	Laminate - type to be defined
Cab Rear Wall	Laminate - type to be defined
Cab Base	Skirting Flush
Base, Frieze, Reveal	Aluminum
Front, Return, Transom	441 #4 Stainless Steel
Cab Doors	441 #4 Stainless Steel
Canopy	Schindler
Ceiling	LED Down Light - Round Spots Stainless Steel 441
Cab Threshold	Aluminum
Sill Extensions Included	
Handrail Type	Straight Rectangular
Handrail Finish	Brushed Aluminum
Handrail Location	Rear
Handrail Row Qty	1
Platform Recess	0.375
Protective Pads	1 set per elevator
Protective Pads Source	Schindler
Cab Finished Floor	Other

Entrances	
Entrance Doors	(4) 441 #4 Stainless Steel
Entrance Frames & Qty	(4) 441 #4 Stainless Steel
Entrance Sill & Qty	(4) Aluminum
Sill Mounting	(4) Easy Match
Emergency Escutcheons	

Fixtures	
Car Fixture Type	Standard
Car Fixture Finish	Stainless Steel 301
1 Main COP	
(1) Car Lantern(s)	
Voice Annunciator	
Hall Fixture Type	STD-Jamb Mounted
Hall Fixture Finish	(4) Stainless Steel 301 PBs
(1) Separate FER Switch	

Options and Miscellaneous	
New Product Service	12 Months, 24 Hours Callback
Visual Comm. device per IBC 2018/A17.1-2019	
Audible Gong (Std)	
Infrared Door Protection (Std)	
Phase Monitor Relay (Std)	
Independent Service/HES (Std)	
LDU (Control in Jamb)	
Top Exit Lock	
FER Door Operator	
Standard Travel Cable (no coax cables included)	
Keyed Switch Emergency Stop Switch	
Top Exit Switch	
ADA Compliant Phone	
Sliding Guide Shoes	
Automatic Evacuation	
1 Speed Fan	
2 Hoistway Access Switches	
Firefighter's Service Phase 2	
Class B Fire Rating For Cab	
Top Exit Guard	
Pressure Switch	
Pit Ladder Source: GC	
Smoke Detector Provisions	
STM - With Fire Retardant	
Digital Services:	
SafeCall	

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Bank GA - Elevator #1

Decoration Selection

01	Ceiling Type	LED Down Light - Round Spots
02	Ceiling Finish	441 #4 Stainless Steel
03	Car Door	441 #4 Stainless Steel
04	Side Wall	Laminate - type to be defined
05	Rear Wall	Laminate - type to be defined
06	Skirting	Skirting Flush Aluminum
07	Fixtures	Standard 301 #4 Stainless Steel
08	Landing Door	(4) 441 #4 Stainless Steel
09	Handrail	Straight Rectangular Brushed Aluminum Rear

07



01



02



03



04

Schindler standard

To be determined

05

Schindler standard

To be determined

06



08



09



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TERMS AND CONDITIONS

This Proposal is made subject to the following conditions:

1. A mutually agreeable form of contract (fully executed before a manufacturing date can be established in our factory) which includes the following provisions.

2. Our indemnity obligation will be limited to the extent of our negligence.

3. We will not be liable in any event for direct damages in excess of the amount of our Subcontract, whether in contract or in tort, nor in any event for special, indirect, consequential or liquidated damages of default or delay.

4. The purchaser agrees to accept in satisfaction of insurance requirements for the project a standard Schindler Certificate of Insurance with "per occurrence" limits not to exceed $2 million. Schindler will not name additional insureds.

5. Schindler will participate as an insured in an OCIP/CCIP (Owner's / Contractor's Insurance Program), provided it is at no cost to Schindler, and under such circumstances we will provide additional insured coverage for offsite operations and auto liability only.

6. Partial waivers of lien for payments received by Schindler will be issued on a mutually agreeable form if the Purchaser so requests in writing. Schindler shall issue a full waiver of lien on a mutually agreeable form after the receipt of all monies to which it is entitled under this Agreement if the Purchaser so requests in writing.

7. Payment of the subcontract price will be made as follows: 50% of the subcontract price due upon contract execution. Payment of this invoice is a prerequisite to scheduling the manufacture of materials. In the event the initial payment is not received within ninety (90) days of execution, Schindler reserves the right to adjust the price based upon labor and material increases. Additional 30%, less 5% retention, due upon production of material and prior to delivery of material on or off site. Payment of this invoice is a prerequisite to scheduling of on-site work. Additional 20%, less 5% retention, due upon commencement of on-site installation. Payment of not less than 95% of the subcontract price, inclusive of all change orders, is a condition precedent to scheduling of elevator inspection. All invoices, including final invoice are payable within 30 days of application. Change orders will be invoiced immediately upon execution and payable per standard 30 day terms. Notwithstanding anything to the contrary in the Agreement or the other contract documents, payment to you by Owner or any other source will not be a condition precedent to payment to us of any amounts due hereunder.

8. Work shall be performed by Schindler during regular working hours on regular working days, and overtime by Schindler will be compensated at Schindler's standard rates.

9. You will have the hoistway/wellway in a safe and proper condition and in conformance to the dimensions contained in the final approval drawings.

10. Should storage be required, Schindler will store your elevator or escalator (which may ship as separate modules) in a bonded 3rd party storage facility at a cost stated on the table above per month per module. Delivery on site and installation will begin once the site meets conditions of our prestart checklist and availability of manpower. A formal change notice must be processed for all storage fees prior to delivery to the project site. You agree to pay any other increase in cost resulting from delays in construction.

11. Satisfactory reference as to credit must be furnished including bank and bonding company references.

12. You agree to pay, as an addition to the price stated herein, the amount of any federal excise tax, state and local sales, use or transaction tax, or increase of any tax, or similar charges based upon the sale, use, ownership or possession of materials and/or equipment imposed by any law enacted after the date of this proposal, or imposed upon you by any existing law. In the event of legislative change to the applicable tax rates, including but not limited to sales tax, use tax, excise tax, privilege tax, transaction tax and similar charges. Supplier reserves the right to adjust the contract price accordingly.

13. In the event the customer claims an exemption from sales and/or use tax, the customer shall provide a valid executed exemption certificate.

14. In the event you claim an exemption which Supplier accepts in good faith and it is later determined by a taxing authority that

such exemption does not apply, Schindler reserves the right to adjust the contract price to reflect the change.

15. Customer shall pay any penalty, interest, additional tax, or other charge that may be levied or assessed as a result of the delay or failure, caused by the Customer, to pay any tax or file any return or information required by law, rule or regulation or by this Agreement to be paid or filed by Supplier.

16. If either Party is audited by a taxing authority or other governmental entity in connection with taxes under this Taxes Section, the other Party shall reasonably cooperate with the Party being audited in order to respond to any audit inquiries in an appropriate and timely manner, so that the audit and any resulting controversy may be resolved expeditiously.

17. In the event of governmental changes to applicable tariffs, Schindler reserves the rights to adjust the contract price accordingly to account for all additional cost impacts. We reserve the right to modify price and schedule without penalty due to (1) material or component shortages; and/or, (2) increases in inflation rates based upon the S&P Material Price Index (MPI), (3) increases imposed on Schindler by vendors/suppliers.

18. If the work for the above project does not proceed for any reason, we will be paid for costs incurred plus a reasonable mark-up for overhead and profit.

19. Any proprietary material, information, data or devices contained in the equipment or work provided hereunder, or any component or feature thereof, remains our property. This includes, but is not limited to, any tools, devices, manuals, software, modems, source/ access/ object codes, passwords. In the event Schindler's maintenance obligation is terminated, the Schindler Ahead features ("SA") (if applicable) will be deactivated and Schindler reserves the right to remove the Schindler Ahead hardware. If Schindler is no longer the maintenance provider, Customer is responsible for obtaining alternative telephone service for the elevator phones.

20. Should latent or concealed conditions be encountered in the performance of the work below the surface of the ground or should concealed or unknown conditions in an existing structure be at variance with the conditions indicated by the Purchaser, or should unknown physical conditions below the surface of the ground or should concealed or unknown conditions in an existing structure of an unusual nature differing materially from those ordinarily encountered and generally recognized as inherent in the work of the character provided for in this contract be encountered the contract price and time shall be equitably adjusted by change order upon claim by either party made within **20** days after the first observance of the conditions.

21. Neither party shall be responsible for any loss, damage, detention or delay caused by labor trouble or disputes, strikes, lockouts, fire, explosion, theft, lightning, wind storm, earthquake, floods, epidemics, pandemics, storms, riot, civil commotion, malicious mischief, embargoes, shortages of materials or workmen, unavailability of material from usual sources, government priorities or requests or demands of the National Defense Program, civil or military authority, war, insurrection, failure to act on the part of either party's suppliers or subcontractors, orders or instructions of any federal, state, or municipal government or any department or agency thereof, acts of God, or by any other cause beyond the reasonable control of either party. Dates for the performance or completion of the work shall be extended by such delay of time as may be reasonably necessary to compensate for the delay.

22. Risk of loss of materials and equipment shall pass to Purchaser upon delivery of materials to the site. Title to materials and equipment shall pass to Purchaser upon payment by Purchaser to Schindler.

23. The amount set forth in Article 2 of the section titled "Project Specific Qualifications and Clarifications" of the Agreement is based upon Schindler's work being performed during regular working hours of regular working days. Purchaser may require overtime subject to Schindler's ability to comply, and Schindler shall be compensated for such work at its standard billing rates. Changes in the scope of work must be agreed upon in writing and the schedule and contract amount adjusted accordingly.

24. Notwithstanding anything to the contrary set forth herein, Schindler warrants that the work supplied hereunder will comply with the specifications and that there will be no defects in materials and workmanship for one year after completion of the work or acceptance thereof by beneficial use, whichever is earlier. The equipment furnished and installed under our Agreement requires maintenance service, such as periodic examinations, lubrication and adjustment by competent mechanics, specially trained to service said equipment. Our guarantee is not intended to take the place of this normal servicing of the equipment and it is not to be construed that we will provide maintenance service of this type, without charge, except as may be provided in our contract, or that we will correct, without charge, breakage, maladjustment or other issues arising out of maintenance provided by others. Schindler's sole duty under the warranty is to correct the nonconformance or defect at Schindler's expense within a reasonable time after the receipt of notice. The express warranties contained herein are in lieu of all other warranties, express or implied, including any warranties of merchantability or fitness for a particular purpose, purchaser's remedies hereunder are exclusive.

25. If either party shall default in the performance of its obligations hereunder, the non-defaulting party may send written notice reasonably describing the default. If the defaulting party does not commence to take reasonable steps to cure the default, within

10 days of the date of such notice, the non-defaulting party may terminate upon **10** days further notice.

26. Schindler shall be responsible for maintaining job progress in accordance with a schedule of performance mutually agreed upon by Schindler and Purchaser. Any change to the schedule of work shall require Schindler's consent.

27. We reserve the right to modify price and schedule without penalty due to material or component shortages, inflation, and/or vendor/supplier imposed increases.

28. Change Notices must be received and fully executed prior to Schindler Elevator Corporation performing any additional work outside the scope of the base contract. Written or verbal notices will not be accepted as a substitute for a fully executed change notice.

29. Schindler's offer is in accordance with the applicable ANSI A17.1 code version on the date of this proposal. If there is a subsequent change to the code following the date of this proposal, re-pricing may be required. Schindler shall be entitled to compensation for any cost and/or time increase that results from the code change.

30. Schindler would like the opportunity to discuss the benefit of an improved and harmonized product version before we commence installation of this project. Participation is voluntary and Schindler looks forward to the opportunity to further explain the upgrade based on our collective timing.

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SCHINDLER BID CLARIFICATIONS PREPARATORY WORK BY OTHERS FOR ELEVATORS.

For delivery and installation dates please look at the specifications summary.

Installation work shall be performed during regular working hours of regular working days after hoistway(s) and machine/control room(s)/spaces have been properly prepared as described in the following items. All items must be performed or furnished at no cost to Schindler Elevator Corporation ("Schindler") by the Owner or General Contractor or their agents in accordance with all governing codes. The price and installation schedule of Schindler is based on these job-site conditions existing at the beginning and during the installation of the elevator equipment.

All work must be performed per the latest applicable edition of the national (ASME A17.1 or CSA B44) and/or local codes.

1.0 Job Conditions

1.1 Acceptable material unloading area within 25ft of hoistway with "rollable" access (planked or paved) or uninterrupted use of a crane or forklift and operator at no cost to Schindler. Dry and enclosed storage area of adequate size (_____minimum square feet) for elevator materials near hoistway. Any warranties provided by Schindler for elevator equipment are null and void if equipment is stored in a manner that does not comply with the requirements as defined above.

1.2 Power for construction adjacent to hoistways and machine/control rooms/spaces (110/220 volt, single phase, for welders and hoists) and sufficient 3-phase power torun elevator(s) at the same time. Refer to section 2.0 electrical and "Schindler Power Data" sheet. The power for construction and permanent 3-phase power must be installed and available prior to the start of elevator installation.

1.3 All work areas, including hoistway, machine/control room and pit, clear of debris. Maintain minimum temperature of 55°F (13°C). Adequate work area in front of ground floor entrance required. Proper lighting of work areas.

1.4 Freestanding and removable construction barricades (per OSHA requirements) either outside of elevator hoistway(s), open hoistway top or between elevators inside of hoistway(s) as required. Barricades located 24" (0.61m) in front of the hoistway openings (refer to the "hoistway preparation" sheet). Openings include landing accesses, open hoistway top (if slab not built) and in general any other opening which may create falling hazard into the hoistway. Barricades shall be erected, maintained, and removed by others.

a) Protection from Falls - As required by the (OSHA) 1926.502 B) (1-3) a freestanding removable barricade at each hoistway opening at each floor. Barricades shall be 42" high, with mid- rail and kick board, and withstand 200 lbs. of vertical and horizontal pressure
b) Protection from Falling Objects - As required by the (OSHA) OSHA 1926.502(j) hoistway protection from fallingdebris and other trades materials by either:
    1. 8 foot screening/mesh in front of all elevator entrances or
    2. Secured/controlled access to all elevator lobbies (lock and Key) with postedNotice "only elevator personnel beyond this protection"

1.5 A temporary work platform is required for installation of the elevator. It is to be constructed at the top floor of each traction elevator. It must comply with applicable governing codes & regulations. The platform shall be securely fastened to the building structure. Erection, maintenance, and removal are by others. (refer to Schindler layout "Hoistway Preparation"). Coordinate with Schindler field supervisor.

1.6 A crane, provided and paid for by others, may be requested to place themachine, controller, and machine supports (where applicable) into the machine/control room or hoistway overhead prior to enclosing these areas. Coordinate with Schindler field supervisor

1.7 Furnish adequate on-site refuse containers for the proper disposal of elevator packaging material. If adequate containers are not furnished, disposal of packaging material shall become the responsibility of the owner.

1.8 Guarding between multiple elevator hoistway is required when there is a counterweight located between elevators. It must comply with applicable governing codes and regulations. The guarding shall be securely fasted to the building structure. Installation and maintenance of guarding materials is by others. Coordinate with Schindler Field Supervisor.

2.0 Electrical

2.1 Provide suitable feeder and branch wiring circuits from the building service to thecontroller, including main line switch, for signal systems, power operated doors, elevator lighting and receptacles. Refer to "Schindler Power Data" sheets and this section. Provide suitable feeder and branch wiring circuits from the building service to the controller, including main line switch, for signal systems, power operated doors,

elevator lighting and receptacles. All terminations into Schindler equipment shall be copper conductor only. Three phase power shall be in 'Wye' configuration only. Refer to "Schindler Power Data" sheets and this section.

2.2 A permanent lighting fixture shall be provided and conform to A17.1-2.2.5. It shall provide illumination of 100lx at the pit floor and the pit platform, when provided. The light bulb should be externally guarded against breakage. Light switch to be provided that is accessible to pit access door. In addition to a light in the pit a GFCI convenience outlet shall be installed in the pit (NEC (NFPA 70 Rules 620-85) or (CSA C22.1-03 Section 38-085)).

a) Pit - A permanent lighting fixture shall be provided and conform to A17.1-2.2.5. Itshall provide illumination of 100lx at the pit floor and the pit platform, when provided.The light bulb should be externally guarded against breakage. Pit light located asdefined on sheet 3 of 8, no less than 32" [0.81m] below bottom landing. Light switch to be provided that is accessible to pit access door. In addition to a light in the pit a GFCI convenience outlet shall be installed in the pit (NEC (NFPA 70 Rules 620-85) or (CSA C22.1-03 Section 38-085))

b) Machine / Control Space (if provided) - A permanent lighting fixture shall be provided for machine spaces, machine rooms, control spaces, and control rooms and conform to A17.1 2.7.9.1. It shall provide illumination of 200lx at floor level, standing surface ofworking platform or at the level of the standing surface when the elevator is in the blocked position. Light bulb should be externally guarded against breakage. Light switch to be provided that is accessible at the point of entry

c) Floor Landings - A permanent lighting fixture should be provided for illumination at the landing sill conforming to A17.1 2010 2.11.10.2. It shall provide illumination of100lx at the landing sill. Refer to "Schindler Power Data" sheets and this section. Provide suitable feeder and branch wiring circuits from the building service to the controller, including main line switch, for signal systems, power operated doors, elevator lighting and receptacles. All terminations into Schindler equipment shall be copper conductor only. Three phase power shall be in 'Wye' configuration only. Refer to "Schindler Power Data' sheets and this section.

2.3 Provide emergency power generator and automatic transfer switch(es) with feeders from ATS contacts to elevator controls when applicable. Conduit with fish tape, between control rooms/spaces where sequenced elevator operation is required due to generator capacity.

2.4 Provide emergency power transfer switch and power change pending signals as required to master control in machine/control room when applicable.

2.5 Follow Schindler Power Data provided with construction layouts. Where specifiedinclude main and auxiliary disconnects (JH and JH1) in code-approved location as directed.

2.6 Where appropriate, provide a lockable 13.5" x 15.5" x 3.5" (minimum) metal cabinet with group-1 key to house required electrical schematics and maintenance history documents, wall (by others) at the top landing. The supplier, location, and mounting of the cabinet shall be coordinated with Schindler field supervisor.

2.7 NFPA 72 (Fire Alarm Code) requires the fire control panelrelays that provide the dry contacts to the controller not be located more than 3 feet from the inspection and test panel jamb (where provided).

2.8 Wiring and provisions for power and ethernet cable and internet connection to support Visual Communications System (VCS) if under IBC 2018 or ANSI/ASME A17.1-2019 or later code years jurisdiction, supplied to the motor controller location.

a) One group power source is to be supplied from a separate 15 Amp – 120 Volt branch circuit and is to be fed so it will be active on both normal and emergency power for the Emergency Communications Panel (ECP). The ECP can be in the Fire Command Center (FCC) or with GC/AHJ. The branch circuit shall be located behind the ECP. For buildings without a fire authority approved FCC, the ECP shall be located behind a locked cover provided by the GC. The lock shall use a Group 3 Security key.
b) Provisions must be made for automatically providing power to the Two-Way Emergency Visual Communication Devices from the building auxiliary (emergency) power generator.
c) If the internet connection through the Schindler Ahead Connectivity Service is not used then an internet connection must be provided for the Visual Communications System (VCS).
d) A generic network with a regular ISP Modem.
e) Internet-connection line shall be a RJ45 ethernet connection cable.
f) The connection shall originate in the Machine Room/Control Room (RCC) or the Hoistway Overhead in the Machinery Space for a Machine room less (MRL) Elevator and connect to the building internet connection.
g) This internet connection is required to have an un-interrupted power supply for a duration of 4 hours to allow the Visual Communication Device to function if building power is lost.
h) Additional detailed specification for the network connection can be provided upon request

6631 N. Belt Line Road
Suite 130
Irving, TX 75063

3.0 Hoistway

3.1 Hoistway dimensions are always nominal without building tolerance. Clear, plumb, hoistway with variations not to exceed
a) Only for a Schindler 3300: +1in – 0in (25mm – 0mm) up to first 100ft (30.5m); Tolerance may increase +1/32in (0.8mm) for each additional 10ft (3.05m) up to a maximum of + 2in (50mm)
b) Only for a Schindler 5500 / Other: +/-1in (+/-25mm) for the first 262ft (80m) rise. Above 262' (80m), a tolerance +/- 1-3/4in (+/- 45mm) is specified. The tolerance of the shaft hoistway is split evenly between front/rear and left/right from the clear hoistway as defined

3.2 Hoistway enclosure to be fire rated per national code requirements (Section 2.1) and applicable building codes. Hoistway, pit, and overhead dimensions to be as specified on Schindler final layout drawings.

3.3 Where there is a single blind hoistway, an emergency door shall be installed at every third floor, but not more than 36ft (11m) from sill to sill. The clear opening must be atleast 28" (700mm) wide and 80" (2030mm) high (Section 2.11)

3.4 75° bevel guards on all projections, recesses or setbacks over 4" (100mm), except on side used for loading/unloading.

3.5 Provide venting/pressurization of the hoistway per national code requirements (Section 2.1) and applicable building codes.

3.6 Dried-in hoistway(s) and machine/control room(s)/spaces.

3.7 If machine room less (MRL) elevator with rear counterweight: Hoistway top open, to allow installation of overhead beams and machine with crane.

3.8 Firefighter Service Access elevators are not permitted to have sprinklers in the hoistway or machine room per IBC. Means to prevent water from entering must be installed e.g. lobby construction. A permanent light fixture should be provided to illuminate the entire hoistway, not less than 1 foot-candle (11lx) when a fire protection device is activated per IBC. Emergency power must be provided and protected to maintain a 2-hour fire rating. The building mains and other wiring critical to phase 2 must maintain the 2-hour fire rating.

3.9 Where there is a blind hoistway, an emergency door shall be installed at every third floor, but not more than 36' (11m) from sill to sill. The clear opening must be at least 28" (700mm) wide and 80" (2030 mm) high (Rule 2.11.1.2).

3.10 Clear, flat, vertical or horizontal surfaces for mounting rail brackets at each floor, in overhead, and intermediate levels (if required) in the same vertical plane as the clear hoistway line. This includes divider beams between elevators for multiple elevators in a common hoistway. Rail bracket supports shall not intrude into the clear hoistway line. If applicable, intermediate bracket supports between floor(s) and in the overhead area may be required. Refer to Schindler final layout drawings for maximum bracket spacing and actual support locations.

3.11 For masonry block hoistway construction, Schindler will provide rail bracket inserts for installation by others, located in accordance with the Schindler final layout drawings. Where inserts are not used, hollow masonry blocks are not acceptable for bracket fastening: a concrete belt around hoistway or other acceptable support at each floor, in overhead and intermediate levels (if required) has to be provided. Minimum slab thickness ranges from 8 1/4" (210mm) to 18 1/8" (460mm) depending on bracket characteristics.

3.12 For jurisdictions NYC that require access to the governor (MRL applications) from outside the hoistway provide a governor access door for each elevator. It shall be self-closing, self-locking and operable from inside without a key. It must be located in such a way to allow authorized elevator personnel to access the governor accordingly. Consult final layout drawings for required door sizes and locations.

4.0 Hoistway Front

4.1 Blockout/cutout through wall as required, to accommodate hall button boxes, signal fixtures, and hoistway wireway/raceway duct. Provide for any repairs such as grouting, patching, painting, or fire proofing. Coordinate blockout/cutout with Schindler field supervisor.

4.2 If machine room less (MRL) application, hoistway front wall on overhead area has to support the weight of the electrical components fixed to this wall. GC to provide structural reinforcements where necessary (e.g. drywall construction) certain configurations may require a pocket recess above the top landing door. Refer to Schindler layout "Hoistway Preparation" for details.

4.3 Installation of door frames and sills, for masonry hoistway walls at entrances, provide rough opening of 8" (203mm) on each side, and 8" (203mm) on top of clear opening, referenced from the final floor level, for drywall hoistway walls at entrances: If floor height exceeds the clear

door height + 28" (+ 700mm), additional structural support at CDH + 28" (+ 700mm) to be installed for entrance strut angle attachment. Walls are to be built after doorframes and sills are set in place.

For sill support fixation: An 8" (203mm) flat vertical surface is required below each landing level to fasten the sill support.

4.4 Entrance wall at the hoisting floor should be open the clear width of the hoistway. The hoisting floor is the floor designated to bring elevator equipment into the hoistway for installation.

4.5 Grouting around entrance frames and finished floor and grout to sill line after installation of entrance.

4.6 If applicable, for vertical bi-parting freight entrances, provide channel frames and sills at all openings along with separate disconnect switch and feeder to door control panel. Channel frames to be plumb within 3.2mm (1/8”) for every 2.4m (8ft).

5.0 Machine/Control Room

5.1 Machine/Control rooms shall have clear headroom of not less than 95 3/4" (2.4m). Access to the machine/control room and machinery space (Rule 2.7.3). Door(s) shall be self-closing, self-locking and operable from inside without a key. For machine room less (MRL) with control space, a means will be provided to keep the control space door(s) open when required for installation and/or service. Minimum door size 30” x 80” (0.75m x2.03m) (Rule 2.7.3.4). Consult Schindler final layout drawings for required door sizes.

5.2 Where machine/control room(s) are remote from the hoistway, electrical duct runs will be in the overhead/ceiling area. No provisions are made for underground installation.

5.3 GFCI protected duplex receptacle and telephone outlet located in machine/control room for each elevator (National Electrical Code (NFPA 70 Rule 620-85) or (CSA C22.1-02 Section 38-085)). Dedicated means of two-way communication capable of outgoing or incoming calls for emergency phone system (Section 2.27) or Schindler Ahead features (“SA”).

5.4 Lighting, ventilation, and heating of machine/control room, control space and machinery space (Section 2.7) and applicable local codes
a) Minimum lighting to be 200 lux (20fc) measured at the floor level
b) The ambient temperature at the Landing Door Unit (LDU) / inspection and test panel, or remote control space must be maintained between 32 and 104 Fahrenheit (0 to 40 Celsius)
c) The ambient temperature at the machine location must be maintained between 41 and 104 Fahrenheit (5 to 40 Celsius)
d) Heating and/or cooling may be required to maintain the required temperatures
e) Acceptable humidity level shall be maintained at 95% or less non-condensing
f) For machine room less (MRL) application, a cutout in rear wall of control space closet for ventilation is required. Coordinate size and location with Schindler field supervisor
g) Refer to section 2.0 electrical and "Schindler power data" sheets for heat emissions.

5.5 For machine room less (MRL) with control space applications, a 42” (1050mm) clear space must be provided in front of control space closet for service barriers. Corridor width must accommodate this requirement as well as any additional requirements imposed by ADAAG or other codes.

5.6 Reinforced concrete machine room floor slab or grating must not be placed until elevator machinery is set in position (Rule 2.1.3). Level machine room floor: differences in levels of machine room and machinery-space floors shall be avoided where practical (Rule 2.1.3.6). Where there is a difference in level in such floors exceeding 16” (0.4m), a standard railing conforming to Rule 2.10.2 shall be provided. Machine/control rooms shall have clear headroom of not less than 84” (2.13m) (Rule 2.7.4.1).

5.7 Hoisting beam(s), trap doors and other means of access to machinery space of adequate size for maintenance and equipment removal (Sections 2.7 and 2.9). Hoisting beam(s) in each shaft located and load rated per Schindler final layout drawings. Lifting points or beam(s) shall be visibly marked with the safe working load.

5.8 Adequate supports for machine beams where required, including wall pockets and patching after beams are set in place (Rules 2.9.1 to 2.9.6). Building interface and mounting of beams to be per Schindler requirements as indicated on final layout drawings.

5.9 The allowable deflections of machinery and sheave beams and their immediate supports under static load shall not exceed 1/1666 of the span (Rule 2.9.5).

5.10 When structural concrete slab mounting for machines is specified, the structural engineer (g.c.) must confirm that structural concrete slab (typically 12 inches (0.3m) thick with re-bar) is designed in accordance with ASME A17.1 safety code for elevators and escalators (Section 2.9 Machinery and Sheave Beam, Supports and Foundations). Stress requirements and deflection requirements must meet ASME A17.1 code (Rules 2.9.4 to 2.9.6). Slab blockouts, coordinated with Schindler, to be provided in the structural slab by G.C. to accommodate elevator & governor rope drops, wire raceway, target holes, and rail stacks (where applicable). Schindler will provide template and locate blackouts as well as providing blackouts.

5.11 In jurisdictions not enforcing the NBCC, Class "ABC" fire extinguisher shall be provided in elevator electrical machine rooms, control rooms, and control spaces outside the hoistway intended for full body entry (Section 8.6).

6.0 Pit

6.1 Dry pit reinforced to sustain vertical forces from rails and impact loads on buffers (Section 2). Elevator and counterweight buffer impact loads as calculated (Section 8.2). Refer to Schindler final layout drawings.

6.2 Adequate sealing and waterproofing of pit. Effective prevention of pit exposure to storm water or ground water.

6.3 A pit access door must be provided if the access to the pits is other then the bottom terminal floor. The pit access door provided must be in accordance with A17.1 2010 Section 2.2.4.5 and 2.2.4.6.

6.4 Where there is a difference in level between the floors of adjacent pits, a metal guard shall be installed not less than 79” (2m) above the level of the higher pit floor (Section 2.2). Where the difference in level is 24” (0.6m) or less a standard railing conforming to National Code (Section 2.10) shall be permitted (Section 2.2).

6.5 Drains & sumps in elevator pits, where provided, shall comply with the applicable plumbing code and they shall be provided with a positive means to prevent water, gases and odors from entering the hoistway. Sumps and sump pumps in pits, where provided, shall be covered. The cover shall be secured and level with the pit floor (Section 2.2) and should be located to clear elevator equipment (cannot be connected directly to storm drain or sewer).

6.6 GFCI type duplex receptacle and light fixture with guard in pit. (National ElectricalCode (NFPA 70 Rules 620-85) or (CSA C22.1-02 section 38-085)) Minimum illumination level to be 100 lux (10fc) measured at the floor (Section 2.2)

6.7 Pit ladder to be provided by general contractor for each elevator in compliance with (Section 2.2). Locate per Schindler final layout drawings. If the distance between the lone elevator rail and clear hoistway (sf) is less 3.5" (90mm) then a pocket must be provided for pit ladder. All walk-in pits must follow the requirements of Rule 2.2.4.4. The minimum distance from the pit ladder top rung, cleat or stop to the top of the pit ladder or handhold shall not be less than 48" (1.2m) above first landing.

6.8 In elevators equipped with Firefighter’s Emergency Operation, a drain or sump shall be provided, located in a pit floor area free from elevator equipment. The sump pump/drain shall have the capacity to remove a minimum of 50 GPM (11.36m /hr) per elevator (Section 2.2) and has to be covered. The cover shall be secured and level with the pit floor.

7.0 Provisional Handover and Turnover Requirement

7.1 Temporary Service: **Schindler** shall be reimbursed for any labor and material that is not part of the permanent elevator installation and that is required to provide temporary elevator service. Schindler's temporary acceptance form shall be executed and the elevator inspected before being placed into temporary service. The costs associated with the power, operation, maintenance, and rehabilitation of the equipment and any construction permits or fees required by governing authorities shall be paid for By Others.

7.2 In addition to the above, the following work must be completed before elevator(s) are placed into automatic operation. (Prior to code required municipal authority inspection, refer to Schindler acceptance inspection standard form).

a) Finished cab flooring and if applicable, fitting of interior cab walls and/or ceiling.
b) Machine/control room to comply with code and to suit Schindler standard equipment. Proper machine/control room dimensions and safety clearances to be provided as indicated on Schindler final layout drawings with recesses and ducts to be covered as required. Proper stairways or steps and guardrails to be provided. Proper lockable fire rated door, self-closing and self-locking with label to be provided (Rules 2.7.3 & 2.11.14).
c) If applicable, smoke and/or heat detectors with signals to elevator controller(s)(See NFPA 72).
d) If applicable, emergency power generator and automatic transfer switch with capacity to run at least one elevator at a time.

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e) Seal all penetrations through 2-hour (or greater) rated walls with code approved material. Drywall liner behind all wall mounted hall fixtures. Penetration permitted by IBC 2012 Section 713.8.1 must be protected according to Section 713. Any penetration due to formed or poured concrete (e.g. block out) must be backfilled according to IBC.
f) Cab light circuits and all receptacles installed in machine/control rooms, machinery spaces located outside the hoistway must have ground fault circuit interrupter protection (GFCI) (NEC 620 or CSA 38). All receptacles installed in the hoistway and pit and in and on the car shall be the GFCI type.
g) If applicable, conduit and wire runs from elevator(s) to remote status panel.
h) If applicable, conduit and wiring for fire alarm system to each elevator control in machine/control room.
i) If applicable, conduit and wire runs for emergency/rescue communications in central alarm & control facility, fire control room, security desk, etc.
j) If applicable, conduit and wire runs for remote alarm bell from machine/control room to remote location.
k) Adequate lighting of building corridors so that illumination at the landing sill is minimum 100 lux (10FC) (Section 2.11).
l) Guarding of counterweights in multi-elevator hoistways: when a counterweight is located between elevators, the counterweight runway shall be guarded on the side next to the adjacent elevator (Rule 2.3.2.3).

You agree to indemnify and save Schindler harmless against any and all liability and costs arising out of your failure to carry out any of the foregoing requirements.

6631 N. Belt Line Road
Suite 130
Irving, TX 75063

Contract Requirements:

This proposal is based on furnishing our standard equipment as defined by the specification summary, in accordance with our attached standard terms and conditions. This proposal will become part of our agreement with you for this work.

We will require receipt of this fully executed proposal, including any attached amendments, final approved drawings, along with payment for pre-production and engineering costs equal to 50% of the above price prior to the release of the elevator equipment for fabrication.

You may indicate your acceptance of our proposal by signing below and returning this document to me. Upon execution this will become the final contract and will be binding to all parties.

Attached terms and conditions are fully incorporated.

Please note our proposal is valid for 30 days.

Respectfully submitted,

Steve Burke
Sales Representative

ACKNOWLEDGED AND ACCEPTED BY

_____
By

_____
Title

_____
Date

Schindler Elevator Corporation

_____
By

_____
Title

_____
Date

6631 N. Belt Line Road
Suite 130
Irving, TX 75063

Schindler

New Construction Invoice Application No. 1

Bill to:		Ship to:	
Company	Celina Govt Center Garage	Celina Govt Center Garage	Invoice Date: August 06, 2024
Address	105 N Arizona Dr	105 N Arizona Dr	Invoice Number: 0203747561
		Celina, TX 75009	
City	Celina		
State	TX		
Zip	75009		Billing Terms
Contact			Progress Bill Terms: Net Due 30 Days
Name			Final Bill Terms: Net Due 30 Days
Agent for			

Progress Billing – Elevator / Escalator Installation

Contract Amount			236,725.00
	Work Value	Retention	Net Due
Total Work Completed	124,592.11	(6,229.61)	118,362.50
Less Previously Billed	0	0	0.00
Current Application	124,592.11	(6,229.61)	118,362.50

*THIS INVOICE IS SUBJECT TO REVISION BASED ON FINAL CONTRACT PRICE

All Invoice / Payment / Contact Questions to:	
Sales Rep Name	Steve Burke
Office Name	
Phone Number	Phone (832) 098-81

Remittance
Schindler Elevator
PO Box 70433
Chicago, IL 60673-0433

Please return this portion with your payment
If paying electronically, please provide the invoice number with your remittance

---

Payer: Celina Govt Center Garage
105 N Arizona Dr
Celina, TX 75009

Remit To: **Schindler Elevator Corporation**
PO Box 70433
Chicago, IL 60673-0433

Invoice Number: 0203747561
Invoice Date: August 06, 2024
Invoice Amount: 118,362.50

Subcontractor Bid Analysis

21.00 Fire Suppression

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Chris**

		Selected Sub				x
	Subcontractor	Caruth	ecurity Fire System	Genesis Fire	xcel Fire Protectio	Caruth
	Phone	(214) 449-8778	(972) 393-2543	(972) 287-9836	(972) 542-3640	(214) 449-8778
	Contact	Dobert Denton	John Elrod	Stephanie Morgan	Mark Mehmken	Dobert Denton
	email	ddenton@caruthps.cor	john@sfsdfw.com	smorgan@genesisfire.com	mmehmken@excelfps.com	ddenton@caruthps.com
	Scope Complete	Yes	Yes	Yes	Yes	Yes
	Rank	2	4	1	3	2
	Delta To Low	0%	117.00%	-20.35%	12.79%	0.00%
	Enter SBE %	0%				
	SBE $$$	$ -	$ -	$ -	$ -	$ -
Spec or Dwg #	Item / Description	Total Cost				
		$ -	$ 230,065	$ 499,250	$ 183,252	$ 259,500	$ 230,065
Standard Requirements (if entered here, costs will be included with Breakout #1)		$ -	$ -	$ -	$ -	$ -	$ -
	Prequalification Status		Yes	Yes	No	Yes	Yes
	MSA Status		Yes	Yes	No	No	Yes
	Single Project Limit		$ 165,532	$ 6,654,809	EXPIRED	$ 1,031,247	$ 165,532
	Aggregate Limit		$ 372,447	$ 14,973,320	EXPIRED	$ 2,320,305	$ 372,447
	Exclude Sales Tax	-	excl	excl	excl	excl	excl
	Textura	-	incl	incl	incl	incl	incl
	Prevailing Wages Included	-	incl	incl	incl	incl	incl
	Responses to RFIs Included	-	incl	incl	incl	incl	incl
	Scope sheet included	-	$ -				
	Schedule included	-	$ -				
Trade Specific Requirements							
Base Bid		$ -	$ 230,065	$ 499,250	$ 183,252	$ 259,500	$ 230,065
	Base Bid	$ -	$ 195,155	$ 499,250	$ 130,252	$ 200,000	$ 195,155
		$ -	$ -				
	Fire StandPipes	$ -	incl	incl	incl	incl	incl
	Fire Sprinkler Piping	$ -	incl	incl	incl	incl	incl
	Fire Pump	$ -	incl	incl	incl	incl	incl
	Fire Riser Wet Pipe	$ -	incl	incl	incl	incl	incl
	Fire Department Connection	$ -	incl	incl	incl	incl	incl
	Dry Type Riser Assemble for Garage Standpipe	$ -	incl	incl	incl	incl	incl
AC-01	Air Compressor	$ -	incl	incl	incl	incl	incl
FP-01	Fire Pump	$ -	incl	incl	incl	incl	incl
JP-01	Jockey Pump	$ -	incl	incl	incl	incl	incl
	Insulation	$ -	incl	incl	Incl below	incl	incl
	Heat Trace	$ -	incl	incl	$ 45,000	$ 34,000	incl
	Beam Sleeves	$ -	incl	incl	incl	$ 6,500	incl
NG-01	Nitrogen Gen	$ -	$ 34,910	incl	incl	$ 15,000	$ 34,910
	BIM Coordination	$ -	incl	incl	$ 8,000	$ 4,000	incl
		$ -	$ -				
		$ -	$ -				
	Total Base Bid (excl. Bond)	$ -	$ 230,065	$ 499,250	$ 183,252	$ 259,500	$ 230,065

Caruth Protection Services

BID PROPOSAL

SCR-G-2582654
ACR-2557244
ECR-2565522
B-157977017

8/15/24

RE: Celina Government Center Parking Garage

Addendums Acknowledge - N/A

Caruth Protection Services, LLC is pleased to offer our bid proposal for the scope of work listed below for the above mentioned referenced project located at- 105 N. Arizona Drive Celina, Tx 75009 (the "Project Location") per NFPA 13 requirements.

Scope of Work

- All Labor is Figured for normal working hours of Monday - Friday 7:00am to 4:00pm Excluding Holidays
- Our Bid Proposal is based on the 100% CD Bid Documents Dated - July 11, 2024
- The Starting point of our scope of work shall be a 8" Spigot 1'ft AFF inside of the Fire Room.
- Install a City Approved Backflow Device, City Testing Fee's are included.
- Install an Electric Fire Pump Assembly rated for 1,500gpm @ 100psi w/ an Automatic Transfer Switch, Jockey Pump, Flow Meter and Test Header.
- Install a Class I Dry Pipe Standpipe system with exposed Rough Brass Fire Hose Valves in the Parking Garage. Install sleeves for Standpipe

Dry Fire Sprinkler System

- Install a Control Valve, Dry Pipe Valve, Main Drain, Pressure Gauges, Alarm Switch, Low Air Switch and Inspectors Test with a Riser Mounted Air Compressor inside of the Fire Pump room to feed the Fire Pump and Trash rooms only.
- The Design Criteria for the Dry Fire Sprinkler system shall be .20/1,950sqft for Ordinary Hazard areas.
- Install Brass Upright Sprinklers in the Fire Pump & Trash rooms only.

Wet Pipe Feed Main

- Install a Control Valve, Riser Check Valve, Main Drain, Pressure Gauges and Flow Switch.
- Install a 6" Feed Main from the Fire Pump room to the opposite side of the Parking Garage and capped off for future.
- Install Heat Trace & Insulation on the Wet Pipe Feed main from the pump room to where the feed main is capped off for future.
- Install the Thermostats & Power supplies for the Heat Trace. **"AC power provided, installed & connected by others"**
- Pipe & Fitting Insulation shall be hard fiber glass with a standard jacket.
- Install a Spare Head Box, Spare Heads, and Head Wrench's as per NFPA 13 Requirements in the Riser Room.
- Install a City Approved FDC Connection on the exterior walls of the Fire Pump Room. Knox Caps are included if required by the City.
- Install Fire Caulking at the Fire Rated walls and the floor penetrations for our scope of work.
- Lift Rental, Concrete Coring & Delivery of the materials to the jobsite for our scope of work.
- Provide our shop drawings, Hydraulic Calculations & Product Data sheets to the Arch. & Local Fire Dept. for approval.
- BIM design and coordination included

Clarifications

- It is the Owner's / Owner's Rep. responsibility to provide adequate heat to maintain a minimum of 40° degrees Fahrenheit inside of the Building where the Wet Sprinkler system is installed after water has been turned onto the system at all times.
- CAD files to be sent to Caruth Protection Services, LLC. Design Dept. free of charge.
- It is the Owner's / Owner's Rep. responsibility to insure the building structure is sufficient to support the weight of the water filled piping of the Fire Sprinkler system to meet or exceed the NFPA 13 Requirements.
- Freeze Protection of the Fire Sprinkler System is the responsibility of the Owner and/or Owner's Representative.
- This Bid Proposal is good for a minimum of 30 days from the date of the proposal.

Exclusion from this Bid Proposal

- Holiday & Afterhours Project Schedules
- FM Global Design Requirements or Fee's
- 3rd Party, PE, or FPE review or Fee's
- Prevailing Wage Rate or Wage Scale
- Free Standing FDC work or Materials
- Fire Sprinkler Protection of the Parking Garage
- Metal Jacketing for Pipe Insulation
- Fire Alarm work or Materials
- Electrical Work or Materials
- Painting Work or Materials
- Underground work or Materials
- Acoustical Caulking
- Fire Extinguishers or Cabinets
- Corrosion or MIC Protection
- Seismic or Sway Bracing
- Fire Protection of Attic Space
- Water Storage Tanks
- Adequate Water Supply
- Plan Review or Permit Fee's
- Pre-Action Systems
- Use or Sales Tax

Fire Sprinkler Based Bid - **$195,155.00**
Sales Tax on Materials Only - **$0.00**
Total Bid Price - **$195,155.00**

If there are any questions, please don't hesitate to give me a call @ (214) 449-8778 or email @ ddenton@caruthps.com

Respectfully,

DobertC. Denton

Caruth Protection Services

BID PROPOSAL

SCR-G-2582654
ACR-2557244
ECR-2565522
B-157977017

8/15/24

RE: Celina Government Center Parking Garage

Add Alternate # 1 - Install (1) Potter Nitrogen Generator for the Dry Stand Pipe and Dry Fire Sprinkler system.
Install (2) NGP-SPV Self purging valves
Install (2) NGP-AMD-1 Nitrogen air maintenance devices
Install (2) PCMS-RM Riser mount Corrosion Monitoring Stations.
Install (2) PCMPK-1 Monitoring probes

Added Cost - **$34,910.00**

EXCEL FIRE PROTECTION SYSTEMS, L. P.

321 NORTH CENTRAL EXPWY SUITE 257 MCKINNEY, TEXAS 75070
972-542-3640 FAX: 972-542-3695

8/8/24

ESTIMATION DEPT.

Project: Celina Government Garage Budget
Celina, Texas

Dear Gentlemen:

Please accept our BUDGET proposal for providing the labor and materials to install a wet/dry fire sprinkler system at the above referenced location. Our price is based upon the following items:

*Per plans, specification section 21, and no addenda.
*Work to start at a flange 1'-0" AFF in the bldg.
*Installing a B.F.P. on the riser.
*Preaction system in City Vault
*Protecting 4 Level Parking Garage with Dry standpipe system and wet bulk run.
*Installing a 1000 GPM Fire pump to supply both Office bldg. and Garage Standpipe.
*City Permit fee.
*No remote FDC.
*WAGE SCALE: $37.50 hr.

****OUR PRICE IS:**

Garage w/Fire Pump: $200,000.00

Alt Add for heat tracing and insulation of wet bulk run: $34,000.00

****EXCLUSIONS: underground fireline, canopy anti-freeze system, remote FDC, Canopy heads, dry sprinkler system.**

Price is good for 30 days.

Sincerely,

Mark Mehmken

615 N Kaufman
Seagoville, TX 75159
Ph – 972/287-9836
Fax – 972/287-9775

8/8/2024

To: Swinerton Builders
Attn: Christopher Dencklau
Re: Celina Government Center Garage
Celina, Texas

Gentlemen,

Genesis Fire Protection Inc. is pleased to submit our proposal for the new fire sprinkler system installation on the above referred project. Our proposal is based on the review of contract documents dated up to 7/10/2024 of a 4-story building with approximately 143,000 square foot of protected non-combustible type construction. Scope of this is work is as described below.

Base Bid **$ 130,252.00**

Scope of Work:

Furnish and install a complete fire protection sprinkler system as indicated below.

Per Fire Protection bid Plans include Fire pump, Backflow, dry pipe risers, nitrogen system, and fire hose valves in stairwells.

Outside Work:

(Underground Piping)

☒ NONE	System to start 1' Above Finish Floor
☐ 5' Stub out	From 5' outside building to 1' above Finish Floor
☐ Tie in to City	City tap and valve to 1' above finish floor (? Feet of ?" pipe)
☐ Remote FDC	As indicated on bid documents (feet of ?" pipe)

(Outside Above Ground Piping)

☐ NONE	System inside heated areas only
☒ Canopies	Where combustable storage or parking exist
☐ Canopies	Pedestrian use only, no stored combustibles

Inside Work:

Genesis Fire Protection will connect to the water supply as described below. System design, submittals and installation to meet ☒City, ☒NFPA 13, ☐ Specs, ☐ TDH ☒ UL, Factory Mutual.

System Type:	***Area(s) Description***
☐ Wet	[ ]
☒ Dry	[ ]
☐ Preaction	[ ]
☐ Antifreeze	[ ]
☐ Standpipe	[ ]
☐ Fire Pump	[ ]
☐ Attic protection	[ ]

Materials:

Piping:

	Schedule 10	Schedule 40	[galvanized]
Risers (2" thru 8")	☒	☐	☐
Mains (2" thru 8")	☒	☐	☐
Lines (1" thru 2")	☒	☒	☐

Sprinklers:

We will use sprinklers listed for use in the required occupancy classification area per NFPA 13 and they will be ☐ Centered in tiles (2" tolerance) ☐ Center of tile (no tolerance) ☐ Designed to Center of tile (but not required).

Lay in Tiles	☐ Semi-Recessed	☐ Concealed	{Choose an item.}
Sheet Rock Clg.	☐ Semi-Recessed	☐ Concealed	{Choose an item.}
Public Areas	☐ Semi-Recessed	☐Concealed	{Choose an item.}

MEP design coordination: Plan coordination is crucial to success of any project and required by Genesis. Genesis has design coordination of overhead trades for this project. Additional hours or design changes resulting from delinquent design by others, ASI, RFI's, or Addendums not in original contract may result in additional cost.

Other inclusions:

- Extra spare sprinkler stock & wrench
- Wall mounted FDC (unless noted above as remote)
- Genesis will provide the flow and tamper switches along with the electric bell – no wiring or electrical connections are included
- Testing and inspection fees
- Plan review fees

Exclusions:

☒Painting of piping
☒Insulation of piping
☒Protection of heads from paint
☒MIC testing
☒Bonds
☒Underground pipe
☐Backflow Preventer
☒Fire Extinguishers
☒Fire Alarm
☐Fire pump
☒Centering of sprinklers in ceiling tiles
☒Adequate water and heat must be supplied by owner
☒City connection
☒Sprinklers at exterior canopy
☒Abatement
☒Cutting and patching
☒Concrete replacement
☒Electrical connections – for flow tamper and bell
☒Division 16 work
☒Off hours work
☒Detailed housekeeping – sweeping, dusting
☒Protection of property (remodel work)

We will design this project using AutoCAD, CAD files must be provided by the General Contractor in order for Genesis Fire Protection to produce shop drawings. This quote does not include excessive fees paid to obtain these files.

Sincerely,

Jeremy J. Moore
Genesis Fire Protection, Inc.
VP Operations

This bid may be withdrawn if not accepted within 30 days.

SECURITY FIRE SYSTEMS

196 Freeport Parkway / P.O. Box 577 / Coppell, TX 75019 972.393.2543

Protecting Texas, Oklahoma, Arkansas and Colorado
Sales ▪ Design ▪ Installation ▪ Inspections ▪ 24 Hour Service

June 27, 2024
Ariel Miller
Swinerton Builders
Dallas, Texas

Re: Celina Government Center GMP (Celina, Texas)
New Fire Sprinkler System

Ariel:

We are pleased to submit our proposal to furnish necessary design, labor and material for a complete fire sprinkler system throughout the above referenced project. Our proposal is based upon the sprinkler system being installed per the City of Celina fire code requirements, and NFPA #13 latest editions.

Fire Sprinkler System	$499,250.00
Sales Tax	Excluded
Total Sales Price:	$499,250.00

SFS
SECURITY FIRE SYSTEMS

196 Freeport Parkway / P.O. Box 577 / Coppell, TX 75019 972.393.2543

Protecting Texas, Oklahoma, Arkansas and Colorado
Sales ▪ Design ▪ Installation ▪ Inspections ▪ 24 Hour Service

Inclusions/Scope of work:
1. Starting 1-0’ AFF
2. Adequate water supply needed
3. Engineering plan and approval by the city.
4. Standard Stay Uprights
5. Class I Standpipe
6. Fire Pump
7. Nitrogen Generator
8. Black Schedule 10 Piping

Exclusions:
1. Fire extinguishers and cabinets.
2. Building fire alarm, alarm hook up to central station.
3. Painting of piping.
4. Underground piping, and remote fire department connection.
5. Heat Tracing
6. Pre-Action Systems
7. Schedule 40 Black/Galvanized Piping

Sincerely,
SFS SECURITY FIRE SYSTEMS INC.

John Elrod

John Elrod
Vice President
Sales and Estimating

Subcontractor Bid Analysis

22.00 Plumbing

Trade:
Project: **Celina Government Center Parking Garage**
Owner: **City of Celina**
Lead Estimator: **Chris**

					Selected Sub		$ 981,830	$ 874,445	$ 1,288,740	$ 1,000,818	$ 1,343,963	$ 1,324,637
							x					
				Subcontractor	JL Parker		JL Parker	CEC Facilities Group	Kilgore	MPI	Way Mech	Weldon
				Phone	(214) 535-2128		(214) 535-2128	(210) 995-7804	(713) 492-6524	(214) 343-1105	(682) 386-5369	(469) 451-0660
				Contact	Brad Parker		Brad Parker	Steve Hammond	Travis Dietz	Blake McEvers	Scott Paulson	Ed Smith
				email	arker@parkerplumbi		ad.parker@parkerplumbing.cc	shammond@cecfg.com	tdietz@kilgoreind.com	akem@mechanicalpartners.co	spaulson@waymech.com	smith@weldon-contractors.co
				Scope Complete	Yes		Yes	Yes	Yes	Yes	Yes	Yes
				Rank	4		4	3	5	2	1	6
				Delta To Low	0%		0.00%	-8.86%	8.51%	-21.29%	-22.22%	13.62%
				Enter SBE %	0%							
				SBE $$$	$ -		$ -	$ -	$ -	$ -	$ -	$ -
Spec or Dwg #		Item	Description	Total Cost	$ 611,980		$ 611,980	$ 557,754	$ 664,055	$ 481,687	$ 476,004	$ 695,341
Standard Requirements (if entered here, costs will be included with Breakout #1)				$ -	$ -		$ -	$ -	$ -	$ 2,500	$ -	$ -
			Prequalification Status		No		No	No	Yes	Yes	No	Yes
			MSA Status		No		No	No	Yes	Yes	No	Yes
			Single Project Limit		N/A		N/A	EXPIRED	$ 38,228,379	$ 250,000	N/A	$ 4,722,493
			Aggregate Limit		N/A		N/A	EXPIRED	$ 86,013,853	$ 562,500	N/A	$ 10,625,609
			Exclude Sales Tax	-	excl		excl	excl	excl	excl	excl	excl
			Textura	-	incl		incl	incl	incl	$ 2,500	incl	incl
			Prevailing Wages Included	-	incl		incl	incl	incl	incl	incl	incl
			Responses to RFIs Included	-	incl		incl	incl	incl	incl	incl	incl
			Scope sheet included	-	$ -							
			Schedule included	-	$ -							
Trade Specific Requirements												
Base Bid				$ 47,300	$ 611,980		$ 611,980	$ 557,754	$ 664,055	$ 481,687	$ 476,004	$ 695,341
			Base Bid	$ -	$ 445,980		$ 445,980	$ 482,754	$ 664,055	$ 454,419	$ 466,004	$ 692,841
				$ -	$ -						Wont Separate	
		217	Storm Drains and Inlets	$ -	incl		incl	incl	incl	incl	incl	incl
			Storm Lines	$ -	incl		incl	incl	incl	incl	incl	incl
			Floor Drains, Trench Drains, Deck Drains	$ -	incl		incl	incl	incl	incl	incl	incl
			Domestic Water Lines	$ -	incl		incl	incl	incl	incl	incl	incl
			Wall Mounted Hose Bibs	$ -	incl		incl	incl	incl	incl	incl	incl
			Booster Pumps	$ -	$ 52,000		$ 52,000	incl	incl	incl	incl	incl
			Sewer Lines	$ -	incl		incl	incl	incl	incl	incl	incl
			Waste and Vents	$ -	incl		incl	incl	incl	incl	incl	incl
			Natural Gas Piping for Generators	$ -	$ 76,000		$ 76,000	incl	incl	incl	incl	incl
			Gas Solenoid Shut off - no spec	$ -	$ 22,000		$ 22,000	incl	incl	incl	incl	incl
			Plumbing Equipment	$ -	incl		incl	incl	incl	incl	incl	incl
			BIM Coordination	$ -	$ 8,500		$ 8,500	$ 15,000	incl	$ 15,000	incl	incl
			Storm Drain Per Geotech Report pg 16	$ 47,300	excl		excl	excl	excl	excl	excl	excl
			Heat Trace System for all piping	$ -	incl		incl	incl	incl	$ 9,768	$ 10,000	incl
			Control Panel	$ -	incl		incl	incl	incl	incl	incl	incl
				$ -	$ -							
			Firestopping Needed for Penetrations	$ -	$ 7,500		$ 7,500	incl	incl	incl	incl	incl
				$ -	$ -							
			Sleeves Needed	$ -	incl		incl	incl	incl	incl	incl	$ 2,500
			Additional Swinerton Supervision	$ -	incl		incl	$ 60,000	incl	incl	incl	incl
				$ -	$ -							
				$ -	$ -							
			Total Base Bid (excl. Bond)	**$ 47,300**	**$ 611,980**		**$ 611,980**	**$ 557,754**	**$ 664,055**	**$ 481,687**	**$ 476,004**	**$ 695,341**

Subcontractor Bid Analysis

Trade:	**23.00 HVAC**
Project:	**Celina Government Center Parking Garage**
Owner:	**City of Celina**
Lead Estimator:	**Chris**

Subcontractor	Venture Mech	Venture Mech	CEC Facilities Grou	Kilgore	MPI	Way Mech	Weldon
Selected Sub		x					
Phone	(214) 587-2580	(214) 587-2580	(210) 995-7804	(832) 296-1243	(214) 343-1105	(682) 386-5369	(469) 451-0660
Contact	Jason Brumfield	Jason Brumfield	Steve Hammond	Leo dunn	Leonard Woodard	Scott Paulson	Ed Smith
email	mfield@venturemech.	brumfield@venturemech.com	shammond@cecfg.com	ldunn@kilgoreind.com	odard@mechanicalpartners.c	spaulson@waymech.com	smith@weldon-contractors.co
Scope Complete	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Rank	2	2	1	4	3	6	5
Delta To Low	0%	0.00%	-14.37%	68.90%	40.36%	134.68%	70.15%
Enter SBE %	0%						
SBE $$$	$ -	$ -	$ -	$ -	$ -	$ -	$ -
Total Cost	**$ 369,850**	**$ 369,850**	**$ 316,691**	**$ 624,685**	**$ 519,131**	**$ 867,959**	**$ 629,296**
Standard Requirements (if entered here, costs will be included with Breakout #1)	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
Prequalification Status		Yes	Yes	No	Yes	Yes	No	Yes
MSA Status		Yes	Yes	No	Yes	Yes	No	Yes
Single Project Limit		$ 250,000	$ 250,000	EXPIRED	$ 38,228,379	$ 250,000	N/A	$ 4,722,493
Aggregate Limit		$ 562,500	$ 562,500	EXPIRED	$ 86,013,853	$ 562,500	N/A	$ 10,625,609
Exclude Sales Tax	-	excl	excl	excl	excl	excl	excl	excl
Textura	-	incl	incl	incl	incl	excl	incl	incl
Prevailing Wages Included	-	incl	incl	incl	incl	incl	incl	incl
Responses to RFIs Included	-	incl	incl	incl	incl	incl	incl	incl
Scope sheet included	-	$ -						
Schedule included	-	$ -						
Trade Specific Requirements								
Base Bid	**$ 10,000**	**$ 369,850**	**$ 369,850**	**$ 316,691**	**$ 624,685**	**$ 519,131**	**$ 867,959**	**$ 629,296**
Base Bid	$ -	$ 357,000	$ 357,000	$ 296,116	$ 599,985	$ 462,781	$ 592,821	$ 568,796
	$ -	$ -						
Duct System	$ -	incl	incl	incl	incl	incl	incl	incl
Air Distribution system	$ -	incl	incl	incl	incl	incl	incl	incl
Generator Exhaust Piping	$ -	incl	incl	incl	incl	incl	incl	incl
Mechanical Louvers	$ -	incl - 11	incl - 11	incl	incl	incl	incl	incl
TAB	$ -	incl	incl	incl	incl	incl	incl	incl
Stort Up	$ -	incl	incl	incl	incl	incl	incl	$ 2,500
Testing	$ -	incl	incl	incl	incl	incl	incl	incl
	$ -	$ -						
Split Systems	$ -	incl	incl	incl	incl	incl	incl	incl
Refrigeration pipe	$ -	incl	incl	incl	incl	incl	incl	incl
Condensate Lines	$ -	incl	incl	incl	incl	incl	incl	incl
	$ -	$ -						
Exhaust for Generators	$ 10,000	$ 10,000	$ 10,000	$ 10,575	$ 24,700	$ 43,500	$ 272,288	$ 58,000
Controls	$ -	incl	incl	incl	incl	incl	incl	incl
CO Monitoring System	$ -	$ 2,850	$ 2,850	incl	incl	$ 2,850	$ 2,850	incl
T-Stats - Piping incl	$ -	incl	incl	incl	incl	incl	incl	incl
	$ -	$ -						
BIM Coordination	$ -	incl	incl	$ 10,000	incl	$ 10,000	Incl	incl
	$ -	$ -						
Firestopping Needed for Penetrations	$ -	incl	incl	incl	incl	incl	incl	incl
	$ -	$ -						
Sleeves Needed	$ -	incl	incl	incl	incl	incl	incl	None Needed
	$ -	$ -						
Total Base Bid (excl. Bond)	**$ 10,000**	**$ 369,850**	**$ 369,850**	**$ 316,691**	**$ 624,685**	**$ 519,131**	**$ 867,959**	**$ 629,296**

JL PARKER
PLUMBING, INC

P.O. Box 472963
Garland, TX 75047-2963
Phone 972.271.0431

Date: August 8, 2024
To: Swinerton Construction
Attn:
Office:
Email:

Project: Celina Gov Center Garage
Celina, Texas

Garage

Proposal for plumbing installation including:

- PVC below in lower garage for all storm drainage and sanitary for drains.
- All garage drains above FF to be cast iron piping.
- Trench drains per the plans
- No perforated drainage at garage or elevators.
- Gas to generators from existing meter. We budgeted $22,000.00 for solenoid valves with CO monitor for generators. No specification was given.
- Fixtures and piping per the following:

1	RPZ 3"	50	TD2
1	DBP-1	60	SD CI 12"
1	ESP	60	GAS UG 4"
1	FD-2	60	SD PVC 16" Need to update
1	FD-3	140	SD PVC 6"
1	NFWH	180	Pump Line
2	FD-1	180	DCW <1"
2	HB	200	DCW 3"
4	Gas Valve with CO Monitoring	200	SD PVC 4"
4	G REG-L	200	SD CI <4"
4	FS-1	200	SD CI 6"
6	PGD-2 6"	220	VENT CI <3"
11	PGD-1 4"	240	GAS RT MP 4"
12	SD1	260	SD PVC 12"
24	CO	420	SS PVC 4"
40	SD CI 10"		

Budget Price: $595,980.00

VE, deduct $45,000.00 to use PVC above grade on all drainage and vents.
Office items break out

Gas to generators for office-$76,000.00
Booster pump for domestic water for office-$52,000.00

Regulated by the Texas State Board of Plumbing Examiners
929 E. 41st St.
Austin, TX 78751
M-9075

Exclusions:
No tax on material, no piping of generator exhaust or supply, no emergency elevator drains, no stairwell drainage, no fars system, no concrete demo or pour back, no work on storm, sewer or water 5’ out from the building, no seismic bracing of overhead plumbing, no hvac condensate for RTU’s, no haul off of excavation spoils, pricing is good for 30 days.

Thanks for the opportunity,

Brad Parker

VENTURE

MECHANICAL, INC.

SUBMITTED TO:	**SWINERTON**	DATE:	**08/08/24**
ATTENTION:	**CHRISTOPHER DENCKLAU**	REVISION:	**0**
REFERENCE:	**CELINA GOV CENTER GARAGE**		

Venture Mechanical, Inc. is pleased to provide a quotation to furnish and install the HVAC system for the above referenced project. This quotation is in accordance with the documents listed below.

DOCUMENTS

Architect: HED
Engineer: DBR
Plans: 07/11/24
Specifications: 07/11/24
Addenda:

PRICING

Total Bid	**$ 357,000**
*All pricing is valid for 60 days.	

SCOPE

- Validation of building permit, by GC
- Provision & installation of the following:
  - (3) Split fan coil units
  - (5) Ductless split systems
  - (1) Electric unit heater
  - (2) Inline fans
  - (11) Louvers
  - Roof curbs, hangers and supports as specified
  - Ductwork with insulation
  - Fire and fire/smoke dampers where shown on plans
  - Fire stopping for mechanical items
  - Grilles, registers and diffusers with flex duct
  - Refrigerant piping
  - Condensate drain piping
  - Vibration isolation as specified
  - Mechanical identification
- Provision (only), of the following:
  - Ceiling access panels – installed by others
  - Motor starters – installed by others
- Installation (only), of the following:
  - Duct smoke detectors – provided by others
- AABC certified TAB
- Energy management / DDC system
- Start up of equipment
- Hoisting & man-lifts

1644 WEST CROSBY RD CARROLLTON, TX 75006 WWW.VENTUREMECH.COM 972.871.1300 TEL 972.871.1301 FAX TACLA020255E
REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS PO BOX 12157 AUSTIN, TX 78711 800.803.9200 TEL 512.463.5699 FAX

VENTURE

MECHANICAL, INC.

SUBMITTED TO: **SWINERTON** DATE: **08/08/24**
ATTENTION: **CHRISTOPHER DENCKLAU** REVISION: **0**
REFERENCE: **CELINA GOV CENTER GARAGE**

EXCLUSIONS

01) Bonding of any nature
02) Sales Tax
03) Generator exhaust
04) Cost of third party inspections
05) Over time or after hours work
06) Temporary HVAC
07) Provisions for LEED certification
08) Duct cleaning
09) Fire or fire/smoke dampers not shown on plans
10) Seismic restraints / wind bracing
11) Plumbing of any nature
12) Gas piping
13) Installation of motor starters
14) Provision of duct smoke detectors
15) Conduit or boxes for controls
16) Control wiring above 24 volts VAC
17) Electrical power wiring
18) Interlock wiring
19) Disconnect switches (unless scheduled)
20) Voltage transformers above 24 volts
21) Architectural louvers of any nature
22) Structural framing or engineering
23) Roofing
24) Painting
25) Caulking / weatherproofing
26) Installation of ceiling access panels
27) Cutting of sheetrock
28) Ceiling tile removal/repair or replacement
29) Saw cutting or coring in concrete/block or brick
30) Housekeeping or equipment pads
31) Leave outs for exterior wall penetrations
32) Drywall framing or chases

Thank you for the opportunity to bid this project. Should you have any questions or need additional information, please contact me at your convenience.

Sincerely,

Jason Brumfield

Jason Brumfield
Preconstruction Manager
Mobile: 214.587.2580
jbrumfield@venturemech.com

1644 WEST CROSBY RD CARROLLTON, TX 75006 WWW.VENTUREMECH.COM 972.871.1300 TEL 972.871.1301 FAX TACLA020255E
REGULATED BY THE TEXAS DEPARTMENT OF LICENSING AND REGULATIONS PO BOX 12157 AUSTIN, TX 78711 800.803.9200 TEL 512.463.5699 FAX

CEC facilities group

1275 Valley View Lane, Irving, TX 75061
t 817 734 0040 888 799 8658
www.cecfg.com

Date: 08/08/2024

Mr. Christopher Dencklau
Swinerton Builders
469-836-0908

SUBJECT: Celina Government Center Garage GMP
Mechanical HVAC and Plumbing System Proposal
CEC Quote Number 24-354

Thank you for the opportunity to submit our proposal for this project. Our pricing is based upon the following:

I. DOCUMENTS:

A. Specifications: Dated 07/11/2024
B. Drawings: Dated 07/11/2024

II. PRICING:

Base Bid $778,870

Payment & Performance Bond ..... Add $16,419

Breakouts:
HVAC $296,116
Plumbing $482,754
Combo Scope Award Deduct……...……...…….. ($9,734)

IV. SCOPE OF WORK:

We have specifically <u>included</u> the following: HVAC Scope of Work

1. Furnish and Install New HVAC Equipment as follows.
    a. (3) Fan & Coil Dx Units
    b. (5) Mini Split Systems
    c. (1) Electric Unit Heater
    d. (2) Exhaust Fans
    e. (5) Air Diffusers
    f. (2) Motorized Dampers
    g. (2) Barometric Relief Dampers
2. Furnish & install Ductwork per Plans.
3. Furnish & install Grilles, Registers, and Diffusers per Plans.
4. Furnish & install HVAC Piping per Plans.
5. **Furnish & install Condensate Drain Piping**
6. Furnish & field Insulate Ductwork and HVAC Piping as specified.
7. Furnish & install the HVAC Control System per plans.
8. Furnish Third Party Certified Test and Balance of the HVAC System.

CEC facilities group

1275 Valley View Lane, Irving, TX 75061
t 817 734 0040 888 799 8658
www.cecfg.com

9. Identification Tags.

We have specifically <u>included</u> the following: Plumbing Scope of Work

1. Furnish and Install New Plumbing Equipment as follows.
    a. (1) ESP-1
    b. (1) DBP-1
2. Furnish and Install New Fixtures as follows.
    a. (4) FS-1
    b. (2) FD-1
    c. (1) FD-2
    d. (1) FD-3
    e. (10) SD-1
    f. (11) PD-1
    g. (5) PD-2
    h. (1) PD-3
    i. (2) TD-1 25' in length ea.
    j. (2) HB-1
    k. (1) WH-1
    l. (1) Gas Regulator
    m. (1) Gas Solenoid Valve
    n. Trap Guards as required
3. Furnish & install all required sleeves
4. Furnish & install all required stub up supports (as detailed in the plans)
5. Furnish & install domestic water piping and associated parts.
    a. **Including temporary ¾" PEX riser w/ valve on each floor for construction use.**
6. Furnish & install sanitary DWV piping and associated parts.
7. Furnish & install storm water piping and associated parts.
8. **Camera below grade drainage after inspection and before level 1 concrete pour.**
9. **Furnish & install Natural Gas Piping, including approximately 60 LF' of below grade site gas piping from point of connection indicated on the civil drawings to the new stub up location shown on the plumbing drawings.**
10. Furnish & field Insulation Plumbing Pipes as specified.
11. Identification Tags

We have specifically <u>excluded</u> the following:

1. Buy American Act Provisions
2. Voidfrom Products
3. Overtime. Premium time must be authorized prior to execution. CEC assumed a 40-hour workweek.
4. Trash removal from jobsite. We will move trash to a designated area within the lease or jobsite.
5. Asbestos abatement or handling or disposal of hazardous waste.
6. Utility consumption charges during construction and startup, including permanent and temporary.
7. Preventive and required maintenance for first year is excluded.

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8. Contract for continued treatment of water systems is excluded. This would need to be secured by the owner before start-up.
9. Barriers, curbing, damming, or protection of any kind of bus duct assemblies, both temporary and permanent, provided by others.
10. Repairs or modifications to existing equipment or systems.
11. Spare Parts for equipment except as specified in the contract documents.
12. Motor Starters or disconnects except for those that are factory mounted on equipment.
13. Filter changes for equipment started in unclean environments.
14. Warranty on equipment furnished by others
15. Architectural Equipment Screens or Screen Walls.
16. Waterproofing of slabs building envelope.
17. Acoustical treatment for walls is excluded.
18. Floor x-rays for in-slab conduits or post tension cables. CEC will exert reasonable effort to locate conduits and cable. Any repairs are the Owner's responsibility.
19. Rock excavation.
20. Thrust blocks for underground piping.
21. Installation of access doors.
22. Architectural Louvers.
23. Fuel oil system or piping.
24. Sheetrock, including patching of any nature.
25. Structural work of any nature.
26. Painting and priming of any nature.
27. Roof work of any nature.
28. Concrete work (new concrete pads and/or demo of existing, concrete patching, pour-back, coring, saw cutting, etc.)
29. Fire protection work of any nature.
30. Ceiling removal or replacement.
31. All primary utility conduits and sleeves.
32. Duct Cleaning of any nature.
33. Smoke detectors furnished by others.
34. Duct Detectors furnished by others.
35. High Performance Butterfly valves
36. Temporary Cooling/Heating Equipment.
37. Cost of delays beyond CEC control.
38. Payment by credit or debit card. For this project, CEC accepts payments by check, ACH or wire transfer.
39. Payment & Performance Bond.
40. Permit fees (we will validate on building permit)
41. Testing of any existing piping systems (HVAC and Plumbing).
42. Video scoping of existing water lines.
43. Sales Tax.

The following <u>clarifications</u> pertain to this proposal:

1. In the event of significant delay or price increase of material occurring during the performance of the contract through no fault to the contractor, the contract sum, time of performance, or contract requirements shall be equitably adjusted by change order in accordance with the procedures of the

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contract documents. A change in price of an item or material shall be considered significant when the price of an item increases 10% percent between the date of this quote and the date of the contract.

2. Any warranty obligations to CEC Facilities Group pursuant to this subcontract shall extend only to the labor and materials provided by CEC or specified by CEC as meeting subcontract quality and performance requirements. CEC's warranty obligation shall not extend to Owner, Designer or Contractor specified specialty products such as air conditioning equipment against manufacturing defects or for additional labor beyond the initial installation required to replace such defects. In the case of the above-mentioned items being purchased by CEC pursuant to subcontract agreements then CEC's warranty obligations shall be limited to a pass through of the manufactures or distributors product warranty.
3. Electronic CAD files shall be provided to CEC for use in creating submittal drawings at no additional cost.
4. All equipment furnished by others and installed by CEC must comply with all required codes.
5. All equipment and materials furnished by other contractors or owners must be supplied in a timely manner to fit completion schedule.
6. General contractor to establish all lines and grade for layout purposes.
7. We request written notification of acceptance of this proposal prior to any contractual performance by CEC.
8. General Contractor will provide a two-week look ahead clearly coordinating the overlapping schedules of all trades on the project.
9. This proposal is valid for 15 calendar days.
10. Project acceptance pending approved credit and terms.
11. Breakouts are accounting purposes with total price based on CEC being awarded all scopes.
12. Alternates are subject to approval.
13. CEC Facilities Group reserves the right to amend, withdraw or otherwise alter this submission without penalty or charge as a result of any event beyond its control arising from or due to the current Covid-19 epidemic or events subsequent to this epidemic/ pandemic including changes in laws, regulations, by laws or direction from a competent authority.
14. This proposal is based upon the assumption that the materials anticipated herein will be reasonably available and subject to no more than normal market fluctuations. In the event of a severe and or/ unanticipated shortage of materials, CEC, reserves the right to seek an equitable adjustment in either the contract time or contract sum, or both, to reflect such anticipated shortage and or cost increases. If this proposal is acceptable, these terms will be incorporated into any subcontract agreement to be executed by the parties covering the work herein quoted.

We appreciate this opportunity to be of service to you. Please call if you have any questions or require and additional information.

Respectfully submitted,
CEC Facilities Group

KILGORE
10050 Houston Oaks Drive | Houston, TX 77064
T 713-924-4900 | F 713-924-5900
kilgoreind.com

August 8, 2024,

Addenda: 0
Bid ID: 5911

Mr. Christopher Dencklau
Swinerton Builders

RE: **Celina Government Center Garage GMP**

Kilgore Industries is pleased to submit our bid to provide the necessary materials, labor, supervision, and tools needed to complete the Mechanical and Plumbing scope of work for the above referenced project per the Plans and Specifications dated July 11, 2024.

Mechanical Total	$ 599,985.00
Plumbing Total:	$ 664,055.00
Mechanical & Plumbing Total:	$ 1,264,040.00

ADD ALTERNATES AND OPTIONS

Mechanical breakout (included above) for BIM Coordination and drawing	$ 6,850.00
Plumbing breakout (included above) for BIM Coordination and drawing	$ 23,255.00

1. No Schedule provided
2. Assumes 16 weeks of BIM coordination
3. Assumes 1 Meeting per week
4. Any additional requirements will be priced accordingly

Add for Mechanical Payment and Performance Bond (If required):	$ 18,950.00
Add for Plumbing Payment and Performance Bond (If required):	$ 20,280.00
Add allowance for Subsurface Drainage-Non-shown Reference PG 16 Geotech Report	$ 45,445.00

1. Does not include sump pit and or basin
2. Assumes tie into new storm service
3. Includes 830 LF of 6" perforated pipe with gravel backfill

Deduct to utilize Sch 40 PVC on all above grade Sanitary and storm	$ 27,995.00
Deduct to utilize Sch 80 CPVC on all above grade domestic water	$ 4,420.00
Deduct to utilize 1-1/2" fiberglass with .016 aluminum jacket on all DCW	$ 18,440.00
Deduct to remove insulation from storm drain piping located in the parking garage	$ 19,200.00
Deduct to utilize DTS-HAZ in-line sensing thermostat in lieu of IntelliTrace panel	$ 5,200.00
Add for future Gen. B, C, & D exhaust (Carbon Steel)	$ 9,875.00
Add for future Gen. B, C, & D exhaust (SS Double wall)	$ 24,700.00

General Clarifications:

1. Our proposal is based on working eight hours a day from 7 am to 3:30 pm, Monday through Friday. We have assumed that we will be able to have continuous work available to us through the entire construction period.
2. Each of our employees has been drug tested at the time that they were originally hired by our company. We have not included re-testing the employees specifically for this project.
3. Kilgore reserves the right to review the final contract and to negotiate terms and conditions that are acceptable to both Kilgore and the GC.
4. We have included the cost to provide a construction permit for our work. Processing, review, and occupancy permits, and fees are excluded.
5. We have included the cost to produce shop drawings for coordination. We have assumed that the architectural and structural backgrounds will be provided for our use at no additional cost to Kilgore.
6. In the absence of specifications, we have assumed that the provided schedules are not meant to be single sourced. We have assumed that alternates of equal quality will be accepted.
7. One Year Warranty from substantial completion.
8. Collin County Wage Scales
9. HUB Participation as required. Final value to be determined at award to subcontractors and suppliers
10. Badging and safety as required
11. Pricing is valid for 30 Days
12. Textura Fees
13. RFI Responses 1-22 dated August 6, 2024

Mechanical Inclusions and Clarifications:

1. Mechanical systems within the building footprint and the site piping as shown.
2. Excavation and backfill as required for pre-insulated underground piping. (None Shown)
3. Above ground piping and valves with required insulation and heat trace. (None Shown)
4. One-year warranty from Substantial Completion or Owner Occupancy.
5. Rental equipment to properly handle and install the Work.
6. Project Management and Supervision is necessary to properly manage the execution of this project.
7. Controls work will be DDC by Climatec
8. Start-Up of furnished equipment
9. Pipe and Equipment Identification as required per the documents
10. Flushing of our installed piping systems.
11. We have the following equipment:
    a. (5) VRF Fan coil units
    b. (3) VRF condensing units
    c. (11) Louvers
    d. (2) EUH's

e. (2)_ exhaust fans

f. (7) motorized dampers

Plumbing Inclusions and Clarifications:

1. We have included the cost to install the plumbing systems shown or referenced in the bid documents.
   a. Sanitary and storm below grade to be Sch 40 PVC with solvent weld fittings
   b. Subsurface drainage to be ABS pipe and fittings with gravel backfill
   c. Natural Gas below grade to be polyethylene pipe and fittings with fusion joints. Underground natural gas piping to be sleeved in Sch 40 PVC
   d. Sanitary waste and storm above grade to be No-hub cast iron with wide body couplings
   e. Domestic water to be Type L Copper with press copper fittings
   f. Natural gas to be Sch 40 Blk steel pipe with 150# Blk threaded fittings thru 2"; 2-1/2" and above to be Sch 40 Blk steel with 150# Blk buttweld fittings
2. We have included the following fixtures, drains and equipment:

a.	4	FS-1
b.	1	FD-1-FUNNEL W/ TG
c.	1	FD-2 W/ TG
d.	1	FD-3 W/ TG
e.	11	SD-1-STORM
f.	10	PD-1
g.	6	PD-2
h.	1	PD-3
i.	50	TD-2-50 LF
j.	7	Trap Guards
k.	10	GCO
l.	7	WCO
m.	1	WH-1
n.	1	HB-1
o.	1	ESP-1
p.	1	DWBP-1-DUPLEX
q.	15	BACKWATER VALVE
r.	1	3" RPZ
s.	4	3" SOLENOID VALVE
t.	1	3" GAS REGULATOR

3. Plumbing insulation and heat trace as specified
   a. Domestic Cold water to be 1-1/2" Armaflex with .016 aluminum jacket and 5W/LF Heat Trace
   b. Storm to be 1" thick fiberglass with 016 aluminum jacket
   c. Heat trace panel to be capable of tie-in to the BAS system
4. Fire safe of new plumbing systems as required
5. Excavation and backfill. Backfill to be with excavated materials. Excess spoils to be stockpiled on-site
6. We have included final connections to equipment supplied by others
7. We have included $7,500 for temporary water and construction trailer connections
8. Rodding of sanitary and storm at substantial completion
9. Independent video inspection of sanitary at substantial completion

All Exclusions:

1. Any work beyond 5' outside of the building perimeter unless specifically included above
2. Management of the BIM coordination process
3. Sales Tax
4. Cost of dumpsters or trash haul-off

5. Patching of walls, floors, and roof due to modifications to existing systems
6. Setting Generators
7. Roof penetrations
8. Seismic Restraints
9. Furnishing gas meter (shall be by Utility provider)
10. Offsite removal of excess excavated materials and fine grading
11. Rock removal
12. Scanning/X-Ray of walls and slabs if required
13. Concrete saw cutting coring including breaking and removal or pour back
14. Formed concrete of any kind, specifically included housekeeping pads for condensing units or exhaust fans
15. Receiving, storing, or setting of equipment supplied by others unless identified herein
16. Responsibility for Noise, Vibration, or other sound criteria
17. Integration of the electrical, lighting and life safety systems into the BAS system unless specifically noted per specifications
18. Scope associated with the Architectural and Structural requirements
19. Cutting holes in slabs/roof or providing structural reinforcement for penetrations
20. Steel framing of floor and roof openings
21. Supplemental steel to support the piping and ductwork
22. Installation, sealing or caulking of any furnished louvers
23. Painting of any type
24. Repair and replacement of existing underground utilities
25. Utility Charges of any kind
26. Composite cleanup. We include cleanup of our generated trash associated with our scopes of work
27. Premium time or overtime. We assume none is required
28. Architectural demolition. General contractor to provide access to all our work
29. Delegated Design
30. Temporary Power
31. Compliance with the “Buy America” and/or “Buy American” Acts
32. Super void and/or void systems of any type
33. Wiring of thermostats for heat trace
34. Connection to permanent power for heat trace
35. Parking Fees
36. Bollards and/or pipe protection of any type

We appreciate the opportunity to provide this proposal and hope that you find it acceptable. If there are any questions about the statements made above, please do not hesitate to call.

Respectfully,
Kilgore Industries, LLC.

Leo Dunn
Mechanical Estimator
832-296-1243
ldunn@kilgoreind.com

Travis Dietz
Plumbing
713-492-6524
tdietz@kilgoreind.com

MECHANICAL PARTNERS, INC.

3541 W. Plano Rd.
Garland, Texas 75042

Office (214) 343-1105
Fax (214) 343-1163

August 8, 2024

Swinerton Builders
2200 Main Street, Suite 300
Dallas, Texas 75201

ATTN : Christopher Dencklau

RE: Celina Government Center Garage
100 N. Colorado Street
Celina, Texas 75009

Revised 8-15-24

Christopher,

We propose to furnish and install the **PLUMBING & HVAC SYSTEMS** on the above referenced project in accordance with DD Plans dated 10-19-23, Specifications, RFI log, GEO report, and the following Scope of Work for the associated quotation values:

BASE BID – PLUMBING & HVAC	**$917,200.00**
ADD: IF P & P BOND IS REQUIRED	**$12,799.00**
ADD: FUTURE EXHAUST FOR GENERATORS	**$43,500.00**
ADD – Subsoil Piping	**$71,203.00**
ADD – Heat Trace and Controllers	**$9,768.00**
Break-Out for Accounting Purposes Only	
Plumbing (Base Bid)	**$454,419.00**
HVAC (Base Bid)	**$462,781.00**

PLUMBING

The above quotation **includes** but is not necessarily limited to the following:

1. Parking garage drains, floor drains, trench drains, wall hydrants
2. Sanitary waste piping system to 5'-0" outside of building, PVC below grade, cast-iron above
3. Domestic water piping system as illustrated
4. Storm drain piping system to 5'-0" outside of building, PVC below grade, cast-iron above
5. Thermal insulation on specified piping systems installed by MPI
6. Natural gas piping system from discharge side of meter at existing building through garage with valves and regulators for generators
7. Flushing and/or disinfection of domestic water system
8. Concrete coring/sleeves required for installation of plumbing system
9. Fire stopping of wall and/or floor penetrations on Plumbing related items
10. Validation Only of Plumbing Permit secured by General Contractor
11. Excavation and backfill with spoils placed at a single site location
12. 2D coordination and/or shop drawings
13. Daily clean-up to dumpster provided by "Others"
14. Identification and labeling as specified for equipment and/or piping installed by MPI
15. Backflow prevention device i.e., RPZ assembly
16. Domestic water booster pump as scheduled
17. Elevator sump pump with copper discharge piping terminating at floor sink at riser room
18. ADD – Heat Trace and up to four (4) controllers
19. ADD – Perimeter subsoil system and around elevator pit

PLUMBING

Specifically **excluded** from the above Proposal are the following:

1. **Materials sales tax**
2. Plumbing fixtures, fixture carriers
3. Gas or electric water heaters
4. Subsoil system – none shown or noted
5. A/C condensate drain piping system
6. Sump pit and pump system for subsoil system added
7. Compressed air piping system, equipment and/or piping
8. Permit fees, meters and/or tap fees
9. Site utilities
10. Fire protection along with backflow prevention devices required for system
11. Lawn sprinkler or irrigation

12. Builders risk insurance
13. 'Power' wire, conduit and/or wiring
14. Painting and/or patching
15. Formed and/or finished concrete including housekeeping pads and required concrete for inertia bases
16. Provisions related to seismic or wind events and conditions
17. Temporary plumbing for construction purposes
18. Payment and performance bond
19. Receiving, off-loading and/or setting of Owner furnished equipment
20. Temporary closures, sound partitions, and/or barriers
21. Demolition of general construction items such as floors, ceilings and walls required for access to plumbing work
22. Roofing, removal, repair, and/or replacement
23. Roof work associated with sealing or weatherproofing vents through roof
24. Fountain or water feature equipment and/or piping
25. Steel framing and/or metal flashings
26. Replacement of damaged or removed paving including sub-base preparation
27. Installation of access doors
28. Natural gas meter and/or primary gas pressure regulator
29. Camera and/or TV video of plumbing systems
30. Smoke Testing
31. Concrete saw cut and removal required for installation of plumbing systems
32. Concrete replacement
33. X-ray fees of concrete slab and/or wall if required prior to saw cutting and/or coring
34. Bringing any portion of an existing plumbing system up to code
35. Haul off site of excavated spoils
36. Splash blocks
37. Rock excavation as defined by the requirement to use a track excavator or other specialized equipment in lieu of a standard backhoe
38. 3D coordination and/or shop drawings
39. BIM 3D modeling of building systems
40. Hosting of BIM 3D modeling of building systems
41. "Off hours" work schedule i.e., Premium time labor
42. "Void" systems for Below grade piping, Sanitary or Storm
43. Domestic water meters, temporary or permanent
44. Accelerated work schedule without proper notification or compensation
45. "Attic stock" i.e., the supplying of surplus replacement fixtures and/or repair parts
46. "Wrap-up" or Owner controlled insurance programs
47. Background and badging cost

HVAC

The above quotation **includes** but is not necessarily limited to the following:

1. Thermal insulation on specified piping systems installed by MPI
2. Fire stopping of wall and/or floor penetrations on MPI related items
3. Validation only of permits secured by General Contractor
4. Daily clean-up to dumpster provided by “Others”
5. Identification and labeling as specified for equipment and/or piping
6. Generator exhaust for two generators provided and installed
7. 1 Unit heater provided and installed
8. 2 Exhaust fans provided and installed
9. 11 Louvers provided and installed
10. VRF FCU’s and Heat Pumps provided and installed
11. Refrigerant Piping for VRF system provided and installed
12. New ductwork provided and installed per plans
13. New diffusers and dampers provided and installed per plans
14. BAS Controls by Climatec Controls System per plans
15. Start-up of all equipment
16. TAB by AABC Certified firm

HVAC

Specifically **excluded** from the above Proposal are the following:

1. Materials Sales Tax
2. Permit fees
3. Drywall framing, lintels, chases
4. Structural engineering or review fees
5. Duct lagging or cleaning
6. Chemical fire protection
7. Warranty/repairs/code updates to existing hvac system
8. Architectural louvers
9. Fire dampers and/or combination Fire/Smoke dampers not specifically shown on the mechanical plans (all fire dampers or combination fire/smoke dampers, required must be shown on plans per NFPA 90 and SMACNA standards)
10. Operating costs (utility cost) during test and balance phase
11. Roofing, removal, repair, and/or replacement
12. Fire alarm control wiring and/or wiring of smoke detectors to termination panel
13. Formed and/or finished concrete including housekeeping pads and required concrete for inertia bases
14. Final connections to owner furnished equipment

15. Temporary HVAC for construction purposes
16. X-ray fees of concrete slab and/or wall if required prior to saw cutting and/or coring
17. Provisions related to seismic or wind events and conditions
18. Payment and performance bond
19. Temporary closures, sound partitions, and/or barriers
20. Roof work associated with sealing or weatherproofing penetrations through roof
21. Steel framing and/or metal flashings
22. Installation of access doors
23. Ceiling tile removal/repair or replacement
24. Camera and/or TV video of plumbing systems
25. BIM 3D modeling of building systems
26. 3D coordination and/or shop drawings
27. Hosting of BIM 3D modeling of building systems
28. Equipment/piping haul off site of demo items
29. "Attic stock" i.e., the supplying of surplus replacement or repair parts
30. "Wrap-up" or Owner controlled insurance programs
31. Background and badging cost

Conditions

1. Our Proposal/Budget is contingent upon MPI's acceptance of a mutually agreeable subcontract based on the scope of work i.e., subcontract shall specifically list above exclusions

2. Builders risk insurance **total** coverage, including any deductible, must be provided to MPI at no cost

3. Electronic background files for architectural and structural systems shall be provided to MPI at no cost

4. Work shown on non-mechanical/plumbing drawings but not shown or illustrated on the mechanical/plumbing drawings is **excluded** from the above proposal/budget

5. MPI excludes "WRAP UP" insurance program participation, i.e. CIP, OCIP, CCIP, RCIP, unless provided full disclosure of all terms & conditions along with a copy of the Policy for review by our Insurance Agent and/or Lawyer

6. MPI excludes costs associated with any “Online Payment” company usage fees as with “Textura” and others

7. Layout of building will be by General contractor, site, and slab. Points needed and benchmarks will be supplied for our personnel

8. This Proposal letter will become an attachment to any executed contract for this project

9. MPI Excludes participation in Accelerated Payment Discount Programs

Should you have any questions or require additional information, please do not hesitate to call.

Respectfully,

MECHANICAL PARTNERS, INC.

Blake McEvers
blakem@mechanicalpartners.com
Plumbing

Leonard Woodard
Lwoodard@mechanicalpartners.com
HVAC

Contractor shall be entitled to additional compensation from Customer when the price for any materials to be used on the Project increases 3% or more between the time the Contract is signed and materials for the project are purchased. In such a case, Customer shall pay to Contractor, on request, all sums by which the cost to Contractor for any item of materials has increased beyond 3%. This would apply, but not be limited to price increases in Copper, Cast Iron, PVC, steel, sheet metal, fuel, manufactured products, and equipment. Contractor is entitled to demonstrate this price increase using quotes, supplier list prices, invoices, or receipts, when requested.

Due to the volatile market, the above quote will be valid for no more than 30 days. Beyond 30 days the clause above will be enacted, should a written contract not be executed.

August 8, 2024

ATTN: Chris Dencklau
Hoar Construction

Reference: Celina Government Center Garage GMP

Bid Date: August 8, 2024

Way Mechanical is pleased to submit our GMP Proposal for the project referenced above. This proposal includes labor, material, equipment, and supervision required to perform the work in accordance with the following scope and clarifications. We acknowledge receipt of the following:

1. Mechanical & Plumbing Drawings Issue for Bid-Permit dated July 11, 2024 and prepared by DBR MEP Engineer.
2. Specifications Issue for Bid-Permit dated July 11, 2024 and prepared by DBR MEP Engineer.
3. Wage Decision TX20240239 dated January 5, 2024
4. Division 221121-Natural Gas Piping Systems dated July 24, 2024
5. Geotechnical Report dated September 19, 2023
6. RFI log dated August 1, 2024 – Items 01-22 – Mechanical/Plumbing items related

BASE BID – BREAKOUTS FOR ACCOUNTING PURPOSES ONLY

HVAC (Excludes any fuel oil piping scope for the emergency generators)	$	592,821
Plumbing (Excludes any Rock Excavation)	$	466,004
Total Bid	$	1,058,825
Alternate: - F&I Future Electrical Generator Exhaust Piping - ADD	$	272,288
If Automated Logic temperature controls is acceptable by the city of Celina in lieu of Climatec Controls Deduct	$	<$43,955>

We appreciate the opportunity to quote this project and earn your business. We look forward to a thorough review of our proposal at your convenience.

Respectfully,
WAY MECHANICAL

Steve Hopkins
Senior Estimator

720 Industrial Blvd. Suite 200
Grapevine, TX 76051
www.waymech.com
t. (972) 621-0001
1-877-WAYMECH
sales@waymech.com
H.V.A.C License #TACLA15467E Held by Tommy Baxter Regulated by The Texas Department of Licensing and Registration, P.O. Box 12157, Austin, TX 78765, (800) 803-9202, (512) 463-6599. Plumbing License #M-37170 Held by Harvey Bowden Regulated by The State Board of Plumbing Examiners, P.O. Box 4200, Austin, TX, 78765,(8[illegible]

JOB SPECIFIC INCLUSIONS AND EXCLUSIONS:

1. We include BIM and coordination with other trades in accordance with bid documents.
2. We exclude engineered backfill materials; excavated materials will be returned to the trench for backfill.
3. We exclude hauling excess excavated materials from the site.
4. We exclude fire stopping of our penetrations through rated walls and floors.
5. We exclude sealing or caulking penetrations through non-rated assemblies.
6. We include Commissioning of our scope as part of the owner's independent commissioning team.
7. We exclude sales tax.
8. We include textura fees.
9. We exclude any fuel oil piping scope.
10. We exclude Performance & Payment Bonds.
11. We exclude permits to be handled by general contractor. We include validation only for permits.

HVAC:

1. We include furnishing the following equipment items:
    a. (3) VRF Air Handling units serving Main electrical room, Emergency Electrical room and Elevator Hoistway.
    b. (3) VRF Air Cooled Condensing Units Heat pumps.
    c. (5) Ductless Split Systems units serving IDF Rooms and Elevator Control Room.
    d. (5) Air Cooled Condensing units serving (4) ductless split systems.
    e. (2) Inline Exhaust fans.
    f. (1) Electric Unit heater.
    g. (2) Motorized Dampers.
    h. (5) Mechanical Louvers scheduled on mechanical plans. (Excludes water proofing/sealing.)
    i. (Lot) Vibration Isolation
2. We include refrigerant piping with specialties.
3. We include a/c condensate drain piping.
4. We include mechanical insulation, refrigerant piping, electrical generator exhaust piping.
5. We include Building Automation Systems-by Climatec.
6. We include Testing, Adjusting & Balancing. Assistance to the TAB subcontractor is included.
7. We have included (1)-electrical generator exhaust piping for the current generator, we include double wall ducting without exterior insulation. See add above for the "future" generator exhaust scope.
8. We exclude furnishing of architectural louvers. Louver installation is by others. (We have included installation of mechanical louvers mentioned above.)
9. We exclude the cleaning of ductwork. All duct openings will be kept sealed during delivery and construction.
10. We exclude anti-microbial coatings for ductwork.

PLUMBING:

1. We include insulation of new plumbing piping per specifications.
2. We include furnishing, installation, & rough-in of the following fixtures per plumbing schedule:
    A. 4 – Floor drains
    B. 4 – Floor sinks
    C. 11 – Storm area drains
    D. 18 – Parking drains
    E. 26 – Cleanouts
    F. 2 – Trench drains
    G. 1 – Elevator sump pump
    H. 1 – Domestic water booster pump system
3. We include use of Supervoid underslab system for underground piping.

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4. We exclude temporary site utilities and office-trailer connections.
5. We exclude any systems extending beyond 5 feet from building line.
6. We exclude the building water meter and building natural gas meter.

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STANDARD CLARIFICATIONS

1. This proposal remains in effect for thirty (30) calendar days, or as specifically required by the bid documents. We reserve the right to review any unforeseen impacts incurred between the dates of this proposal and receipt of Notice to Proceed / Contract.
2. Way Mechanical. is not acting in the capacity of a licensed design professional and assumes no design liability.
3. If required by the bid documents, OCIP/CCIP deductions are included in the proposal amount(s).
4. Way Mechanical is to be named an additional insured on the Owner's Builders Risk Insurance Policy, including extended coverage at no cost to Way Mechanical.
5. We will provide a detailed schedule of our activities for incorporation into an overall construction schedule that is mutually agreed upon in advance of starting construction. Adequate time must be allocated in the construction schedule for installation of our work prior to installation of all walls. Priority walls are assumed to comprise no more than 5% of all walls.
6. Normal working hours are assumed, and overtime premiums are excluded, unless otherwise indicated in this proposal.
7. We require use of the owner's CAD/BIM files transmitted to us in electronic format, at no cost to Way Mechanical.
8. Temporary lighting, power and water required for our work will be provided by others at no cost to Way Mechanical.
9. If required for finishes, we will operate permanent HVAC systems, provided that: power to the required equipment has been completed; the building is weather-tight and dried-in; dust-generating activities have been completed; and sufficient controls are in place to protect equipment, ductwork and piping.
10. We include motor starters and disconnects that are integral with our equipment. All other starters and disconnects by others.
11. We include Variable Frequency Drives for equipment furnished under this scope in accordance with the bid documents. Installation is by the Div. 16/26 contractor, except where integral or factory-mounted to the equipment.
    a. To comply with IEEE 519 – Harmonic Control in Electrical Power Systems, we require the complete electrical & mechanical design from the Engineer of Record in order to perform harmonic analysis.
12. We include fire dampers, smoke dampers and fire/smoke dampers only where specifically shown on Mechanical Drawings.
13. Unless otherwise indicated within this proposal, we exclude the following:
    a. Surveying or layout of control lines.
    b. Temporary heating/cooling during construction.
    c. Temporary restroom facilities.
    d. Furnishing, installing, or relocation of any barriers, fencing, dust partitions, or similar items used for separation of work areas from occupied and public spaces as required for egress, security, infection control, etc.
    e. Participation in composite cleanup crews. We will dispose of our debris daily to dumpsters on site provided by others.
    f. Rock excavation.
    g. All power wiring 110V and above, including power wiring for controls.
    h. Fire protection, fire alarm and security systems.
    i. All roofing work, roofing repair and final flashing.
    j. Structural openings in precast or cast in place concrete. We will coordinate size and location of our required openings required with the project team. Supplemental steel, if required, for such penetrations is excluded.
    k. Supplemental supports for piping, ductwork and equipment (we assume supporting directly from building structure).
    l. X-ray and scanning of structural members, floors and walls.
    m. Cutting and patching of building structure and structural fireproofing.
    n. Concrete work, including but not limited to, saw cutting, housekeeping pads, inertia bases, concrete curbs, concrete structures or sumps, or poured-in-place concrete work of any kind.
    o. All seismic bracing and restraints.
    p. Wind load design & requirements.
    q. All painting except touch-up painting on equipment furnished by us.
    r. Weatherproofing, waterproofing, sealing and caulking of exterior penetrations.
    s. Asbestos and hazardous materials work of any kind.
    t. Repairs to any existing equipment or systems, unless clearly identified in the bid documents.
    u. All maintenance, inspections, filter changes, etc. for all HVAC & Plumbing systems after substantial completion.

720 Industrial Blvd. Suite 200
Grapevine, TX 76051
www.waymech.com
t. (972) 621-0001
1-877-WAYMECH
sales@waymech.com

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August 8, 2024

Mr. Christopher Dencklau
Swinerton Builders
2200 Main Street, Suite 300
Dallas, TX 75201
ph. 469-540-5877
email christopher.dencklau@swinerton.com

Re: Celina Government Center Garage HVAC & Plumbing IFP Budget (24 019)

We are pleased to submit our IFP budget proposal as follows to provide all labor, materials, tools, equipment, and supervision necessary to complete the Plumbing and Mechanical portion only for the above referenced project based on plans indicated below and information furnished by Swinerton Builders. We acknowledge no Addendums at this time.

IFP Budget Bid (HVAC & Plumbing) ……..……..…….. $1,261,636.00
Breakouts for accounting only:
Plumbing: $ 692,841.00
Mechanical: $ 568,796.00

ADD to provide 8" carbon steel exhaust as shown on M-201 to future generators B, C, and D (this does not include connections at EGE's) ……... $ 58,000.00

ADD to INSTALL one (1) Electricians exhaust MUFFLER (not shown) ……..... $ 2,800.00

ADD to provide TAB per 230593 ……..……..... $ 2,500.00

Sales Tax not included on Labor or Materials

Scope of Work-

1. Drawings based on (Issued for Bid-Permit, dated 7/11/2024):
    a. Plumbing – P-001, P-002, P-211, P-212, P-213, P-214, P-401, P-501, P-601.
    b. Mechanical – MEP-101, M-001, M-201, M-202, M-203, M-204, M-501, M-601.
    c. Specifications (labeled for Garage): Division 22 Plumbing; Division 23 HVAC, both dated July 11, 2024.
2. Swinerton's Construction schedule – start ~ 10/1/24; finish by ~ 9/1/25.
3. Perform excavation for the below ground plumbing piping shown on the above P series drawings.
    a. Excavation is based on a maximum depth of 5'0"
    b. Backfill is based on the use of existing removed material
    c. Water for compaction is based on onsite availability, exclude water truck
4. Furnish and install Sanitary system as shown on drawings.
    a. Underground piping to be PVC DWV pipe and fittings.
    b. Above ground piping to be Cast-Iron no hub.
5. Furnish and install Storm system as shown on drawings.
    c. Underground piping to be PVC DWV pipe and fittings.
    d. Above ground piping to be Cast-Iron no hub.
6. Furnish and install Domestic Water system as shown on drawings.
    a. Buried: Type K Copper pipe with wrought fittings.
    b. Above ground: Type L Copper pipe with wrought fittings.
7. Furnish and install Gas system as shown on drawings.
    a. Below Ground: Poly Yellow pipe
    b. Above Ground: 2" and Smaller: Sch 40 black steel with 150 lb. malleable iron threaded fittings.
    c. Above Ground: 2½" and larger: Sch 40 black steel with standard weight steel butt weld fittings with 150# slip-on flanges
8. Plumbing equipment as scheduled, to include:

a. (1) ESP-1 100 GPM SS Elevator Sump Pump
b. (1) DBP-1 160 GPM Duplex Booster Pump Pkg w/hydro-pneumatic tank
c. (2) TD-2 Trench Drains (26'-0")
d. (2) HB-1 3/4" Hose BIBB
e. (1) WH-1 Wall Hydrant
f. (2) FD-1 3” FLR DRAIN
g. (1) FD-2 4” FLR DRAIN
h. (1) FD-3 4” FLR DRAIN
i. (11) SD-1 3” STORM AREA DRAIN
j. (11) PD-1 4” Parking Deck Drains
k. (6) PD-2 6” Parking Deck Drains
l. (1) PD-3 6” Parking Deck Drains
m. (3) FS-1 4” FLR SINK
n. (1) FS-1 3” FLR SINK
o. (12) BWV 4” BWV at 1st Floor
p. (5) BWV 3” BWV at 1st Floor
q. (8) GCO 4” Grade Cleanouts
r. (2) GCO 3” Grade Cleanouts
s. (1) WCO 4” Wall Cleanouts
t. (1) WCO 3” Wall Cleanouts
u. (6) FCO 4” Floor Cleanouts
v. (3) FCO 3” Floor Cleanouts
w. (2) FCO 2” Floor Cleanouts
x. (1) BFP 3” Backflow Preventer

9. Plumbing fixtures as scheduled, to include:
    a. NONE
10. Furnish and install new condensate drain piping and associated parts.
    a. Type L piping with soldered connections.
11. Furnish and install refrigerant piping and associated parts.
    a. Type L ACR Copper with brazed connections.
12. Furnish and install the Emergency Generator A Exhaust Flue.
    a. Standard weight black carbon steel pipe.
13. Mechanical equipment as scheduled, to include:
    a. (3) VRF FCU's
    b. (3) VRF Heat Pumps (Condensers)
    c. (5) Ductless DX Splits
    d. (5) Ductless DX Split Condensers
    e. (2) IN-LINE Fans
    f. (1) EUH
    g. (11) LOUVERS
14. Vibration isolation as specified.
15. We include camera of NEW underground sewer and storm lines only.
16. We include temporary water for construction purposes as described in Swinerton Plumbing Scope.
17. Duct scope:
    a. Provide and Install the following:
        I. Rectangle Duct (Exposed duct and 1st 10’ from Units are Lined)
        II. Spiral Pipe and Fittings (Lined where exposed)
        III. (5) GRDs/Flex
        IV. (11) Louvers
        V. (2) Motorized Dampers
        VI. (2) Backdraft Dampers
        VII. Shop Drawings
        VIII. Prevailing Wage Rates
    b. Provide Installation of the following only:
        I. (2) Exhaust Fans
        II. (3) FCU’s

III. (5) Ductless Split Systems
IV. (3) VRF Heat Pumps
V. (1) Electric Unit Heater

c. Includes BIM participation
d. Includes a carbon steel exhaust flue at Emergency Generator GEN A

18. Insulation Scope:
We propose to furnish and install insulation with the following scope of work:
a. Generator exhaust duct: 2 layers of 1" calcium silicate pipe insulation with .016 aluminum jacketing.
b. Refrigerant suction piping: 1" Armaflex pipe and fitting insulation, exterior piping to receive .016 aluminum jacketing.
c. A/C cold condensate drain piping indoors: ¾" Armaflex pipe and fitting insulation.
d. Domestic cold-water piping: 1" fiberglass pipe insulation with PVC fitting covers. Outdoor piping 1½"Phenolic foam pipe insulation with .016 aluminum jacketing.
e. Includes heat trace for the Domestic Cold Water piping.
f. Galvanized shields at hangers included.
g. Prevailing wages applied.

19. Controls Scope:
Distech ECLYPSE BACnet IP DDC Energy Management System
a. Install new JACE global controller to connect to customer's Ethernet LAN where required
I. IP drop, LAN cabling and IP address by others
b. Connect to City's Tridium Niagara Supervisor software/owner's existing server
c. Provide required Niagara software licenses and 1-year software maintenance agreement
d. Climatec will provide floorplan graphics, control submittals and as-built manuals
e. Includes 1-year warranty on all DDC parts/labor
f. Up to (8) hours on-site owner training of system operation
g. Climatec will provide up to (16) hours support for Commissioning of controlled equipment
h. Climatec will provide up to (4) hours support for T&B of controlled equipment
i. Climatec recognizes wage rates for low-voltage wiring installers
j. Installation with plenum rated cabling (without conduit) above accessible lay-in ceilings;
i. EMT conduit in mechanical/electrical rooms, or other exposed areas
ii. All wiring to be certified CAT6 cabling for controllers per City standard (no daisy-chain)

BACnet Interface to Split FCUs (Quantity: 5)
a. Provide BACnet interface to units for monitoring via BAS system
I. BACnet interface card provided by equipment mfg.
II. Excludes condenser unit interlock wiring
b. Install factory provided space sensors
I. Interlock manufacturers room sensor

Controls for VRF Heat Pump Fan Coil Units (Quantity: 3)
a. Controller, sensors & associated control wiring for each unit
I. Excludes condenser unit interlock wiring
b. Control and monitoring of all points as specified
I. Dampers & actuators by equipment manufacturer
c. Provide space sensors with temperature/humidity

Controls for Exhaust Fans (Quantity: 2)
a. Control and status monitoring of exhaust fans EF-G1.1, EF-G1.2

Unit Heater (Quantity: 1) EUH-G1.1
a. Installation of unit manufacturer provided thermostat

Lighting Panel
a. BACnet IP interface to master lighting controller
c. Lighting control system provided and installed by others
I. Prior to Climatec performing an interface to the lighting control system, the Division 26 lighting contractor must perform all installation, programming, software, web graphics, IP connectivity & commissioning requirements

II. Once the system is on the district network, Climatec can provide the owner a link on the Alerton frontend graphics page for the owner to access the web-based lighting software program/graphics

Utility Monitoring
- a. BACnet interface to main electrical switchgear for monitoring of kW
  - I. Excludes sub-metering or monitoring of individual tenant meters or panels
  - II. BACnet interface at meter/switchgear, 120V power, and conduit pathway into main switchgear provided & installed by DIV 26 electrical contractor
- b. Provision of (1) flow meter, monitoring of flow from primary water supply to building
- c. Provision of (1) gas meter, monitoring of natural gas from primary gas supply to building
  - I. Installation of domestic water flow meter and gas meter by plumbing contractor

Monitoring of Garage Elevator Sump Pump (Quantity: 1)
- a. Sump pump high level alarms
- b. Status monitoring
  - II. factory provided dry contacts

Miscellaneous Monitoring
- a. Outside air temperature and humidity
- b. Alarm and status for EM Generator (1)
  - III. Digital input from MFG panel
- c. Alarm and status for elevator sump pump (1)
- d. Monitoring through BACnet interface fire suppression pump (1)
  - I. Div.22 provided equipment
- e. Monitoring through BACnet interface domestic water booster pump (1)
- f. Elevator machine room space temperature

20. Fire and acoustical caulking for piping penetrations through rated partitions and decks.
21. Hoisting of equipment.
22. Working forty (40) hours per week.
23. We are in compliance with General Decision Number: TX20240239 07/05/2024 for Texas, construction type: Building; County: Collin County in Texas wage determination.
24. Drawing Requirements:
    - a. Includes BIM drawings with participation in coordination.
      - i. Exclude leading the coordination.
25. Budget is based on work being performed during normal working hours.
26. Notes
    - a. Due to the fluctuating materials market, Weldon Contractors reserves the right to reprice material and equipment 30 days from date of proposal. Increases may result in a requested Change Order.
    - b. Lead times on material and equipment have significantly increased, Weldon Contractors will provide submittals, and release material and equipment immediately upon approved submittals return to minimize wait times. With this effort in mind Weldon Contractors will not be responsible for any project delays due to Lead times. We will do our due diligence and provide frequent status updates.

Exclusions

Our budget does not include:

1. Electrical power wiring and conduits.
2. Furnishing or installing any electric motor starter's and\or disconnects that are not specifically listed on the equipment schedules to be furnished by the mechanical contractor.
3. Furnishing or installing any interlocking between thermostat and equipment or equipment to equipment.
4. Fire alarm system, sprinkler system or any Fire rated related work including fire caulking.
5. Access panels.
6. Pitch pans.
7. Any concrete saw cutting of walls, ceilings, floors, roofs, etc. for mechanical penetrations.
8. Temporary safety covers over cuts.

9. Patching and painting of architectural items, floors, walls, *roofs*, ceilings, etc. where mechanical items have been removed or where new mechanical items have been installed.
10. Formed and poured concrete work, i.e. mechanical and plumbing equipment housekeeping pads, cleanout pads, etc.
11. Rock excavation (any rock excavation that may be required will be performed on a cost plus basis)
    a. Including trench boxes, trench safety, & dewatering.
12. Site utilities beyond 5'0" from foundation.
13. Dumpster, temporary utilities, temporary toilets, any temp cooling or heating, any temp exhaust of filtration.
14. Waterproofing.
15. Utility consumption charges during construction and startup, including permanent and temporary.
16. Overtime. (proposal based on normal working hours Monday thru Friday 7:00 am to 3:30 pm)
17. Providing payment and performance bonds. (unless listed as a line item above and accepted)
18. Liquidated or consequential damages.
19. Upgrade of existing equipment and systems to meet current codes.
20. Any abatement or removal of hazardous materials from piping, tanks, vessels and equipment. Such items shall be cleaned and abated and made safe by others prior to our crews working on such items.
21. Permits or Fees. (Our proposal is based on validating on the GC or Owners Permit)
22. Unforeseen material or equipment cost increases. Due to today's volatile steel market we reserve the right to revise our proposal by the amount material prices have increased from the time the proposal is dated to the date the project is awarded.
23. Any minority participation (MBE/WBE/DBE/SBE/HUB)
24. Any Drawing, Spec Section or work not listed on this proposal, including BIM drawings or coordination.
25. UL Smoke rated dampers.
26. Government Building scope
27. Underground pre-insulated Hydronic/Chilled Water piping.
28. Any Elevator sump pump **PITS, manholes** or any electrical scope.
29. Generator louvers.
30. The TAB of the air conditioning systems according to specification 23 05 93 shall be performed by an impartial technical firm hired by the Owner.
31. Relocating existing gas meter shown on MEP-101
32. Sitework, we are 5'-0" out with domestic water, sanitary, storm and natural gas piping systems.
33. Sleeving of underground gas piping, we are providing yellow gas piping underground which does not require a sleeve.
34. All Painting of any kind.
35. Bollards, we sent you a list of the HVAC equipment at each level we think should have bollards installed.
36. BAA (Buy American Act) compliance, this requirement deleted per RFI Q&A.
37. Super void system as referenced by detail 17, drawing P-601,
38. Attachment 'B' (never received).
39. Parking costs.
40. Storm drainage overflow or downspout nozzles.
41. Generator's B, C, and or D exhaust flues (see alternate if required).
42. Double wall SS Exhaust Flue at Emergency Generators, thimbles, relief valves or silencers.
43. Communication wiring to heat tracing.
44. Engineering or seismic calculations re plumbing note # 14, on P-002.
45. Our Controls subcontractor Excludes the following unless noted otherwise above:
    a. Underground conduit pathways for control system, provided by Div 26 electrical contractor
    b. Provision or installation of any AFMSs, louvers, balancing dampers, motorized dampers, exhaust/supply fan thermostats, switches, timers, or associated interlocks not listed above
    c. Provision of any BACnet interface cards – to be provided by HVAC equipment manufacturers
    d. Any 120v power work – by Div. 26
    e. Provision/configuration of lighting control system
    f. Provision of server or site PC workstation – tying into owner's system
    g. Fire/smoke dampers, duct mounted smoke detectors and any associated control wiring

h. Bonds, taxes, and/or permits if applicable

Clarifications to our budget:

1. This budget proposal is subject to:
   a. A mutually agreeable subcontract and/or purchase order.
   b. A copy furnished of all contract documents.
   c. A review of final plans and specifications.
   d. The award of our contract and project start not later than 30 days from today.
   e. This budget proposal letter to be incorporated into this Contract.
   f. Builders risk insurance to be carried by the owner and Weldon Contractors and our subcontractors to be named as additional insured.
2. This budget proposal is valid for thirty (10) days. In the event project is not awarded by the end of 10 days we will review our costs and adjust bid price if necessary. (With exception to material cost we reserve the right to review and revise material cost at any time up until the project is awarded)
3. Payment Terms: 100% of labor and materials delivered to the jobsite or stored / prefabricated at Weldon Contractors or our subcontractors' / vendors office / warehouse, based on monthly estimates, to be paid within 30 days from our invoice date. Access will be available for Owner or Owner's representative for inspection.
4. Weldon Contractors reserves lien rights. Any provision in the contract and/or purchase order agreement waiving our lien rights in favor of the construction lender shall not include lien rights on re-movables.
5. This budget proposal is based on the assumption that ADG Concepts will provide all electronic files in a timely manner in AutoCAD format at no cost to Weldon Contractors. If Weldon Contractors is required to create the AutoCAD drawings from scratch, we reserve the right to receive additional compensation for this cost.
6. Weldon Contractors requires 24-hour notification of possible back charges so corrective action can be taken before the charge is incurred. Only charges authorized in writing by Weldon Contractors will be accepted.
7. Weldon Contractors shall be under no obligation to perform change order work without a written change order for a mutually agreed price. We reserve the right for time extension and impact costs on any change orders.
8. Weldon Contractors will not be bound by any contract documents, copies of which are not furnished to us.
9. Weldon includes a warranty for a period of one (1) year from the date of acceptance by owner. Weldon Contractors will self-perform all warranty work with our experienced service technicians per the warranty terms per the project construction documents. Warranty work shall be performed during normal working hours Monday through Friday. Weldon Contractors shall be given 24 hours' notice for warranty issues, and will respond within 48 hours of notice. Weldon Contractors typically does not provide warranty services for equipment furnished by others. Warranty service typically does not cover maintenance activities required by the manufacturer. Warranty service shall not be provided for equipment that is not maintained, or is abused, or has been tampered with.
10. Weldon Contractors is licensed and regulated by: Texas Department of Licensing and Regulation, PO Box 12157, Austin, Texas 78711, (512) 463-6599, and Texas State Board of Plumbing Examiners, 929 East 41st Street, PO Box 4200, Austin, Texas 78765, (512) 302-5090.
11. All equipment furnished by others must comply with all required codes and be supplied in a timely manner. This equipment must be supplied with all necessary accessories; i.e., fuses, lamps, thermal overloads, circuit breakers, fasteners, sealants, installation instructions and drawings, etc.
12. This budget Proposal is based on adequate lay down area for materials and equipment being available.
13. This budget Proposal is based on a minimum of 10 working days from date of notice to proceed or executed contract to mobilize and start performing our scope of work for the project.

Thank you very much for the opportunity to present this budget proposal. We would appreciate the opportunity to discuss this quote and our project approach with you in person. If we are selected to be your partner on this project, we will commit our resources to make the project successful for you. We will call

you to see if we can be of further assistance or if you have further questions or if additional information is needed, please don't hesitate to call me at 817-460-1111 extension 136.

Sincerely,

Ed Smith | Sr Estimator
esmith@weldon-contractors.com

Subcontractor Bid Analysis

Trade: **26.00 Electrical**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Chris**

		Selected Sub	x		
	Subcontractor	FSG	FSG	Prism	All-Tech
	Phone	(817) 880-2881	(817) 880-2881	(214) 991-0826	(281) 253-8658
	Contact	Bob Bennett	Bob Bennett	Cameron Vrzak	Byron Bailey
	email	bob.bennett@fsgi.com	bob.bennett@fsgi.com	cvrzak@prismelectric.com	bbailey@alltechllc.com
	Scope Complete	Yes	Yes	Yes	Yes
	Rank	1	1	3	2
	Delta To Low	0%	0.00%	20.88%	19.99%
	Enter SBE %	0%			
	SBE $$$	$ -	$ -	$ -	$ -
		$ 3,247,971	$ 3,247,971	$ 3,926,015	$ 3,897,133
Standard Requirements (if entered here, costs will be included with Breakout #1)		$ -	$ -	$ -	$ 5,000
Prequalification Status			Yes	Yes	Yes	No
MSA Status			Yes	Yes	Yes	No
Single Project Limit			$ 98,042,517	$ 98,042,517	$ 46,752,097	N/A
Aggregate Limit			$ 220,595,663	$ 220,595,663	$ 105,192,218	N/A
Exclude Sales Tax		-	excl	excl	excl	excl
Textura		-	incl	incl	incl	$ 5,000
Prevailing Wages Included		-	incl	incl	incl	incl
Responses to RFIs Included		-	incl	incl	incl	incl
Scope sheet included		-	$ -			
Schedule included		-	$ -			
Trade Specific Requirements						
Base Bid		$ 7,275	$ 3,247,971	$ 3,247,971	$ 3,926,015	$ 3,897,133
Base Bid		$ -	$ -		$ 2,187,838	$ 3,761,200
		$ -	$ -			
Fixture Package - Poles included		$ -	$ 162,524	$ 162,524	$ 1,270,907	incl
Controls Package		$ -	$ 341,814	$ 341,814	incl	incl
		$ -	$ -			
Distribution		$ -	$ 694,796	$ 694,796		
Panels		$ -	incl	incl	incl	incl
X-frmrs		$ -	incl	incl	incl	incl
Distribution Panels		$ -	incl	incl	incl	incl
		$ -	$ -			
Generator		$ -	$ 476,477	$ 476,477	$ 321,237	incl
ATS		$ -	incl	incl	incl	incl
EM Distribution Panels		$ -	incl	incl	incl	incl

		Generator Rough in	$	-		Conduit only		Conduit only	Conduit only	Conduit only
			$	-	$	-				
		Feeders	$	-	$	218,930	$	218,930	incl	
		Secondary	$	-		incl		incl	incl	incl
		Primary	$	-	$	44,733	$	44,733	incl	incl
		Conduit Only	$	-	$	-			incl	incl
		Grounding	$	-	$	38,809	$	38,809	incl	incl
			$	-	$	-				
		Branch Power	$	-	$	41,773	$	41,773	incl	incl
		Mechanical/Plumbing Power	$	-	$	141,833	$	141,833	incl	incl
		Conduit and String for EV Chargers	$	7,275		incl - 7260		incl - 7260	incl	incl at 26000
			$	-	$	-				
		Special Systems Rough in	$	-	$	-				
		Communications	$	-	$	43,939	$	43,939	incl	incl
		Security System Rough in	$	-	$	65,001	$	65,001	incl	incl
		Primary Comm Conduits	$	-		incl - 39000		incl - 39000	incl	incl at 60000
			$	-	$	-				
		Fire Alarm Complete System	$	-	$	144,633	$	144,633	incl	atus Monitoring Only
		ERRCS/Public Safety DAS System	$	-		excl		excl	excl	excl
		Lightning Protection	$	-	$	91,000	$	91,000	incl	incl
		Temp Power	$	-	$	77,492	$	77,492	$ 77,492	$ 77,492
		Temp Power Consumption	$	-	$	30,041	$	30,041	$ 30,041	$ 30,041
		Acceptance Testing	$	-	$	16,908	$	16,908	incl	incl
		Commissioning	$	-	$	38,834	$	38,834	incl	incl
		BIM Coordination	$	-		incl		incl	incl	incl
			$	-	$	-				
		Firestopping for all Penetrations	$	-	$	3,500	$	3,500	$ 3,500	incl at 11000
		General Conditions Sub	$	-	$	554,934	$	554,934	incl	incl
			$	-	$	-				
		Christmas Lights GFI (Allowance)	$	-	$	20,000	$	20,000	$ 20,000	$ 20,000
		Refeed to Annex Building	$	-		incl - 13688		incl - 13688	$ 15,000	$ 3,400
			$	-	$	-				
		Total Base Bid (excl. Bond)	**$**	**7,275**	**$**	**3,247,971**	**$**	**3,247,971**	**$ 3,926,015**	**$ 3,897,133**

8/7/2024

ELECTRICAL BUDGET BREAKDOWN:
SCHEMATIC DESIGN

Customer: **Swinerton Builders**
Project: Celina Government Center Garage
Date: 8/7/2024
Sales Tax Status: Excluded

Budget Categories:	Parking Garage			Guard House	Category Totals
Light Fixtures	$162,524.49				$162,524.49
Lighting Control / Branch	$341,814.32				$341,814.32
Branch Power	$41,773.13				$41,773.13
Distribution	$995,028.40				$995,028.40
Generator-ATS	$476,477.14				$476,477.14
Feeders	$218,930.46				$218,930.46
Primary Electric Ductbank	$44,733.83				$44,733.83
HVAC/Mechanical Branch and Terminations	$141,833.32				$141,833.32
Fire Alarm System	$144,632.86				$144,632.86
ERRCS system	$98,243.01				$98,243.01
Communications (Rough-In)	$43,938.89				$43,938.89
Cable and Basket Tray	$0.00				$0.00
Security (Rough-In)	$65,001.92				$65,001.92
Parking Assist	$272,766.59				$272,766.59
Grounding	$38,809.70				$38,809.70
Acceptance Testing	$16,908.54				$16,908.54
Commissioning	$38,834.53				$38,834.53
Fire Stopping	$0.00				$0.00
Temporary Power / Lighting	$473,241.84				$473,241.84
General Conditions	$554,934.28				$554,934.28
Budget Sub-Totals:	**$4,170,427.25**	**$0.00**	**$0.00**	**$0.00**	**$4,170,427.25**
BASE BUDGET: ELECTRICAL					**$4,170,427.25**

Scope Notations And Exclusions:

1. Sales Tax is Excluded
2. Utility company charges excluded.
3. HVAC control wiring, starters and VFDs are excluded.
4. Cutting/patching/painting of structure, street and parking surfaces by others.
5. Roof penetrations and pitch pans by others. Permit and inspection fees are excluded.
6. Excavation through rock is excluded. Concrete work is excluded.
7. Budget excludes any cost increases from tariffs imposed and impacting products subsequent to the date of this proposal document.
8. Pricing is firm for 20 days from the date of this proposal.
9. Budget excludes any provision for security, AV and Telecomunication other than rough-in.
10. Budget excludes off-site parking and shuttling of workers.
11. Government Building is Excluded from this proposal.
12. **General Conditions** category includes: Supervision (PM, Superintendant), Engineering (shop drawings), Storage, Office, Consumables/Tools, Equipment Rental.

If you have any questions, please call 214-357-5697

Thank You,

Bob Bennett
FSG Electric

Prism Electric, Inc.
Austin | Fort Worth | Garland | Houston | Tulsa
TECL #18257 | OK #00103908
prismelectric.com

BID DATE August 8, 2024

Celina Government Center and Garage SD

Design Development
Electrical Proposal Summary
Prism Proposal Number: O2300505

Start Date	12-Sep-24	**Total Hours Elect**	13,641
Finish Date	1-Jun-26	**Hours per Week**	40
Duration (Months)	21	**Avg Manload**	3.46
Duration (Weeks)	89.6	**Peak Manload**	9

Description	sf	Quoted Matl	Rental	Sub	Material	Labor $	Totals
Site	**104,578**	316,295.16	14,238.91	57,441.07	348,265.90	836,771.81	1,573,012.84
Garage	**129,930**	960,032.40	872.93	166,246.08	242,414.35	1,282,635.76	2,652,201.51
		-	-	-	-	-	
		-	-	-	-	-	
		-	-	-	-	-	
BASE BID COST TOTALS		1,276,327.55	15,111.84	223,687.15	590,680.25	2,119,407.57	**$4,225,214**
Temporary Power and Lighting						ADD	96,084
GRAND TOTAL BASE BID W/ TEMPORARY							**$4,321,298**

Payment and Performance Bond Adder	ADD	$48,135

BREAKOUTS:	
Lighting Package Purchase Cost	1,716,139
Generator Purchase Cost	321,237
Remove Site Lighting	(445,232)

ALTERNATES (not included in base bid above):

Celina Government Center and Garage SD
Site

		Qty	Description		Unit	Totals
$1,573,013						
Electrical Primary Ductbank:				-	-	-
$13,499.68	2E4	60		-	-	-
cost / ft	$224.99	10.00	Excacvation Per Cu Yard		155.45	1,554.49
Number of Conduits	2	8.33	Backfill Per Cu Yard		88.25	735.41
Ditch Depth	36	60	Trench Safety		7.43	446.08
Width	18	60	Ductback Layout		10.52	631.46
Concrete Depth	6	60	2-6" Sch 40 PVC		75.22	4,513.13
Conduit Diameter	4	4	PVC Elbow - 90 deg - 6"		40.29	161.18
Sand		30	6" Pvc Base or Intermediate Spacer		18.75	562.50
Minimum Cover		292.50		-	-	-
		1	6 FT X 6 FT Concrete Equipment Pad		4,895.46	4,895.46
				-	-	-
Electrical Secondary Ductbank:				-	-	-
$213,565.71	11E4	150		-	-	-
cost / ft	$1,423.77	33.33	Excacvation Per Cu Yard		155.45	5,181.62
Number of Conduits	11	22.22	Backfill Per Cu Yard		88.25	1,961.08
Ditch Depth	36	150	Trench Safety		7.43	1,115.19
Width	24	150	Ductback Layout		10.52	1,578.65
Concrete Depth	12	150	11-4" Sch 40 PVC		239.58	35,937.72
Conduit Diameter	4	22	GRC Elbow - 90 deg - 4"		111.00	2,442.02
Sand		413	4" Pvc Base or Intermediate Spacer		11.98	4,940.39
		6,600	#500MCM THHN		24.30	160,409.03
				-	-	-
Electrical Secondary Ductbank: Fire Pump				-	-	-
$48,437.89	2E4	150		-	-	-
cost / ft	$322.92	33.33	Excacvation Per Cu Yard		155.45	5,181.62
Number of Conduits	2	22.22	Backfill Per Cu Yard		88.25	1,961.08
Ditch Depth	36	150	Trench Safety		7.43	1,115.19
Width	24	150	Ductback Layout		10.52	1,578.65
Concrete Depth	12	150	2-4" Sch 40 PVC		53.96	8,093.81
Conduit Diameter	4	4	GRC Elbow - 90 deg - 4"		111.00	444.00
Sand		75	4" Pvc Base or Intermediate Spacer		11.98	898.25
		1,200	#500MCM THHN		24.30	29,165.28
				-	-	-
Electrical Secondary Ductbank: Generator A				-	-	-
$57,809.57	4E4	100		-	-	-
cost / ft	$578.10	22.22	Excacvation Per Cu Yard		155.45	3,454.41
Number of Conduits	4	14.81	Backfill Per Cu Yard		88.25	1,307.39
Ditch Depth	36	100	Trench Safety		7.43	743.46
Width	24	100	Ductback Layout		10.52	1,052.43
Concrete Depth	12	100	4-4" Sch 40 PVC		102.79	10,279.16
Conduit Diameter	4	8	GRC Elbow - 90 deg - 4"		111.00	888.01
Sand		100	4" Pvc Base or Intermediate Spacer		11.98	1,197.67
		1,600	#500MCM THHN		24.30	38,887.04
				-	-	-
Electrical Secondary Ductbank: Generator B				-	-	-
$57,809.57	4E4	100		-	-	-
cost / ft	$578.10	22.22	Excacvation Per Cu Yard		155.45	3,454.41
Number of Conduits	4	14.81	Backfill Per Cu Yard		88.25	1,307.39
Ditch Depth	36	100	Trench Safety		7.43	743.46
Width	24	100	Ductback Layout		10.52	1,052.43
Concrete Depth	12	100	4-4" Sch 40 PVC		102.79	10,279.16
Conduit Diameter	4	8	GRC Elbow - 90 deg - 4"		111.00	888.01
Sand		100	4" Pvc Base or Intermediate Spacer		11.98	1,197.67
		1,600	#500MCM THHN		24.30	38,887.04
				-	-	-

Celina Government Center and Garage SD
Site

		Qty	Description		Unit	Totals
Electrical Secondary Ductbank: Generator C				-	-	-
$57,809.57	4E4	100		-	-	-
cost / ft	$578.10	22.22	Excacvation Per Cu Yard		155.45	3,454.41
Number of Conduits	4	14.81	Backfill Per Cu Yard		88.25	1,307.39
Ditch Depth	36	100	Trench Safety		7.43	743.46
Width	24	100	Ductback Layout		10.52	1,052.43
Concrete Depth	12	100	4-4" Sch 40 PVC		102.79	10,279.16
Conduit Diameter	4	8	GRC Elbow - 90 deg - 4"		111.00	888.01
Sand		100	4" Pvc Base or Intermediate Spacer		11.98	1,197.67
		1,600	#500MCM THHN		24.30	38,887.04
				-	-	-
Electrical Secondary Ductbank: Generator D				-	-	-
$57,809.57	4E4	100		-	-	-
cost / ft	$578.10	22.22	Excacvation Per Cu Yard		155.45	3,454.41
Number of Conduits	4	14.81	Backfill Per Cu Yard		88.25	1,307.39
Ditch Depth	36	100	Trench Safety		7.43	743.46
Width	24	100	Ductback Layout		10.52	1,052.43
Concrete Depth	12	100	4-4" Sch 40 PVC		102.79	10,279.16
Conduit Diameter	4	8	GRC Elbow - 90 deg - 4"		111.00	888.01
Sand		100	4" Pvc Base or Intermediate Spacer		11.98	1,197.67
		1,600	#500MCM THHN		24.30	38,887.04
				-	-	-
B1DP Ductbank: Garage to Bldg				-	-	-
$114,731.13	4E4	200		-	-	-
cost / ft	$573.66	44.44	Excacvation Per Cu Yard		155.45	6,908.83
Number of Conduits	4	29.63	Backfill Per Cu Yard		88.25	2,614.78
Ditch Depth	36	200	Trench Safety		7.43	1,486.92
Width	24	200	Ductback Layout		10.52	2,104.87
Concrete Depth	12	200	4-4" Sch 40 PVC		102.79	20,558.32
Conduit Diameter	4	8	GRC Elbow - 90 deg - 4"		111.00	888.01
Sand		200	4" Pvc Base or Intermediate Spacer		11.98	2,395.34
		3,200	#500MCM THHN		24.30	77,774.08
				-	-	-
Communications Duct Banks: Primary Fiber Loop				-	-	-
$58,479.45	2E4	500		-	-	-
cost / ft	$116.96	83.33	Excacvation Per Cu Yard		155.45	12,954.06
Number of Conduits	2	69.44	Backfill Per Cu Yard		88.25	6,128.38
Ditch Depth	36	500	Trench Safety		7.43	3,717.30
Width	18	500	Ductback Layout		10.52	5,262.17
Concrete Depth	6	500	2-4" Sch 40 PVC		53.96	26,979.37
Conduit Diameter	4	4	GRC Elbow - 90 deg - 4"		111.00	444.00
Sand		250	4" Pvc Base or Intermediate Spacer		11.98	2,994.17
Minimum Cover		2,437.50		-	-	-
				-	-	-
				-	-	-
Communications Duct Banks: Comm Garage Connection				-	-	-
$6,382.72	2E4	20		-	-	-
cost / ft	$319.14	3.33	Excacvation Per Cu Yard		155.45	518.16
Number of Conduits	2	2.78	Backfill Per Cu Yard		88.25	245.14
Ditch Depth	36	20	Trench Safety		7.43	148.69
Width	18	20	Ductback Layout		10.52	210.49
Concrete Depth	6	20	2-4" Sch 40 PVC		53.96	1,079.17
Conduit Diameter	4	4	GRC Elbow - 90 deg - 4"		111.00	444.00
Sand		10	4" Pvc Base or Intermediate Spacer		11.98	119.77
Minimum Cover		97.50		-	-	-
				-	-	-
		1	17" x 30" Pre-cast Pull Box w/Cast Cover		3,617.29	3,617.29
				-	-	-

Celina Government Center and Garage SD
Site

		Qty	Description	Unit	Totals
Communications Duct Banks: Comm Garage Connection			-	-	-
$8,704.13	2E4	40	-	-	-
cost / ft	$217.60	6.67	Excacvation Per Cu Yard	155.45	1,036.32
Number of Conduits	2	5.56	Backfill Per Cu Yard	88.25	490.27
Ditch Depth	36	40	Trench Safety	7.43	297.38
Width	18	40	Ductback Layout	10.52	420.97
Concrete Depth	6	40	2-4" Sch 40 PVC	53.96	2,158.35
Conduit Diameter	4	4	GRC Elbow - 90 deg - 4"	111.00	444.00
Sand		20	4" Pvc Base or Intermediate Spacer	11.98	239.53
Minimum Cover		195.00	-	-	-
			-	-	-
		1	17" x 30" Pre-cast Pull Box w/Cast Cover	3,617.29	3,617.29
			-	-	-
Site Lighting:			-	-	-
$796,612.92			-	-	-
Site Lighting		***1***	***Lighting Purchase Cost (Quote)***	308,528.14	308,528.14
		8	LED Bollard	736.70	5,893.63
L-1	Tree Uplight	20	In Grade Uplight	368.35	7,367.04
L-8	Pot Uplight	6	LED Tree Light	231.54	1,389.21
		960	30A-2#10,#10G-1" PVC	13.95	13,390.69
		900	50A-6#8,#10G-1" PVC	22.64	20,377.64
		68	GRC Elbow - 90 deg - 1"	94.26	6,409.60
		1860	Trench & Backfill (12"x24" Deep)	14.30	26,602.31
		3	Quazite 11 x 18 x 12-3/4 open botton pull box w/cover	647.62	2,201.92
Decorative Lighting		1	Allowance	-	-
	Arch Light	36	LED Cove (14 ft)	871.04	31,357.45
		8	Exterior LED Outline Strip Controller	420.97	3,367.79
	Cypress Bench	10	6' Under Bench (wet)	84.19	841.95
		4	Exterior LED Outline Strip Controller	420.97	1,683.89
L-2	Festoon Light	700	LED Festival Lights (per ft)	42.10	29,468.14
		5	20 Ft Pole w/150W Decorative Luminaire	1,368.16	6,840.82
		4340	30A-2#10,#10G-1" PVC	13.95	60,537.08
		400	50A-6#8,#10G-1" PVC	22.64	9,056.73
		1528	GRC Elbow - 90 deg - 1"	94.26	144,027.44
		4740	Trench & Backfill (12"x24" Deep)	14.30	67,792.98
		76	Quazite 11 x 18 x 12-3/4 open botton pull box w/cover	647.62	49,478.47
			-	-	-
			-	-	-
Site Power:			-	-	-
$68,087.88			-	-	-
Monument Sign		2	30A 3P NF N3R Disconnect Switch	643.47	1,286.95
		2	3/4" sealtight w/3 #10, #10G	198.56	397.11
		400	30A-4#10,#10G-3/4" PVC	14.33	5,732.77
		4	GRC Elbow - 90 deg - 3/4"	75.38	301.53
			-	-	-
Motorized Gate		2	30A 3P NF N3R Disconnect Switch	643.47	1,286.95
		2	3/4" sealtight w/3 #10, #10G	198.56	397.11
		400	30A-4#10,#10G-3/4" PVC	14.33	5,732.77
		4	GRC Elbow - 90 deg - 3/4"	75.38	301.53
			-	-	-
Site Receptacles		21	Duplex WP GFCI receptacle	151.61	3,183.84
		1050	30A-2#10,#10G-3/4" PVC	11.54	12,118.55
		300	50A-6#8,#10G-1" PVC	22.64	6,792.55
		42	GRC Elbow - 90 deg - 1"	94.26	3,958.87
		1350	Trench & Backfill (12"x24" Deep)	14.30	19,308.13
			-	-	-
Site Irrigation Controller		1	Duplex WP GFCI receptacle	151.61	151.61
		250	30A-2#10,#10G-3/4" PVC	11.54	2,885.37
		2	GRC Elbow - 90 deg - 1"	94.26	188.52
Flow Sensor to Controller		50	1"PVC EC	9.76	488.15
		250	Trench & Backfill (12"x24" Deep)	14.30	3,575.58
			-	-	-
			-	-	-

Celina Government Center and Garage SD
Site

	Qty	Description		Unit	Totals
			-	-	-
Site Security:			-	-	-
$13,273.04			-	-	-
Site Camera	8	6 FT - 1" Sealtight		177.88	1,423.05
	16	GRC Elbow - 90 deg - 1"		94.26	1,508.14
	800	1"PVC EC		9.76	7,810.37
	800	Pull String		3.16	2,531.49
			-	-	-
			-	-	-
			-	-	-
			-	-	-
			-	-	-
TOTAL - Site					**1,573,013**

Celina Government Center and Garage SD
Garage

		Qty	Description		Unit	Totals
$2,652,202	129,930 sf					
Lighting:						
$337,281	*Fixt Cost*					
GA		36	Garage LED Fixture		222.25	8,000.88
GB		14	Garage LED Fixture		222.25	3,111.45
F		32	4ft LED Industrial Strip w/ Chain Hanger		174.27	5,576.62
FE		34	4ft LED Industrial Strip w/ Chain Hanger		174.27	5,925.16
X		10	Edgelit Exit Light		280.41	2,804.08
GAE		25	Garage LED Fixture		222.25	5,556.17
GBE		10	Garage LED Fixture		222.25	2,222.47
EE		8	4ft Stairwell LED w/ Integral Occ Sensor		107.01	856.06
LLE		9	4ft Vaportight, Wet Location LED Strip		152.04	1,368.40
GCE		3	30Ft RTS Pole w/2-LED		1,148.33	3,445.00
EXIT		20	Edgelit Exit Light		280.41	5,608.15
		10,040	20A-2#12,#12G-3/4" ENT		7.39	74,166.64
				-	-	-
				-	-	-
			20A-6#12,#12G-3/4" EMT		-	-
		4,800	30A-6#10,#10G-3/4" ENT		12.92	62,009.33
		330	GRC Elbow - 90 deg - 3/4"		75.38	24,876.59
				-	-	-
		1	***Lighting Purchase Cost (Quote or Allowance)***		131,754.06	131,754.06
					-	-
				-	-	-
Lighting Controls:				-	-	-
$15,774						-
OS5		63	Occupancy sensor (ceiling)		188.77	11,892.59
OSW		15	Occupancy sensor (wall)		173.81	2,607.10
		1	Architectural Lighting Control Panel (277V)		1,274.68	1,274.68
				-	-	-
Branch Power:				-	-	-
$36,363						-
GFI DUP		35	Duplex GFCI receptacle		136.21	4,767.23
WP GFI DUP		2	Duplex WP GFCI receptacle		151.61	303.22
QUAD GFI		4	Quad GFCI receptacle		215.72	862.89
		4	Twist Lock L5-20R		119.28	477.14
				-	-	-
				-	-	-
		1,175	20A-2#12,#12G-3/4" ENT		7.39	8,679.86
		1,600	30A-6#10,#10G-3/4" ENT		12.92	20,669.78
		8	GRC Elbow - 90 deg - 3/4"		75.38	603.07
				-	-	-
				-	-	-
				-	-	-
HVAC:				-	-	-
$129,915						-
FCU - ADDED PER RFI	60	5	60A NF Disc and Equip Conn (w/1-1/4" EMT branch)		5,619.82	28,099.11
				-	-	-
FCU	60	1	60A NF Disc and Equip Conn (w/1-1/4" EMT branch)		5,619.82	5,619.82
				-	-	-
FCU	30	2	30A NF Disc and Equip Conn (w/3/4" EMT branch)		3,797.88	7,595.77
				-	-	-
DSS/ID	30	5	30A NF Disc and Equip Conn (w/3/4" EMT branch)		3,797.88	18,989.42
				-	-	-
DSS/OD	30	5	30A NF Disc and Equip Conn (w/3/4" EMT branch)		3,797.88	18,989.42
				-	-	-
VRF	60	3	60A NF Disc and Equip Conn (w/1-1/4" EMT branch)		5,619.82	16,859.47
				-	-	-
FAN	30	2	20A MRSW and Equip Conn (w/3/4" EMT branch)		2,969.45	5,938.90
				-	-	-
UNIT HEATER	30	1	30A NF Disc and Equip Conn (w/3/4" EMT branch)		3,797.88	3,797.88
				-	-	-
HP	30	2	30A NF Disc and Equip Conn (w/3/4" EMT branch)		3,797.88	7,595.77
				-	-	-
EF	30	6	30A NF Disc and Equip Conn (w/3/4" EMT branch)		2,738.19	16,429.14
				-	-	-
				-	-	-
				-	-	-

Celina Government Center and Garage SD
Garage

		Qty	Description	Unit	Totals
Equipment:				-	-
$148,866					-
(8) Dual EV Chargers	**Chargers Excluded**		Box	-	-
			3/4" sealtight w/3 #6, #8G	-	-
			50A-4#8,#10G-1" ENT	-	-
			GRC Elbow - 90 deg - 1"	-	-
EMPTY CONDUIT ONLY		3200	1"ENT	6.00	19,215.20
		32	GRC Elbow - 90 deg - 1"	94.26	3,016.28
		3200	Pull String	3.16	10,125.94
				-	-
Elevators		2	Bussman Elevator Module	5,720.52	11,441.05
		2	1" sealtight w/3 #3, #6G	624.65	1,249.29
		300	100A-3#3,#8G-1 1/4" EMT	35.78	10,733.94
		8	EMT Elbow - 90 deg - 1-1/4"	40.82	326.56
		2	Elevator Cab Light Conn	1,498.12	2,996.24
		2	Elev pit light, sw, recept & sump pump (w/3/4" EMT branch)	4,425.64	8,851.28
		2	30A NF Disc and Equip Conn (w/3/4" EMT branch)	3,797.88	7,595.77
		2	6 X 6 X 6 Nema 1 J-Box	55.93	111.86
		200	1 1/2" EMT EC	27.19	5,438.61
		4	EMT Elbow - 90 deg - 1-1/2"	52.54	210.17
		200	Pull String	3.16	632.87
				-	-
Signage		2	30A NF Disc and Equip Conn (w/3/4" EMT branch)	3,797.88	7,595.77
				-	-
Mobility HUB		200	(2) 2" EMT EC	55.86	11,171.20
		8	EMT Elbow - 90 deg - 2"	75.53	604.20
		400	Pull String	3.16	1,265.74
		2	Elev pit light, sw, recept & sump pump (w/3/4" EMT branch)	4,152.54	8,305.08
				-	-
(Misc. i.e. Back Flow & Unit Heater, etc.)		10	30A NF Disc and Equip Conn (w/3/4" EMT branch)	3,797.88	37,978.84
				-	-
Distribution:				-	-
$630,067					-
		1	***Switchgear Purchase Cost (Quote)***	390,607.84	390,607.84
		1	***Testing***	5,600.00	5,600.00
				-	-
MSB		1	4000 A MCB Switchboard	34,281.48	34,281.48
		1	Model SD TVSS	660.86	660.86
		5	100A-4#1AL,#6ALG-1 1/2" EMT	38.58	192.92
		1	Switchboard Metering	-	-
				-	-
ATS - PULL BOX 1HG	225A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		50	255A-4#250,#4G-2 1/2" EMT	92.79	4,639.58
		3	EMT Elbow - 90 deg - 2-1/2"	114.91	344.73
				-	-
ATS - PULL BOX 1B	400A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	400A-2 Sets(4#3/0,#3G-2" EMT)	141.96	2,129.43
		4	EMT Elbow - 90 deg - 2"	75.53	302.10
				-	-
NOTE 1			STUB OUT	-	-
		120	2-2" Sch 40 PVC	29.63	3,555.39
		8	GRC Elbow - 90 deg - 2"	153.30	1,226.39
				-	-
ATS - PULL BOX ATS2	600A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	620A-2 Sets(4#350,#1G-3" EMT)	240.57	3,608.51
		4	EMT Elbow - 90 deg - 3"	138.76	555.04
				-	-
NOTE 1			STUB OUT	-	-
		120	2-4" Sch 40 PVC	53.96	6,475.05
		8	GRC Elbow - 90 deg - 4"	111.00	888.01
				-	-
ATS - PULL BOX ATS3	600A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	620A-2 Sets(4#350,#1G-3" EMT)	240.57	3,608.51
		4	EMT Elbow - 90 deg - 3"	138.76	555.04
				-	-
NOTE 1			STUB OUT	-	-
		120	2-4" Sch 40 PVC	53.96	6,475.05
		8	GRC Elbow - 90 deg - 4"	111.00	888.01
				-	-
ATS - PULL BOX ATSR	600A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	620A-2 Sets(4#350,#1G-3" EMT)	240.57	3,608.51
		4	EMT Elbow - 90 deg - 3"	138.76	555.04
				-	-
NOTE 1			STUB OUT	-	-
		120	2-4" Sch 40 PVC	53.96	6,475.05
		8	GRC Elbow - 90 deg - 4"	111.00	888.01
				-	-
ATS - PULL BOX ATS-B1	600A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	620A-2 Sets(4#350,#1G-3" EMT)	240.57	3,608.51
		4	EMT Elbow - 90 deg - 3"	138.76	555.04
				-	-

Celina Government Center and Garage SD
Garage

		Qty	Description	Unit	Totals
ATS - PULL BOX ATS-1A	400A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	400A-2 Sets(4#3/0,#3G-2" EMT)	141.96	2,129.43
		4	EMT Elbow - 90 deg - 2"	75.53	302.10
			-	-	-
ATS - PULL BOX ATSCH	800A	1	47" x 60" x 8" Pull Box w/Cover	5,105.33	5,105.33
		15	855A-3 Sets(4#300,#2/0G-3" EMT)	333.96	5,009.38
		6	EMT Elbow - 90 deg - 3"	138.76	832.56
			-	-	-
NOTE 1 ATSCH			STUB OUT	-	-
		100	3-3" Sch 40 PVC	67.13	6,713.33
		6	GRC Elbow - 90 deg - 3"	293.80	1,762.79
			-	-	-
NOTE 1 - #10			STUB OUT	-	-
		120	1-4" Sch 40 PVC	27.65	3,318.00
		2	GRC Elbow - 90 deg - 4"	111.00	222.00
			-	-	-
NOTE 1 - #13			STUB OUT	-	-
		120	1-4" Sch 40 PVC	27.65	3,318.00
		2	GRC Elbow - 90 deg - 4"	111.00	222.00
			-	-	-
1HG		1	250 A 277/480V MCB Panelboard	2,550.54	2,550.54
		50	255A-4#250,#4G-2 1/2" EMT	92.79	4,639.58
		3	EMT Elbow - 90 deg - 2-1/2"	114.91	344.73
			-	-	-
3HG		1	150 A 277/480V MCB Panelboard	2,426.48	2,426.48
		45	130A-4#1,#6G-1 1/2" EMT	48.84	2,197.84
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
			-	-	-
T-1LG		1	112.5 KVA EE 480-208/120V Xfmr	4,846.08	4,846.08
		20	175A-3#2/0,#6G-1 1/2" EMT	51.36	1,027.18
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
			-	-	-
1LG		1	400 A 208/120V MCB 2-Sec Pnl	5,651.91	5,651.91
		10	420A-4#600,#3G-4" EMT	186.13	1,861.30
		3	EMT Elbow - 90 deg - 4"	174.21	522.64
		1	Model MB TVSS	327.49	327.49
			-	-	-
T-3LG		1	112.5 KVA EE 480-208/120V Xfmr	4,846.08	4,846.08
		20	175A-3#2/0,#6G-1 1/2" EMT	51.36	1,027.18
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
			-	-	-
3LG		1	125 A 208/120V MCB Panelboard	2,110.75	2,110.75
		45	130A-4#1,#6G-1 1/2" EMT	48.84	2,197.84
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
		1	Model MB TVSS	327.49	327.49
			-	-	-
T-1LGM		1	112.5 KVA EE 480-208/120V Xfmr	4,846.08	4,846.08
		20	175A-3#2/0,#6G-1 1/2" EMT	51.36	1,027.18
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
			-	-	-
1LGM		1	400 A 208/120V MCB 2-Sec Pnl	5,651.91	5,651.91
		10	420A-4#600,#3G-4" EMT	186.13	1,861.30
		3	EMT Elbow - 90 deg - 4"	174.21	522.64
			-	-	-
3HGPV		1	250 A 277/480V MCB Panelboard	2,550.54	2,550.54
		50	255A-4#250,#4G-2 1/2" EMT	92.79	4,639.58
		3	EMT Elbow - 90 deg - 2-1/2"	114.91	344.73
			-	-	-
T-1LGN		1	112.5 KVA EE 480-208/120V Xfmr	4,846.08	4,846.08
		20	175A-3#2/0,#6G-1 1/2" EMT	51.36	1,027.18
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
			-	-	-
1LGN		1	400 A 208/120V MCB 2-Sec Pnl	5,651.91	5,651.91
		10	420A-4#600,#3G-4" EMT	186.13	1,861.30
		3	EMT Elbow - 90 deg - 4"	174.21	522.64
			-	-	-
ATS- E	Equipment	1	200 Amp,4 Pole, 600 Volt ATS w/Isolation Bypass	2,122.51	2,122.51
		10	200A-4#3/0,#6G-2" EMT	70.93	709.30
		4	EMT Elbow - 90 deg - 2"	75.53	302.10
		1	225 Amp 600V N1 Encl CB	741.48	741.48
			-	-	-
T-XMFR		1	112.5 KVA EE 480-208/120V Xfmr	4,846.08	4,846.08
		20	175A-3#2/0,#6G-1 1/2" EMT	51.36	1,027.18
		3	EMT Elbow - 90 deg - 1-1/2"	52.54	157.63
NOTE 2				-	-
			-	-	-
NOTE 1			STUB OUT	-	-
		100	1-4" Sch 40 PVC	27.65	2,765.00
		2	GRC Elbow - 90 deg - 4"	111.00	222.00
			-	-	-
NOTE 1			STUB OUT	-	-
		100	1-4" Sch 40 PVC	27.65	2,765.00
		2	GRC Elbow - 90 deg - 4"	111.00	222.00
			-	-	-

Celina Government Center and Garage SD
Garage

		Qty	Description	Unit	Totals
				-	-
Emergency Distribution:				-	-
$796,167					-
		1	***Gen, ATS, Paralleling Switchgear Purchase (Quote)***	359,785.44	359,785.44
				-	-
Emergency Gen A		1	500 KW Emergency Generator	26,302.28	26,302.28
		200	1020A-4 Sets(4#250,#2/0G-3" PVC)	313.50	62,700.25
		12	GRC Elbow - 90 deg - 3"	293.80	3,525.57
		100	30A-12#10,#10G-1" EMT	36.67	3,666.50
		100	30A-12#10,#10G-1" EMT	36.67	3,666.50
		100	1" EMT EC	18.53	1,852.71
		100	Pull String	3.16	316.44
				-	-
Emergency Gen B	Future		500 KW Emergency Generator	-	-
		200	4-3" Sch 40 PVC	87.29	17,457.33
		12	GRC Elbow - 90 deg - 3"	293.80	3,525.57
		300	1" EMT EC	18.53	5,558.12
		300	Pull String	3.16	949.31
				-	-
Emergency Gen C	Future		500 KW Emergency Generator	-	-
		200	4-3" Sch 40 PVC	87.29	17,457.33
		12	GRC Elbow - 90 deg - 3"	293.80	3,525.57
		300	1" EMT EC	18.53	5,558.12
		300	Pull String	3.16	949.31
				-	-
Emergency Gen D	Future		500 KW Emergency Generator	-	-
		200	4-3" Sch 40 PVC	87.29	17,457.33
		12	GRC Elbow - 90 deg - 3"	293.80	3,525.57
		300	1" EMT EC	18.53	5,558.12
		300	Pull String	3.16	949.31
				-	-
ESB		1	4000 A MCB Switchboard	34,281.48	34,281.48
		1	Model SD TVSS	660.86	660.86
		1	Switchboard Metering	-	-
				-	-
ATS-B1	Equipment	1	600 Amp, 4 Pole, 600 Volt ATS w/Isolation Bypass	3,806.40	3,806.40
		200	400A-2 Sets(4#3/0,#3G-2" EMT)	141.96	28,392.39
		6	EMT Elbow - 90 deg - 2"	75.53	453.15
		1	400 Amp 600V N1 Encl CB w/shunt trip	1,136.01	1,136.01
				-	-
ATS-1A	Equipment	1	600 Amp, 4 Pole, 600 Volt ATS w/Isolation Bypass	3,806.40	3,806.40
		200	400A-2 Sets(4#3/0,#3G-2" EMT)	141.96	28,392.39
		6	EMT Elbow - 90 deg - 2"	75.53	453.15
		1	400 Amp 600V N1 Encl CB w/shunt trip	1,136.01	1,136.01
				-	-
ATS- FIRE PUMP	Equipment	1	400 Amp, 4 Pole, 600 Volt ATS w/Isolation Bypass	3,385.43	3,385.43
		200	310A-4#350,#3G-3" EMT	123.46	24,691.49
		4	EMT Elbow - 90 deg - 3"	138.76	555.04
		1	400 Amp 600V N1 Encl CB w/shunt trip	1,136.01	1,136.01
				-	-
Load Bank		1	Free Standing 1000 KVA Load Bank	71,489.47	71,489.47
		150	255A-4#250,#4G-2 1/2" EMT	92.79	13,918.74
		3	EMT Elbow - 90 deg - 2-1/2"	114.91	344.73
				-	-
RIGGING		4	Rigging Allowance	5,600.00	22,400.00
				-	-
		300	30A-12#10,#10G-1" PVC	27.90	8,370.27
		2	GRC Elbow - 90 deg - 1"	94.26	188.52
				-	-
FIRE PUMP EQUIP CONN		1	3" sealtight w/3 # 600MCM, #2G	2,882.58	2,882.58
(FEEDER INCLUDED ON SITE)				-	-
				-	-
				-	-
Tele / Data: Rough In Only				-	-
$110,425					-
DATA DEVICES		12000	1-1" PVC Type DB-60	1.96	23,480.83
		12000	Pull String	1.69	20,291.40
		75	Tele / Data rough-in (in slab) (w/ 1" empty PVC)	302.10	22,657.16
		80	Tele / Data rough-in (in slab) (w/ 1" empty PVC)	302.10	24,167.63
		6	Plywood Backboard - 4x8x3/4	681.57	4,089.41
				-	-
WAP		1400	1-1" PVC Type DB-60	1.96	2,739.43
		1400	Pull String	1.69	2,367.33
		7	Tele / Data rough-in (in slab) (w/ 1" empty PVC)	302.10	2,114.67
				-	-
		4	Equip conn w/box & whip 20A 3W (w/3/4" EMT branch)	2,129.41	8,517.62
				-	-
DAS: Excluded				-	-
					-
				-	-
				-	-
				-	-

Celina Government Center and Garage SD
Garage

	Qty	Description	Unit	Totals
Fire Alarm: System		-	-	-
$230,342				-
	1	***Fire Alarm System (Quote or Allowance)***	39,193.28	39,193.28
	129930	Fire Alarm Rough-in (full conduit system)	1.31	170,661.56
FACP	1	FA Control panel	4,498.01	4,498.01
ACC	1	FA Remote Annunciator	5,342.30	5,342.30
		-	-	-
		-	-	-
		-	-	-
		-	-	-
	5	Equip conn w/box & whip 20A 3W (w/3/4" EMT branch)	2,129.41	10,647.03
		-	-	-
Area of Rescue / Two-Way Communication:			-	-
$35,491				-
	1	***Area of Rescue System (Allowance)***	16,800.00	16,800.00
		-	-	-
	5	System rough-in (w/ 3/4" empty EMT)	1,608.81	8,044.07
		-	-	-
		-	-	-
	5	Equip conn w/box & whip 20A 3W (w/3/4" EMT branch)	2,129.41	10,647.03
		-	-	-
ERRCS / Public Safety DAS: Excluded		-	-	-
				-
		ERRCS System (Quote or Allowance)	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
Audio / Visual: Excluded		-	-	-
				-
		-	-	-
		-	-	-
		-	-	-
Security:		-	-	-
$80,771				-
	33	Card Reader (Rough-in)	215.90	7,124.84
	5000	1"PVC EC	9.76	48,814.79
	5000	Pull String	1.69	8,454.75
BADGE PRINTER	8	Card Reader (Rough-in)	215.90	1,727.23
CARD READER	1	Card Reader (Rough-in)	215.90	215.90
MOVING CAMERA	25	Camera (Rough-in)	145.64	3,640.91
FIXED CAMERA	1	Camera (Rough-in)	145.64	145.64
	5	Equip conn w/box & whip 20A 3W (w/3/4" EMT branch)	2,129.41	10,647.03
		-	-	-
Lightning Protection:		-	-	-
$47,492				-
	1	***Lightning Protection System (Allowance)***	38,707.20	38,707.20
	610	1 1/2"PVC EC	12.71	7,753.48
	610	Pull String	1.69	1,031.48
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
		-	-	-
Grounding:		-	-	-
$47,273				-
	1	***Grounding Counterpoise (Quote or Allowance)***	14,851.20	14,851.20
	1000	# 4/0 Bare Cu Bldg Counterpoise (Sub)	13.44	13,440.00
	1	***Ground Risers - Elec & Telecom (Quote or Allowance)***	9,654.40	9,654.40
	2000	Service Entrance Grounding	2.58	5,150.53
	290	1 1/2"PVC EC	12.71	3,686.08
	290	Pull String	1.69	490.38
		-	-	-
Demolition / Make-Safe / Misc:		-	-	-
				-
		-	-	-
		-	-	-
		-	-	-
Allocated Temporary Power:		-	-	-
		-	-	-
		-	-	-
		-	-	-
TOTAL - Garage				**2,652,202**

GENERAL COMMENTS / QUALIFICATIONS:

1 This proposal is based on working conditions prior to the current COVID19 Pandemic or any other unforeseen infectious disease control process, whether such processes are instituted by owners, general contractors, local, state, or federal governmental authorities. Additional costs and schedule impacts could affect our proposal pricing and until the control processes are fully determined, a cost estimate cannot be calculated. Prism Electric reserves the right to adjust pricing based on any new control processes that are implemented on this project.

2 This proposal is based on the assumption that infectious disease control processes and impacts from both the disease and control thereof are a Force Majeure. Prism Electric cannot accept any contractual risk of impacts due to events that are Force Majeure, cannot be reasonably anticipated, or are beyond our control.

3 This Proposal is based on the assumption that the materials anticipated herein will be reasonably available and subject to no more than normal market fluctuations. In the event of a severe and/or unanticipated shortage or price increase of materials, Prism Electric, Inc. reserves the right to seek an equitable adjustment in either the contract time or the contract sum, or both, to reflect such unanticipated shortage and/or cost increases.

4 This project is based on a 20.6 month construction duration

5 This proposal is based on the Design Development set, dated 7/11/2024.

6 Costs, units, and totals shown in detailed breakdown for items or systems are for accounting purposes only and shell not be used for adds and deducts of scope. Costs for adds, deducts, and adjustments will be provided upon request.

7 This proposal is valid for 15 days. Due to current instability and increases of commodity costs, this proposal will be subject to revision after that time.

SCOPE OF WORK QUALIFICATIONS:

	#	DESCRIPTION	INCLUDED	EXCLUDED
GENERAL	1	Permit & inspection fees		X
	2	Payment & Performance Bonds (see adder in Summary)		X
	3	Sales Tax on Incoporated Materials		X
	4	Renovation / Use Tax		X
	5	Builders Risk Insurance		X
	6	Clean-up to an on-site General Contractor furnished trash receptacle.	X	
	7	Composite Clean-up Crew		X
	8	Utility company fees and consumption charges		X
	9	CAD operator time to furnish coordination drawings and for BIM/3D modeling as directed.	X	
	10	Hoisting and/or Tower Crane (Rental or other fees for Hoisting Equip.) We have included hoisting only for equipment we are furnishing when necessary.		X
	11	HUB Participation		X
	12	M/WBE Participation		X
	13	Cost of workers compensation & general liability insurance (excluded if enrolled in CCIP program	X	
	14	Davis Bacon or other Prevailing wage rates	X	
	15	Safety in accordance with Prism standards: full time on-site safety monitor when man-power exceeds 25-men.	X	
	16	Safety in accordance with cusomters safety policy (if it exceeds Prism's)	X	
	17	Overtime		X

	18	Handling and setting of equipment furnished under other contracts		X
	19	Handling and setting of owner furnished equipment		X
	20	Handling, managing, setting and/or installation of Systems furnished by owner or others (Unless specifically noted in our proposal).		X
	21	Vibration & Seismic control requirements above those customary for the location of this project.		X
	22	Employee Parking Cost		X
	23	Make-Safe		X
	24	Demolition		X
	25	Contractor shall be responsible for retaining the code-certified Inspector to certify that the building has been constructed in compliance with the State mandated Building Energy Efficiency Standards (i.e. IECC). Contractor shall submit the required compliance forms (Signed by Designer) to the City to obtain the final Certificate of Occupancy.		X
	26	The Use of MC cable for branch circuits - Per NEC & AHJ & Spec's	X	
	27	The Use of PVC & ENT Conduit within concrete slabs and walls-Per NEC & AHJ	X	
	28	EMT minimum trade size - 3/4"	X	
	29	Fire Caulking per system and raceway furnished under our contract only		X
	30	Sound Proofing, Acoustical Sealants of electrical outlets or other similar items		X
	31	Flashing and sealing of roof penetration		X
	32	Pitch Pans or requirements for roof penetrations		X
	33	Spare parts and equipment.		X
	34	Independent Third Party Testing		X
	35	Infrared Scanning		X
	36	Engineering		X
SITE	37	Primary electrical conduit [(2) 4" PVC Conduits @ 100' Allowance]	X	
	38	Construction of Utility Vault		X
	39	Site Communications [(4) 4" PVC Conduits @ 200' Allowance]	X	
	40	Excavation and backfill of Prism's scope of work	X	
	41	Relocation of infrastructure or other similar items within the excavation area if any.		X
	42	Select fill for excavations.		X
	43	Rock Excavation and/or what is shown in the geotech report	X	
	44	Irrigation sleeves under sidewalk and roadways		X
	45	Concrete encasement for incoming primary Service raceways only		X
	46	Formed Concrete of any nature		X
	47	Concrete equipment pads.		X
	48	Concrete pole bases.		X
	49	Concrete cutting and patching		X
	50	Manholes		X
	51	Concrete or Asphault Restoration		X
	52	Lighting for Arched Light Sculpture by others (Power Only)	X	
LTG & CNTRLS	53	Light fixtures in accordance with the bid documents	X	
	54	Light fixtures and controls per our assumptions		X
	55	Light controls included to meet minimum IECC 2021 Code Requirements	X	
	56	Site / Landscape Lighting and Controls as shown in the bid documents		X
	57	Site / Landscape Lighting and Controls as shown in our budget	X	
	58	Structural supports for light fixtures		X
	59	Fire boxes for light fixtures and or other electrical equipment or devices		X
	60	Aircraft Warning Lights		X
	61	Owner training (lighting controls)	X	

BRANCH POWER	62	Branch power devices, floor boxes, etc. per the drawings		X
	63	Branch power devices, floor boxes, etc. per our assumptions	X	
	64	Core Drilling & Scanning (unless caused by this subcontractor		X
	65	UL 2-Hour Fire Rating for Life Safety Feeders and Circuits (unless specifically indicated)		X
	66	Furnishing or Installing Pre-manufactured headwall units (ie. BLOX, Amico, etc.)		X
	67	Home run quantity based on 6 outlets per circuit average		X
MECH & EQUIP CONNECTIONS	68	Feeders to Chillers are based on Aluminum Conductors to Starter/VFD and Copper from Str/VFD to Motor.		X
	69	Motor starters & Combination Startersfor mechanical equipment (FURNISH)		X
	70	Motor starters & Combination Startersfor mechanical equipment (INSTALLATION)		X
	71	VFD's for mechanical equipment not integral to equipment (FURNISH)		X
	72	VFD's for mechanical equipment not integral to equipment (INSTALLATION)		X
	73	Disconnect switches for mechanical equipment shown on mechanical drawings schedules or drawings as furnished with unit or option to furnish with the unit.		X
	74	Heat trace tape and controllers		X
	75	Heat trace power and equipment connections	X	
	76	Interlock wiring between starter and motor only.		X
	77	Control/ Building Automation wiring for mechanical equipment.		X
	78	Building Management and EMS wiring, conduit, and System		X
	79	Instrumentation and Control for HVAC		X
	80	Temperature control devices or other items		X
	81	Sequencing of operations for HVAC Controls		X
	82	Motor Shaft Grounding		X
	83	EV Car Charging Stations - Turn-Key (4)	X	
	84	EV Car Charging Stations - Installation, Power, and Low Voltage conduit only		X
	85	EV Car Charging Stations - Rough-in for future stations only (8)	X	
	86	Electrically Operated Solar Shades or Connection of		X
DIST & SWITCHGEAR	87	Lead Times (Current) ▪MSB – 48-50 weeks ▪480v panels – 22-24 weeks (for longest type) ▪Xfmrs – 4-6 weeks (if not in stock) ▪SPDs – 8-10 weeks	X	
	88	Medium Voltage Electrical work (Cabling, Equipment, Terms)		X
	89	Concrete encasement for Life Safety feeders routed through the building where required for rating and physical protection		X
	90	UL 2-Hour Fire Rating for Life Safety Feeders and Circuits (unless specifically indicated)		X
	91	All Feeders included as Copper conductors	X	
	92	UPS System		X
	93	Power Factor Correction Capacitor		X
	94	Generator A	X	
	95	Generators B, C & D (Future)		X
	96	Paralleling Switchgear		X
	97	Standby Switchboard is quoted as a standard UL891 Switchboard	X	
	98	ATS's 1A & B1	X	
	99	ATS's SG, 1B, S2, S3, SR & CH (Pull Boxes Only No ATS Included)		X
	100	Generator Load bank Testing		X
	101	Generator Factory Witness Testing		X
	102	Generator fuel tank - [Nat Gas]		X
	103	Diesel fuel for below ground storage tanks		X

	104	Diesel fuel for Generator Testing		X
	105	Generator Tank Initial fill & Cap off after testing		X
	106	Permanent Load bank System		X
	107	Remote Fuel Fill Station for Generator (furnish)		X
	108	Remote Fuel Fill Station for Generator (installation)		X
	109	Generator Exhaust System and Muffler (furnish)		X
	110	Generator Exhaust System and Muffler (installation)		X
	111	Owner training (generator)	X	
	112	Coordination Study, Arc flash	X	
LOW VOLTAGE SYSTEMS	113	Building Systems Automation		X
	114	Distributed Antenna System (DAS) - Budget	X	
	115	Two Way Communications / AOR Systems - Budget	X	
	116	AOR Signage consisting of either Photoluminescent sign or 120/277 Edge Lit Sign stating "Area of Refuge"		X
	117	Leak Detection System		X
	118	Pre-Action System		X
	119	Vesda System		X
	120	Suppression System		X
	121	Carbon Monoxide Monitoring System & Wiring Installation		X
	122	Parking Control Equipment & Installation of system		X
	123	Parking Space Count System & Rough-in For		X
	124	Security and/or Code Blue Systems rough-in for Parking garage areas (See adder above).		X
	125	Security Systems (minimum access at ground level doors)	X	
	126	Security system rough-in as backboxes and conduit stub-ups to accessible ceiling	X	
	127	Security system rough-in as a full conduit system		X
	128	Tele/data equipment, devices and wiring.		X
	129	Tele/data system rough-in as backboxes and conduit stub-ups to accessible ceiling	X	
	130	Tele/data system rough-in as a full conduit system		X
	131	Cable Tray System		X
	132	Telephone, Data and System cable management systems throughout corridors and other areas.		X
	133	Telephone system backboards		X
	134	Wireless Communications System		X
	135	Clock System		X
	136	Intercom, Paging, Dictation Systems		X
	137	PA System		X
	138	White Noise System		X
	139	Lightning Protection System	X	
	140	Counterpoise grounding system	X	
	141	Grounding System	X	
	142	Electrical Power Logic Scada System		X
	143	Amenity Deck - Low Voltage Systems Rough-in		X
	144	Fire alarm system (Design Build Code Minimum)	X	
	145	Fire alarm system rough-in as back boxes and conduit stubs to accessible ceiling	X	
	146	Fire alarm system rough-in as back boxes and full conduit system		X
	147	Duct Mounted Smoke Detectors.	X	
	148	Smoke Control System for control of Dampers and Fans		X
	149	Smoke Control / Firefighter's Control Panel		X
	150	In accordance with NFPA 72 5-3.7.1.2 Detectors will not be installed until after the construction clean up of all trades is complete.	X	

	151	Additional cleaning and or replacement of fire alarm detectors where required to be installed prior to final clean up to meet schedule		X
	152	Emergency Responders Radio Communication System		X
TEMPORARY	153	Temporary power and lighting "Per OSHA Standards"	X	
	154	Temporary Heat during construction		X
	155	Task lighting for specialized trades		X
	156	Power and equipment connection to 4 temporary office trailer sections	X	
	157	Power and equipment connection to 1 tower crane(s)	X	
	158	Power and equipment connection to 1 elevators for temporary use	X	
	159	Power and equipment connection to 1 man/material hoist(s)	X	

Please don't hesitate to call if you have any questions, require additional information, or if there is anything else that we can do to help.

Respectfully Submitted,
Jared Rury
Preconstuction Manager
972 926 2000 office | 214.991.0826 cell

Prism Electric, Inc.
2985 Market Street, Garland, Texas 75041
TECL #18257 | OK #103908

ALL TECH ELECTRIC

8.9.2024

Swinerton
Christopher Dencklau

Project: Celina Government Center Garage GMP

All Tech Electric Texas (All Tech) is submitting this proposal to provide and install the electrical scope as described in the design documents and further enumerated below.

BASE	**$ 3,761,200**

DOCUMENTS:

DRAWINGS:	Dated 07.11.2024
SPECIFICATIONS:	Dated 07.11.2024
RFI 4:	Dated 07.23.2024

UTILITY SERVICES:

1. We have included empty conduits from property line for utilities as shown
2. We assume Electrical utility will provide Utility transformer, line side conductors, and all terminations at transformer.
3. We have included grounding per utility standards for transformer pad
4. We have not included concrete pad or piers
5. We have not included relocation of any existing utilities.
6. We assume no modifications are required for site lighting or power.
7. We assume EV charging stations are future.

BUILDING DISTRIBUTION:

8. We have included service feed from utility transformer to MSB
9. We have included switchgear as shown on E-401, E-402, E-501 UNO.
10. We have included generator A
11. We have included feeders as shown.
12. We assume most feeders will be run underground in PVC.
13. We assume load bank will be located within 75' of ESB
14. We have included empty conduits from switchboard to street stake locations for both sides of future ATS's.
15. We assume all ATS's not connected to loads are future.
16. We assume that feed from TE to existing building is serviceable and will be re-used.

17. We have included 100A feeds to 2 elevators at the roof level.
18. We have included an allowance for an arc study and OCPD coordination for new equipment.
    a. We assume drawings and AFC information are available for existing gear to remain.
    b. We have not included a full study of all existing equipment in the building.
19. We have included third-party testing for new equipment only.
20. We assume standard AIC ratings will be sufficient for electrical equipment.
21. We have included standard manufacturer's warranties

BUILDING LIGHTING:

22. We have included lighting quantities as shown on drawings
23. We have not included any cove or edge lighting inside or outside the building
24. We have included lighting controls and installation

BUILDING POWER:

25. We have included receptacles for General Power shown on drawings
26. We assume there are no lighted mirrors, hand dryers, or electronic faucets on the project.
27. We have included single circuit branch circuitry as EMT.

BUILDING MECHANICAL:

28. We have included connections 30a and smaller as branch circuitry.
29. We have included feeds larger than 30A as dedicated feeds.
30. We assume all mechanical and plumbing equipment is furnished with integral disconnect, control power transformer, and/or overcurrent protection, for single point electrical connection.
31. We assume heat trace is not required for this project or is integral to the equipment it protects.
32. We assume all temperature controls, wiring, backboxes, and systems are furnished and installed with the equipment they control.

BUILDING LOW VOLTAGE:

33. We assume fire alarm will be backboxes with conduit stub to ceiling space:
    a. We assume duct detectors are provided with and pre-wired to the equipment they monitor. Fire alarm system is status monitoring / shutdown input only.
    b. We have included all additional code required devices and cabling.
34. We assume telecom will be full conduit system.
35. We assume any plywood backing, racks, and/or cable tray in telecom rooms is by others.

SCOPE CLARIFICATIONS:

1. We assume any necessary backing or framing for electrical equipment is by others.
2. We assume formed/finished concrete is by others (pipe barriers or bollards, pole bases, housekeeping pads, sidewalks, driveways and curbs, etc.) including the re-pour of saw cutting.
3. We have included an allowance for temp power as follows:
    a. Lighting – OSHA required

ALL TECH ELECTRIC

   b. Power – spider boxes within 100’ of all enclosed spaces
   c. Trailers – 5 connections within 150’ of available power or temp utility connection point.
4. We assume all cutting, chipping, coring, patching, and restoration of existing surfaces, finishes and conditions is by others.
5. We assume all utility charges and fees for the project will be by others.
6. We assume removal and/or disposal of contaminated or unsuitable soils is by others.
7. We assume any water required for backfill operation will be available onsite.
8. We assume rock excavation will not be required.
9. We assume hydro excavation or hand digging will not be required.
10. We assume any dewatering required will be by others.
11. We assume site surveying, staking, and control points will be provided to us by others.
12. We assume all existing underground utilities or structures will be marked prior to start of work.
13. We assume any traffic control, trench plates, traffic, and pedestrian barriers for the site are by others.
14. We assume dumpsters for trash will be provided onsite by others. We will remove our waste to the dumpsters. We have not included any hours for a composite cleanup crew.
15. We assume sanitary facilities are by others.
16. We assume seismic engineering and restraints are not required for this project.
17. We assume parking and laydown will be available onsite or within one block.

GENERAL CLARIFICATIONS:

1. We assume all work to be done during normal business hours.
2. We have not included sales tax on materials.
3. We assume a bond is not required.
4. We have not included any cost for Textura payments or subscription-based document control.
5. This proposal is subject to mutual agreement on and execution of a written contract.
6. Our bid includes a standard (1) year warranty from the time of substantial completion.
7. This proposal is based on a 10-month, mutually agreeable schedule.
8. Any price breakouts are provided for accounting purposes only. This proposal is based on all parts performed under one continuous schedule.
9. We assume we will have open access to all work areas and continuous flow once work begins.
10. If any light fixtures, equipment, and materials are furnished by others they shall be provided to the jobsite complete with lamps, accessories, special mounting hardware, etc. All items shall be shipped fully assembled.
11. The following pertains to inflation, diseases, acts of war, and government regulations:
    a. If All Tech is unable to obtain materials in the timeframe expected when this contract was originally signed All Tech will be granted additional time to complete its work and will not be liable for liquidated or delay damages.

ALL TECH ELECTRIC

b. All pricing and equipment lead times are subject to the daily changes due to the current economical issues and will have to be updated once approved submittals are received.
c. Texas of All Tech Electric, LLC Electric ("All Tech") is a certified HUB/NCTRCA/WBENC small business and follows Governor Abbott's current Executive Order GA-40 which forbids private employers from mandating vaccinations of its employees. All Tech therefore submits this proposal subject to All Tech and Contractor agreeing on mutually acceptable subcontract terms, including a construction schedule that may not be accelerated without All Tech's prior agreement, and any terms Contractor or Owner may impose requiring proof of COVID-19 vaccinations as a condition of entry onto the Project site of any All Tech personnel.
d. Upon issuing a contract the below items must be specifically negotiated:
i. Delays in the delivery of equipment and materials.
ii. Changes in material, equipment and/or labor prices.
iii. Rights to terminate or suspend performance because of adverse developments involving reduced availability or unavailability of labor, equipment and/or materials that is beyond our control.
iv. Rights to terminate or suspend performance because of actions and/or orders of federal, state, OSHA and/or local governmental agencies.
v. Any other factors related to the pandemic which may materially impede the abilities of the Parties to timely and/or properly meet their contractual obligations.
vi. Adjustments to our contract amount and/or time, and termination rights, associated with any of the above issues.

Thank you for the opportunity to submit this proposal, should you need any additional information please contact us at your earliest convenience.

Sincerely,

BYRON BAILEY
CHIEF ESTIAMTOR
All Tech Electric Texas

Subcontractor Bid Analysis

Trade:	**27.00 Communications**
Project:	**Celina Government Center Parking Garage**
Owner:	**City of Celina**
Lead Estimator:	**Chris**

	Selected Sub		x			
Subcontractor	**FSG**	**Ari Jet Communication**	**FSG**	**Lantek**	**Prism Tech**	**Able Communication**
Phone	(214) 357-5697	(817) 350-7868	(214) 357-5697	(972) 642-9994	(817) 371-9126	(469) 774-0100
Contact	Rick Dean	Byron Lehew	Rick Dean	Jim Cole	James Crump	Damon James
email	rick.dean@fsgi.com	byron@arijet.com	rick.dean@fsgi.com	m@lantekcommunications.cor	jcrump@prismelectric.com	djames@ablecomm.net
Scope Complete	Yes	Yes	Yes	Yes	Yes	Yes
Rank	1	3	1	5	2	4
Delta To Low	0%	35.26%	0.00%	301.35%	4.13%	65.27%
Enter SBE %	0%					
SBE $$$	$ -	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost											
				$ 198,355	$ 268,300	$ 198,355	$ 796,102	$ 206,554	$ 327,826
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		Yes	No	Yes	No	Yes	No
		MSA Status		Yes	No	Yes	No	Yes	No
		Single Project Limit		$ 98,042,517	NA	$ 98,042,517	Expired	$ 46,752,097	NA
		Aggregate Limit		$ 220,595,663	NA	$ 220,595,663	Expired	$ 105,192,218	NA
		Exclude Sales Tax	-	excl	excl	excl	excl	excl	Excl
		Textura	-	incl	incl	incl	Incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	Incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	Incl	incl	incl
		Scope sheet included	-	$ -					
		Schedule included	-	$ -					
Trade Specific Requirements									
Base Bid			$ 70,000	$ 198,355	$ 268,300	$ 198,355	$ 796,102	$ 206,554	$ 327,826
		Base Bid	$ -	$ 128,355	$ 118,300	$ 128,355	$ 646,102		$ 177,826
		Communications	$ -	$ -				$ 59,583	
		Fire Sleeves	$ -	incl	incl	incl	incl	incl	incl
		Fire Stopping	$ -	incl	incl	incl	incl	incl	incl
		Cabling UTP Cable	$ -	incl	incl	incl	incl	incl	incl
		Cabling Cat6 Max cable	$ -	incl	incl	incl	incl	incl	incl
		Jacks	$ -	incl	incl	incl	incl	incl	incl
		Racks and Cable Management	$ -	incl	incl	incl	incl	incl	incl
		Cable Runway	$ -	incl	incl	incl	incl	incl	incl
		Backboards	$ -	incl	incl	incl	incl	incl	incl
		Grounding in MDF/IDF rooms	$ -	incl	incl	incl	incl	incl	incl
		Patch Cables	$ -	incl	incl	incl	incl	incl	incl
		Fiber Cables	$ -	incl	incl	incl	incl	incl	incl
		Security	$ -	incl	$ 80,000	incl	$ 80,000	$ 76,971	$ 80,000
		Access Card Reader	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000	$ 4,000
		Code Blue Station	$ -	incl	incl	incl	incl	incl	incl
		Pendant Cap	$ -	incl	incl	incl	incl	incl	incl
		Pendant Mount	$ -	incl	incl	incl	incl	incl	incl
			$ -	$ -					
		Cameras	$ 66,000	$ 66,000	$ 66,000	$ 66,000	$ 66,000	$ 66,000	$ 66,000
			$ -	$ -					
			$ -	$ -					
		Total Base Bid (excl. Bond)	**$ 70,000**	**$ 198,355**	**$ 268,300**	**$ 198,355**	**$ 796,102**	**$ 206,554**	**$ 327,826**

lighting > electrical > energy
technology > signs

FACILITY SOLUTIONS GROUP

August 8, 2024

Quote 240143DT – Celina Government Center Garage

Division 27 Low Voltage Cabling

Pricing Summary

PRICING SUMMARY		
MATERIALS	$	87,053.05
LABOR	$	41,302.62
SUBTOTAL	***$***	***128,355.67***
MATERIAL TAX	$	-
LABOR TAX	$	-
TOTAL TAXES	$	-
SUBTOTAL	***$***	***128,355.67***
BID TOTAL	***$***	***128,356.00***

Pricing includes 35% HUB Participation via Material Purchases.

Pricing above does not include any applicable taxes

Pricing Excludes,

- Plywood backboards within the IDF/MDF
- All active network components.
- Basket tray outside IDF/MDF
- Emergency Phones, cable to phone included.
- Any cabling not shown on the T-Series drawings
- Any Applicable Taxes

Scope of Work

- FSG shall install one hundred forty-nine (149) horizontal drops of CAT 6 cable for data services to Network, AV, and security category cabling.
- All horizontal cables shall originate from the appropriate communications room in each area as indicated on the provided project drawings.
- Each CAT 6 cable shall be terminated with an appropriately colored RJ45 jack insert at the station end.

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  - WAP and camera jack outlets shall be placed in surface mount boxes.
  - Faceplates for all wall drops
  - One (1) 5' and one (1) 10' patch cord for each new cable installed.
- All cables to be tested using industry standard practices.
- Each cable to be labeled on each end as well as faceplate and patch panel using a machine generated label.

Drop Table

	Level 1		Level 2		Level 3		Level 4		Totals	
Outlet Description	Outlets	Cables	Outlets	Cables	Outlets	Cables	Outlets	Cables	Outlets	Cables
1-Cable, Wall	1	1	2	2	2	2	2	2	7	7
2-Cable, Display	2	4	1	2	1	2	1	2	5	10
2-Cable, Wall	19	38	2	4	2	4	2	4	25	50
2-C6/4s Fiber, Camera	7	14	8	16	8	16	10	20	33	66
4-Cable, Floor	1	4	0	0	0	0	0	0	1	4
1-Cable, Wireless AP	0	0	12	12	0	0	0	0	12	12
		61		36		24		28		149

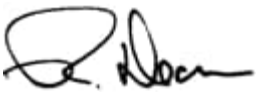
MDF/IDF Build Out

- Closets will be built out as per drawings.

Backbone

- One (1) 12-strand OS2, from IDF 131 to the new garage MDF
- Fiber to terminate using LC fiber connectors

Respectfully submitted,



Rick Dean, RCDD
Technology Estimator

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Pathway				
Product	Manufacturer	Part Number	Quantity	UOM
27 Cal. Strip Shot, Yellow	ITW Ramset	4RS27	600	Ea
6' Grid Wire w/shot	LH Dottie	CWC6	6	Pk
2" J-Hooks	Panduit	JP2W-L20	600	Ea
2" Fire Sleeve	STI	FS200	8	Ea
1" Fire Sleeve	STI	FS100	8	Ea
Fire Stop, 10 Oz Tube	STI	SSS100	4	Ea
Plenum Rated Velcro	Velcro USA	30987	4	Ea

Closet Build Out				
Product	Manufacturer	Part Number	Quantity	UOM
2-Post Equipment Rack, Black	CPI	46353-703	32	Ea
Rack Installation Kit	CPI	40604-003	32	Ea
6" Vertical Wire Manager	CPI	35571-703	42	Ea
2RU Horizontal Wire Manager	CPI	35441-702	64	Ea
12" Ladder Rack, Black	CPI	10250-712	90	Ea
Butt Splice	CPI	16301-701	27	Ea
Junction Splice	CPI	16302-701	64	Ea
Wall Angle Support Bracket, 12"	CPI	11421-712	44	Ea
Triangle Support Bracket, 12"	CPI	11312-712	26	Ea
Rack to Runway Mounting Plate, 12"	CPI	10595-712	32	Ea
Radius Drop, Stringer, 12"	CPI	12101-701	42	Ea
Runway Elevation Kit 6"	CPI	10506-706	32	Ea
Movable Cross Member	CPI	12115-712	42	Ea
Vertical Wall Brackets	CPI	10608-001	40	Ea
#6 Ground Wire	Generic	#6 Green	850	Ft
#6 Ground Lugs	CPI	40162-913	172	Ea
Rack Mount Ground Bar	Panduit	RGRB19	32	Ea
Shield Bond Connector	Corning	4460-D	40	Ea
Vertical PDU	Eaton	EMI310-10	32	Ea

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lighting > electrical > energy
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Backbone				
Product	Manufacturer	Part Number	Quantity	UOM
48-Strand OS2 Armored Plenum	Corning	048T88-61190-A3	2,600	Ft
24-Strand OM4 Armored Plenum	Corning	024T88-33190-A3	2,600	Ft
4U Fiber Enclosure	Corning	CCH-04U	2	Ea
2U Fiber Enclosure	Corning	CCH-02U	8	Ea
SM 12-Fiber LC Fiber Adapter Panel	Corning	CCH-CP24-A9	36	Ea
MM 12-Fiber LC Fiber Adapter Panel	Corning	CCH-CP24-E4	18	Ea
SM LC Fiber Connector	Corning	95-200-99	864	Ea
MM LC Fiber Connector	Corning	95-050-99	432	Ea
SM 2M LC-LC Duplex Fiber Jumper	Corning	040402G5120002M	36	Ea
MM 2M LC-LC Duplex Fiber Jumper	Corning	050502Q5120002M	18	Ea
25-Pair Cat 3 Plenum	SPSX	18-475-46	2,600	Ea
48-Port Modular Patch Panel	Panduit	CPPL48WBLY	5	Ea
24-Port Modular Patch Panel	Panduit	CPPL24WBLY	8	Ea
Cat 6 RJ45 Modular Insert	Panduit	CJ688TGWH	384	Ea
Backbone Installation Consumables	FSG	-	1	Lot
Fiber Termination Consumables	FSG	-	1,296	Ea
Fiber Testing & Labeling	FSG	-	1,296	Ea
Copper Testing & Labeling	FSG	-	8	Ea

Horizontal				
Product	Manufacturer	Part Number	Quantity	UOM
Cat 6A Plenum, White	Panduit	PUP6AHD04WH-G	223,000	Ft
Cat 6A RJ45 Modular Insert	Panduit	CJ6X88TGWH	2,002	Ea
48-Port Modular Patch Panel	Panduit	CPPL48WBLY	29	Ea
24-Port Modular Patch Panel	Panduit	CPPL24WBLY	16	Ea
2-Port Surface Mount Box	Panduit	CBX2WH-AY	475	Ea
Blank Insert	Panduit	CMBWH-X	20	Ea
5' Cat 6A Patch Cable	Panduit	UTP28X5WH	1,001	Ea
10' Cat 6A Patch Cable	Panduit	UTP28X10WH	1,001	Ea
Install Customer WAP	FSG	-	156	Ea
Installation Consumables	FSG	-	475	Ea
Copper Testing & Labeling	FSG	-	1,001	Ea

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Prism Electric, Technology Division

1400 Everman Parkway, Ste. 108

Fort Worth, Texas 76140

Thursday, August 8, 2024

Christopher Dencklau
Swinerton Builders

Re: Celina Government Center LV Proposal
Prism Electric, Technology Division respectfully submits this budgetary proposal in conjunction with the Technology scope of work to be performed at the above referenced project. This proposal is based entirely upon the furnished drawings and specifications. This bid response is to the following bid documents:

- Drawings dated 07/11/2024.
- Specifications dated 07/11/2024.
- Wage Rate per General Decision Number TX20240239 dated 01/05/2024.

Please see exclusions and clarifications for all items not included in this proposal.
The following considerations are included in this proposal:

1. Prices are firm until (30 days from date of proposal)
2. Our pricing structure is based upon payment of invoices within thirty (30) days.

3. Prism will be providing professional services to install a structured cabling infrastructure solution that will meet current BICSI standards, the National Electrical Code and local electrical codes.

4. Prism will be providing a 1-year workmanship warranty for the network cabling infrastructure. This warranty shall only apply to cabling and connectivity tested and certified by Prism. Prism will provide the manufacturer's 25 Year Extended Product and Application Warranty for all cabling. Warranty shall not apply to extensions or additions to the original installation if made by others. Workmanship warranty shall commence from the final project turnover inspection date for a maximum period of one year. No warranty work shall be performed if any invoice is past due, including change orders.

Prism Electric, Technology Division

1400 Everman Parkway, Ste. 108

Fort Worth, Texas 76140

SCOPE OF WORK

Our base proposal includes the following:

1) Structured Cabling System

A. Closet Buildout

1. Garage MDF 102

A. Provide and install one (1) Wallmount equipment cabinet.
B. Provide and install a 12" basket tray system.
C. Provide and install 48-port patch panels for the termination of the station cabling.
D. Provide and install one (1) strain relief bar per patch panel.
E. Provide and install horizontal wire managers.
F. Provide and install one (1) 1RU fiber enclosure.
G. Provide and install one (1) PDU.
H. Provide and install plywood along the walls.
Busbars by electric.

2. Government Center MDF.

A. Provide and install one (1) 1RU fiber enclosure.
Busbars by electric.

3. Garage Storage 202, 302, and 402 (typical)

B. Provide and install a 12" ladder rack system.
C. Provide and install plywood along the walls.
Busbars by electric.

B. Cable Pathways

1. Provide and install an independent cable support system compliant with EIA/TIA 569B using suspended J-hooks.

C. Backbone Cabling

1. Provide and install one (1) 12-strand SM OSP fiber cable from the existing Government Center to the Garage.
2. Terminate fiber backbone cables on fusion-spliced LC connectors installed into bulkheads in the closets.
3. Test each cable in strict compliance with BISCI TDMM recommendations.

As there was no pathway available at the time of this proposal, a length of 500' has been utilized for this run. If proven to be farther at the time of install, additional charges may be incurred.

D. Horizontal Cabling

1. Provide and install a total of eighty-two (82) plenum rated Cat 6 cables for DATA, and CAM communications, totaling approximately 17,000 feet of Cat 6 cable.
2. Provide and install a total of one (1) plenum rated composite cables for CARD READER communications, totaling approximately 200 feet of composite cable.
3. Terminate Cat 6 cables on connectors installed into faceplates or surface mount boxes at the WAO.
4. Terminate Cat 6 cables on 48-port patch panels in the closets.
5. Prism will furnish labor and materials for the labeling and testing of each Cat 6 cable in strict compliance with BISCI TDMM recommendations.

E. Patch Cords

1. Provide twenty-one (21) 3' Cat 6 patch cords for DATA, 25% at the CLOSET.
2. Provide twenty-one (21) 5' Cat 6 patch cords for DATA, 25% at the CLOSET.
3. Provide twenty (20) 7' Cat 6 patch cords for DATA, 25% at the CLOSET.
4. Provide twenty (20) 10' Cat 6 patch cords for DATA, 25% at the CLOSET.
5. Provide ninety (90) 15' Cat 6 patch cords for DATA, 100% plus an additional 10% at the WAO.
6. Provide twelve (12) 3M LC/LC fiber patch cords.

F. Security

1. Clarifications and exclusions

    a. All work to be performed during normal business hours Monday through Friday 8am-5pm.
    b. Access Control to be Avigilon AVA
    c. Video Management System to be Avigilon AVA
    d. Emergency Intercom to be Code Blue
    e. Door contacts (provided and installed by others) to be connected to AVA
    f. The General Contractor shall be responsible for providing all electronic locking hardware at the Card Reader (CR) locations.
    g. Firetrol shall be responsible for providing final terminations and testing to all electrified locking hardware.
    h. Installation of conduit, raceway, boxes and fittings by others.

Prism Electric, Technology Division

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Fort Worth, Texas 76140

i. All networking devices, racks, switches, routers, PoE switches, wireless access points, etc. by others.
j. All Camera and Card Reader Licensing Included.
k. All Door hardware by Division 8 contractor including electrified hardware, push bars, electrified strikes, electrified handsets and transfer hinges.
l. Provide and connect card readers to electrified door hardware (Div 8 contractor) and connect to AVA Controllers.
m. 1 Year Parts and Labor Warranty included.
n. Permits included.

PART #	DESCRIPTION	QTY
	Avigilon AVA	
AVA Dome-W-4K-30	4K Dome	25
AVA Dome-B-5MP-30		1
OP-ACC	Admin App	1
Card Reader	AVA Std Card Reader	1
SW-ETP-P1	Pack of 1 Entry	1
Code Blue CB-2-E	Code Blue Wall Station	8
ACC-PEN-CAP-B	Pendant Cap	26
ACC-MNT-ARM-W	Pendant Mount	26
ACC-CON-A34-W	Conduit Adapter	26

STRUCTURED CABLING		
Cable Place	Y	
Outlet Trim Out	Y	
Telecom Room Trim Out	Y	
Outlet Patch Cords	Y	
Telecom Room Patch Cords	Y	
Patch Cord Installation		X
Cable Certification Test	Y	
Machine Generated Cable Labels	Y	
Machine Generated Outlet Labels	Y	
Machine Generated Patch Panel/Termination Block Labels	Y	
BACKBONE		
Copper Backbone – Cat 6		X
Fiber Backbone 12-strand OS2	Y	
Coax Backbone		X
Continuity Test (Copper Backbone)		X
Power Meter Fiber Test - Unidirectional	Y	
OTDR Fiber Test - Bi-directional		X
Fiber Patch Cords	Y	

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Copper Backbone Cross-Connects		
Machine Generated Cable Labels	Y	
Machine Generated Patch Cord/Cross-Connect Labels		X
Machine Generated Outlet Labels		X
Machine Generated Patch Panel/Termination Block Labels		X
Power Meter Fiber Test - Unidirectional	Y	
WARRANTY		
Prism - Standard 1 Year Warranty	Y	
Manufacturer Extended Warranty	Y	
OWNER FURNISHED CONTRACTOR INSTALLED EQUIPMENT		
Wireless Access Points (OFCI)	Y	
PATHWAYS		
J-Hook Pathways	Y	
WAP Supports	Y	
Cable Tray		X
Conduit Stub-Ups		X
WAP Enclosures		X
Manufacturer Firestop Devices		X
Field Engineered Firestop Sleeves		X
Firestop for Provided Pathways (stub-ups, cores, conduit runs, etc.)		X
Engineer Drawings, Certification, Stamp drawing		X
TELECOM ROOM BUILD OUT		
Plywood Backboard(s)	Y	
Horizontal Runway System	Y	
Vertical Runway		X
19" 4-Post Rack		X
19" 2-Post Rack		X
19" Wall Mount Cabinet	Y	
Vertical Wire Management		X
Horizontal Wire Management	Y	
UPS Devices		X
PDU Devices	Y	
Rack/Wall Mount Shelves		X
SYSTEMS		
A/V System		X
Access Control System	Y	
Video Intercom System		X
Video Surveillance System	Y	
ERRC DAS		X
SPECIAL WORK CONDITIONS		

Prism Electric, Technology Division

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Fort Worth, Texas 76140

Noise/Loud Work After Hours		X
Scheduled Deliveries	Y	
Daily Check-In / Check-Out	Y	
2nd, 3rd Shift		X
Weekend Work		X
Holiday Work		X
GROUNDING/BONDING		
Communications Ground/Bond Backbone Conductor(s)		X
Bonding Bus Bars		X
Rack Bonding Bus Bars	Y	
Rack Bonding	Y	
Runway Bonding		X
Sleeve/Conduit Bonding		X
Engineer Drawings, Certification, Stamp drawing		X
SERVICE PROVIDER		
Service Provider Circuit Extensions		X
Innerduct/Maxcell in Service Provider Conduit		X
SUBMITTAL / CLOSE OUT		
Submittal/Close Out Package	Y	
As-Built Drawings in Computer Drafting Software (AutoCAD, Visio, etc.)		X
Customer Training Session(s)		X
BIM Participation (Prism provides info, Others create model)	Y	
BIM Modeling		X

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Exclusions and Assumptions

1. Prism excludes the provision and installation of the emergency phone system.
2. Prism excludes the provision and installation of busbars (by Div 26).
3. Prism excludes the provision and installation of switches due to none being shown on the floorplans.
4. Prism excludes the audio video systems.
5. Prism excludes the grounding system backbone (by Div. 26).
6. Prism excludes provision or installation of NEMA enclosures, vaults, handholes, power poles, EMT conduit, conduit bushings, sleeves, floor boxes, back boxes, pull boxes, or junction boxes.
7. It is assumed that Prism will be able to present a schedule to the owner and that no overtime, expediting or acceleration fees shall be included and that all work can be performed during normal business hours.
8. Prism is not responsible for business interruptions or losses resultant there-from

Terms and Conditions

1. Pricing is firm for 30 days from date of proposal.
2. Proposal is conditioned upon the parties entering a mutually agreeable contract.
3. Proposal is conditioned upon receipt of a mutually agreeable project schedule.
4. Payment shall be made for materials stored offsite and/or prefabricated at PRISM Technology's warehouse.
5. We request written notification of acceptance of this proposal prior to any contractual performance by Prism Electric, Technology Division.
6. Prism Electric, Technology Division will not indemnify, defend, or hold harmless the owner, general contractor, or other parties for the consequences of their own sole or partial negligence.
7. This proposal excludes the assumption of risk of nonpayment to the general contractor, if applicable.
8. Customer will supply Prism Electric, Technology Division with updated electronic files at no charge to Prism.
9. Per Texas Business and Commerce Code Section 56.054, Prism Electric, Technology Division hereby requests proof of adequate funding and reserves the right to rescind this bid if such is not provided. Additionally, Prism cannot subordinate its rights.
10. This proposal excludes liability for consequential or undefined damages.
11. This proposal does not include builder's risk insurance coverage. If the owner or the general contractor are not carrying builder's risk, please contact our office for additional pricing

Prism Electric, Technology Division

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Pricing Breakdown

Breakouts	Totals
Horizontal Cabling	$32,562.00
Backbone Cabling	$8,847.00
Pathways	$7,599.00
Closet Buildout	$10,575.00
Security	$76,971.00
Subtotal	$136,517.00
Taxes	$4,918.00

Grand Total $141,435.00

Shannon Sifford
Vice President, Technology Division
Prism Electric, Technology Division, Inc.

I have read this document, including all attachments, and I accept the prices, specifications, project terms and conditions, notes, standard terms and conditions as stated. I understand that upon signing, this proposal becomes a binding contract.

Swinerton Builders
Christopher Dencklau
Authorized Signature: _____
Date: _____

Prism Electric, Technology Division, Inc.
Shannon Sifford
Authorized Signature: _____
Date: _____


ABLe
CONNECTING COMPANIES
Information Technology Systems
Performance Audio Video Solutions
Connecting you to your world

Quote: 24324 / Date: 8/14/2024
Project Number: 24324

ABLe Communications, Inc.
1413 East Avenue H
Grand Prairie, TX
75050, US
(972) 660-2253

Prepared By:
Michael Ruggieri
(972) 660-2253
mruggieri@ablecomm.net

Customer

Swinerton Builders - Dallas

Donnie Mixon
214-910-2205
Donnie.mixon@swinerton.com

Project: **24324 - Celina Government Bldg.**

Scope of Work

We are pleased to offer this **BUDGET** proposal to furnish and install the following as shown below. This proposal consists of all supervision, labor, materials, tools, equipment, labeling, indirect and incidentals related to the Communication Infrastructure for**: Celina Government Bldg. 50% DD - BUILDING**

-

SOW Building

Horizontal Cabling

1. ABLe shall furnish and install (**1006**) Category 6A cables and associated components as follows:

- **65** - 1 Data Cat6A WAO Type A.
- **187** - 2 Data Cat6A WAO Type B.
- **136** - 2 Data Cat6A WAP Type B.
- **7** - 3 Data Cat6A WAO Type C.
- **67** - 4 Data Cat6A WAO Type D.
- **1** - 6 Data Cat6A WAO Type E.
- **136** - Install owner provided WAPS.
- **1** - 6 strand multi-mode OM4 fiber cable Type E.

Patch Cords

- ABLe shall furnish and install (**1006**) category 6A 7ft patch cords.
- ABLe shall furnish and install (**1006**) category 6A 10ft patch cords.

Communications Room Build Out (1) MDF 016.

- ABLe shall furnish and install 2-Post racks.
- ABLe shall furnish and install 6" Vertical Wire Managers.
- ABLe shall furnish and install an 18" Horizontal and Vertical Ladder Runway.
- ABLe shall properly ground all components to the ABLe provided Grounding Bus Bar.
- ABLe shall furnish and install 18" Radius drops.
- ABLe shall furnish and install 24 & 48 port module patch panels and 2u horizontal wire managers.

- ABLe shall furnish and install fire-rated plywood.

Communications Room Build Out IDF 004, 104, 131, 242, 215, 353, 349, 415 & 426

- ABLe shall furnish and install 2-Post racks.
- ABLe shall furnish and install 6" Vertical Wire Managers.
- ABLe shall furnish and install an 18" Horizontal and Vertical Ladder Runway.
- ABLe shall properly ground all components to the ABLe provided Grounding Bus Bar.
- ABLe shall furnish and install 18" Radius drops.
- ABLe shall furnish and install 24 & 48 port module patch panels and 2u horizontal wire managers.
- ABLe shall furnish and install fire-rated plywood.

Communications Room Build Out IDF AV 414

- ABLe shall furnish and install an 18" Horizontal and Vertical Ladder Runway.
- ABLe shall properly ground Ladder Runway components the ABLe provided Grounding Bus Bar.
- ABLe shall furnish and install fire-rated plywood.

Communications Fiber Backbone

- ABLe shall furnish and install (1) 48 strand single-mode fiber cable with LC associated hardware from MDF 016 to (8) IDF's.
- ABLe shall furnish and install (1) 24 strand multi-mode fiber cable with LC associated hardware from MDF 016 to (8) IDF's

Communications Copper Backbone

- ABLe shall furnish and install (1) 25 pair category 3 cable from MDF 016 to (9) IDF's.
- ABLe shall furnish and install (1) 200pair lighning protecter panel and surge protection modules.

Pathway J-Hooks

- ABLe shall furnish and install a 2" & 4" j-Hook assembly pathway and horizontal fire rated wall sleeves to support new cabling as needed.

Pathway Basket Tray

- ABLe shall furnish and install an 18" x 4" deep basket tray as shown on provided prints.

Testing/Documentation

- All cabling will be tested after termination.
- Printed labels will be installed on all cable, patch panels and cable terminations points.

ALT#1 - Garage Scope of Work:

Horizontal Cabling

1. ABLe shall furnish and install (**150**) Category 6 cables and associated components as follows:

- **20** - 1 Data Cat6A WAO Type A & G.
- **33** - 2 Data Cat6A WAO Type Cams F.
- **30** - 2 Data Cat6A WAP Type B.
- **1** - 4 Data Cat6A WAO Type D.
- **33** - 6 strand multi-mode OM4 fiber cable Type F.

Patch Cords

- ABLe shall furnish and install (**150**) category 6 7ft patch cords.
- ABLe shall furnish and install (**150**) category 6 10ft patch cords.

Communications Room Build Out (1) MDF 102.

- ABLe shall furnish and install (1) Cube-It wall cabinet 26U with Fan kit.
- ABLe shall furnish and install an 12" Horizontal Ladder Runway.
- ABLe shall properly ground all components to the ABLe provided Grounding Bus Bar.
- ABLe shall furnish and install 48 port module patch panels and 2u horizontal wire managers.
- ABLe shall furnish and install fire-rated plywood.

Testing/Documentation

- All cabling will be tested after termination.
- Printed labels will be installed on all cable, patch panels and cable terminations points.

Excluded (-)

1. Applicable Sales Tax.

Notes

Quote: 24324 / Date: 8/14/2024
Project Number: 24324

Summary

Subtotal	$1,012,423.41
Textura	$2,227.33

Subtotal	$1,014,650.74
Alternates	
ALT#1 - Garage	$177,826.31
Total	**$177,826.31**

$1,192,477.05

Accepted By .....

Date .....

ABLe Communications, Inc.
1413 East Avenue H
Grand Prairie, Texas 75050
www.ablecomm.net
800-717-7411

Terms and Conditions

All ABLe Communications, Inc. (ABLe) work is conditioned on the following terms and conditions, which are incorporated by reference and, together with ABLe's Proposal included herewith (the "Proposal"), form the agreement between ABLe and CLIENT (the "Agreement"):

1. **ABLe's Scope of Work**. ABLe will perform its work in accordance with the terms, plans and specifications as set forth in its Proposal. CLIENT shall permit ABLe free and timely access to areas and equipment and allow ABLe to start and stop the equipment as necessary to perform required services. All planned work under this Agreement will be performed during ABLe's normal working hours.

2. **Changes**. If CLIENT requests any alteration to, or deviation from, the Proposal involving extra work, cost of materials or labor, ABLe will be entitled to an equitable adjustment to the contract price for extra work or additional costs associated with the change by the CLIENT. Prior to performing the changed work, ABLe and CLIENT will execute a written change order authorizing the change in the Proposal. ABLe is not required to perform any extra or changed work without an executed change order. ABLe will invoice CLIENT for any additional work performed and expenses incurred which are not described in this Agreement.

3. **Payment Terms.** CLIENT shall pay the contract sum for ABLe's work as set forth on the Proposal. ABLe may invoice CLIENT on a monthly basis or as otherwise set forth in the Proposal. CLIENT will promptly pay invoices within thirty (30) days of receipt. Should a payment become thirty (30) days or more delinquent, ABLe may stop all work under this Agreement without notice and/or cancel this Agreement, and the entire Agreement amount shall become due and payable immediately without notice or demand. In addition, if ABLe does not receive payment of a properly submitted invoice within thirty (30) days, CLIENT shall accrue a late charge on the balance outstanding at the lesser of (a) 1 1/2% per month of (b) the highest rate allowed by law, in each case compounded monthly to the extent allowed by law. With the exception for taxes due on ABLe's net income, CLIENT shall pay all taxes applicable to the work performed in this Agreement.

4. **Project Completion and Acceptance**. Unless otherwise indicated in this agreement, CLIENT agrees that staff labor only augmentation services and services performed on a time and materials basis shall be deemed accepted as performed. Unless otherwise indicated in this agreement, projects shall be deemed accepted upon the earlier of ABLe's receipt a signed Project Completion and Acceptance document which has been signed and dated by an authorized representative of CLIENT, or thirty (30) calendar days from the date of the delivery of the final project deliverable. If acceptance is refused, the CLIENT shall provide, in writing to ABLe, its reasonable basis for refusal, prior to the expiration of the thirty (30) calendar day period. ABLe shall address the issue before subsequent work is undertaken.

5. **Shipment**. All equipment, materials and products delivered to CLIENT hereunder shall be shipped FOB origin, freight collect. Title and risk of loss shall pass to CLIENT at point of origin. Products shall be deemed accepted upon delivery.

6. **Limited Warranty**. ABLe warrants that its work shall be free from defects in material and workmanship. This warranty excludes any remedy for damages or defects caused by ordinary wear and tear, improper or insufficient maintenance, shipping, mishandling, neglect, accident, abuse, Acts of God or work/modifications performed by others. All warranty claims must be received by ABLe not more than one (1) year after completion of the work, and ABLe must be provided a reasonable opportunity to inspect and make corrections, or such warranty claims are barred.

7. **Limitations of Warranties**. EXCEPT AS SPECIFICALLY PROVIDED IN SECTION 6 ABOVE, ABLE SPECIFICALLY DISCLAIMS ANY AND ALL WARRANTIES, WRITTEN OR ORAL, STATUTORY, EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, WARRANTIES OF DESIGN, IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE OR ANY WARRANTIES ARISING FROM A COURSE OF DEALING, TRADE USAGE OR TRADE PRACTICE. NO REPRESENTATION OR OTHER AFFIRMATION OF FACT, ORAL OR WRITTEN INCLUDING, BUT NOT LIMITED TO, STATEMENTS REGARDING SUITABILITY FOR USE OR PERFORMANCE OF PRODUCTS, WHETHER MADE BY ABLE OR ITS EMPLOYEES, AGENTS OR OTHERWISE, WHICH IS NOT CONTAINED IN THIS AGREEMENT SHALL BE DEEMED TO BE A WARRANTY TO CLIENT FOR ANY PURPOSE OR GIVE RISE TO ANY LIABILITY OF ABLE, ITS AGENTS OR EMPLOYEES WHATSOEVER. ALL PRODUCTS AND EQUIPMENT PROVIDED BY ABLE ARE PROVIDED "AS IS,"

WITH ALL FAULTS. ANY AND ALL ORIGINAL EQUIPMENT MANUFACTURER (OEM) WARRANTIES, CERTIFICATIONS AND GUARANTEES, IF ANY, ARE PASSED THROUGH TO CLIENT.

8. **Intellectual Property**. CLIENT acknowledges that ABLe, its vendors, and/or its licensors retain all patents and/or copyrights in and to all proprietary data, processes and programs, if any, provided in connection with its work performed hereunder; any ABLe software provided to CLIENT as part of the work provided shall be subject to the vendor's, licensor's or OEM's copyright and licensing policy. To the extent such software is prepared by ABLe, it is provided by nontransferable, nonexclusive license for CLIENT'S internal use only, subject strictly to the terms and conditions of this Agreement and shall terminate upon termination or expiration of this Agreement. CLIENT shall not duplicate, use or disclose for the benefit of third parties, reverse engineer or decompile any such software.

9. **Confidential Information**. The parties agree that Confidential Information means any information disclosed by the disclosing party to the receiving party, either directly or indirectly, in writing, orally or by inspection of tangible objects (including without limitation documents, prototypes, samples, plant and equipment, "CLIENT" lists or other "CLIENT" information not known to the public), which is designated as "Confidential," "Proprietary" or some similar designation, or is the type of information which should reasonably be recognized as Confidential or Proprietary. The receiving party shall not use any Confidential Information of the disclosing party for any purpose except to evaluate and engage in discussions concerning this Proposal. Each party agrees to protect the other party's Proprietary and Confidential Information to the same extent that it protects its own Proprietary and Confidential Information but with no less than a reasonable degree of care.

10. **Waiver of Consequential Damages**. CLIENT WAIVES AND WILL REQUIRE ITS INSURERS TO WAIVE RIGHTS OF SUBROGATION WITH RESPECT TO, ALL LIABILITY FOR CLIENT'S INDIRECT, INCIDENTAL, SPECIAL, CONSEQUENTIAL, EXEMPLARY, OR PUNITIVE DAMAGES OF ANY KIND WHATSOEVER, ARISING IN CONTRACT, TORT OR OTHERWISE. THESE DAMAGES INCLUDE, BUT ARE NOT LIMITED TO, LOSS OF USE, LOSS OF BUSINESS OPPORTUNITY, LOSS OF PRODUCT OR OUTPUT, LOSS OF PROFIT OR REVENUE, COST OF CAPITAL, AND CLAIMS OF OTHERS NOT A PARTY TO THIS AGREEMENT.

11. **General Limitation of Liability**. THE TOTAL LIABILITY OF ABLE AND ITS DIRECTORS, OFFICERS, EMPLOYEES, MEMBERS, INSURERS, SUBCONTRACTORS, VENDORS AND AGENTS TO CLIENT, CLIENT'S AFFILIATES, INSURERS, AND ANY THIRD PARTIES REFERRED TO BELOW (COLLECTIVELY REFERRED TO IN THIS SECTION AS "CLIENT") SHALL BE LIMITED TO ACTUAL DAMAGES NOT TO EXCEED THE AMOUNT ACTUALLY PAID BY CLIENT FOR THE SERVICES AND/OR PERFORMANCE HEREUNDER. THIS LIMITATION OF LIABILITY APPLIES TO ALL LIABILITY ARISING FROM THE ALBE'S ACTIVITIES AND OBLIGATIONS RELATED TO THIS AGREEMENT, AND ANY SEPARATE AGREEMENT WITH A THIRD PARTY TO PERFORM SERVICES FOR CLIENT'S BENEFIT AT THE SITE OF THE WORK HEREUNDER, INCLUDING BUT NOT LIMITED TO, DUTY ARISING IN CONTRACT, WARRANTY, STATUTE AND TORT (WHETHER SUCH OCCURRENCE ARISES OUT OF ABLE'S SOLE OR CONCURRENT NEGLIGENCE OR BREACH OF ANY STANDARD OF STRICT LIABILITY). THIS LIMITATION WILL SURVIVE THE AGREEMENT. IF CLIENT FAILS TO BIND TO THIS LIMITATION ANY THIRD PARTY HAVING, OR HEREAFTER ACQUIRING, ANY INTEREST IN CLIENT'S PROPERTY, CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD ABLE HARMLESS FROM AND AGAINST SUCH LIABILITY TO THE EXTENT THAT IT WOULD CAUSE ABLE'S TOTAL LIABILITY TO EXCEED THE LIMIT OF LIABILITY STATED ABOVE. ABLE SHALL HAVE NO LIABILITY TO CLIENT FOR ANY LOSS, COST OR EXPENSE RESULTING FROM LOSS OF OR DAMAGE TO PROPERTY (EXCLUDING LOSS OR DAMAGE TO WORK PAID BY BUILDERS' RISK INSURANCE REQUIRED UNDER THIS AGREEMENT). CLIENT WAIVES ALL RIGHTS OF RECOVERY THAT IT MAY HAVE NOW OR IN THE FUTURE AND SHALL LIKEWISE REQUIRE EACH INSURER OF CLIENT'S PROPERTY TO WAIVE ALL SUBROGATION RIGHTS AGAINST ABLE FOR ANY SUCH LOSS, COST OR EXPENSE. Further, and without limiting the foregoing, ABLE will have no responsibility for the adequacy or performance of (i) any third-party software provided to ABLE under this agreement; (ii) any hardware, and (iii) any services provided by any third party.

12. **Non-Solicitation Provision**. During ABLe's performance of work under this Agreement and for twelve (12) months thereafter, CLIENT will not solicit for a permanent or other position any employee or subcontractor of ABLe to whom the CLIENT was introduced as a result of this agreement. Should CLIENT solicit and/or hire an employee or contractor from ABLE, CLIENT shall pay to ABLE an administrative fee equal to 1 year's salary of the employee's new starting salary based on the CLIENT's employment offer.

ABLe Communications, Inc.
1413 East Avenue H
Grand Prairie, Texas 75050
www.ablecomm.net
800-717-7411

13. **Force Majeure**. ABLe shall not be liable for any failure or delay in performance of its obligations hereunder where such performance is prevented or delayed by causes beyond its reasonable control, including without limitation, flood, war, embargo, strike or other labor dispute, riot, acts of God or the intervention of any government authority.

14. **Choice of Law and Venue**. The parties will attempt to settle any claim or controversy arising under this agreement through consultation and negotiation in good faith and a spirit of mutual cooperation. This agreement and all matters relating thereto shall be governed exclusively by the substantive law of the State of Texas. Any dispute relating directly or indirectly to this agreement or any other contract or agreement between the parties which cannot be resolved through the process of consultation and negotiation shall be brought in a court of competent jurisdiction in Tarrant County, Texas, that being the exclusive venue for any dispute between or any claims held by any of the parties to this agreement.

15. **Hazardous Materials**. ABLe's obligation under this Agreement does not include the identification, abatement or removal of asbestos, mold or any other toxic or hazardous substances, hazardous wastes or hazardous materials. In the event such substances, wastes and materials are encountered, ABLe shall immediately stop work have the right thereafter to suspend its work until such substances, wastes or materials and the resultant hazards are removed or rendered harmless by a qualified laboratory at CLIENT's expense. The time for completion of the work shall be extended to the extent caused by the suspension and the contract price equitably adjusted. ABLe shall be held harmless and shall not be liable for any claims, liabilities, damages, losses and expenses related to such substances, wastes and materials, including the failure to identify or notify CLIENT of such substances, wastes and materials.

16. **Escalation.** ABLe and CLIENT understand and agree, as of the date of this Contract, certain markets providing materials, components and equipment for this technology construction project are experiencing, are expected or may experience industry-wide fluctuations during performance of the Contract that may impact price, availability and delivery time frames. This Agreement is conditioned upon the ability of ABLe to complete this technology constriction project at the present prices, delivery timelines and at the existing scale of wages for labor. ABLe will use its best, reasonable efforts to guard against changes in contract price or time for performance, but in the event of significant delay or price increase of materials, components or equipment occurring during the performance of the Contract through no fault of ABLe or its subcontractors, the contract price, contract time or contract requirements shall be equitably adjusted by change order. Any claim by ABLe for payment of a cost increase, as provided above, shall require written notice delivered by the Contractor to CLIENT with appropriate documentation substantiating such adjustment. Notwithstanding any other provision to the contrary, ABLe shall not be liable to CLIENT for any expenses, losses or damages arising from a delay in the delivery of materials, components and equipment not the fault of ABLe, subcontractors or its suppliers."

17. **Miscellaneous**.

(a) Each of the parties hereto is an independent contractor and neither party is, nor shall be considered to be, an agent or representative of the other. Neither party shall act or present itself, directly or indirectly, as an agent of the other or in any manner assume or create any obligation on behalf of, or in the name of, the other.

(b) The parties agree that neither may assign its rights or duties under this contract without the prior written consent of the other party, which consent shall not be unreasonably withheld.

(c) This Agreement including, but not limited to the Proposal, constitutes the entire agreement of the parties and supersedes all prior written or oral agreements, representations and understandings relating to the subject matter hereof. This Agreement shall not be amended or modified except by written instrument signed by the parties.

(d) The provisions of this Agreement are severable. If any provision of this Agreement or its application to any person or circumstance is ever held by any court of competent jurisdiction to be invalid for any reason, the remainder of this Agreement and the application of such provision or part of this Agreement to other persons or circumstances shall not be affected.

ABLe Communications, Inc.
1413 East Avenue H
Grand Prairie, Texas 75050
www.ablecomm.net
800-717-7411

If this Proposal is acceptable to Client, please indicate said acceptance by signing in the appropriate space below. Once signed by Client, this Agreement including the Terms and Conditions, which are attached hereto and incorporated herein by reference, will be binding on all parties hereto.

By signing below, I affirm that I am a responsible corporate officer, acting within the scope of my authority, to bind the company."

_____
Name

_____
Title

_____
Company

***THIS QUOTE EXPIRES 30 DAYS FROM THE DATE OF THE PROPOSAL.**

WHERE CABLE & CONNECTIVITY MERGE AT THE HIGHEST LEVEL
2419 S Pleasant Circle – Arlington, Texas 76015
office – (817) 853-0444
www.arijet.com | info@arijet.com

STRUCTURED CABLING PROPOSAL – CELINA GOVERNMENT CENTER GARAGE GMP

Project Address: 105 N Arizona Dr.
Celina, TX 75009

Date: August 8, 2024

Contract Documents

- IFB Drawings (Dated 07/11/2024) – Technology Sheets
- IFB Project Manual (Dated 07/11/2024) – Division 27

Structured Cabling - Scope of Work

- All cabling will be supported utilizing a J-hook cable support system in all plenum spaces above the ceiling beyond basket tray and/or conduit
- Arijet Communications will provide all cable, jack inserts, faceplates, blanks, & patch panels in quantities sufficient to support the horizontal cabling infrastructure.
- Each data cable will be tested according to industry standards and test documentation will be provided.

Horizontal Cabling

- Provide and install **(95)** Category 6, Plenum UTP Cables to outlet locations within 295' from IDF 102.
  - **(1)** "N1D" Floor Outlet — 4 Cat6 ea.
  - **(2)** "N2B" Wall Display Outlet — 2 Cat6 ea.
  - **(7)** "N10G" Wall WAP Outlet — 1 Cat6 ea.
  - **(16)** "N11F" Wall Security Camera Outlet — 2 Cat6 ea.
  - **(0)** "N12F" Wall Security Camera Outlet — 2 Cat6 ea.
  - **(3)** "N13B" Wall Utility Outlet — 2 Cat6 ea.
  - **(3)** "N14B" Wall Parking Sensor Outlet — 2 Cat6 ea.
  - **(1)** "N16B" Security Card Reader Outlet — 2 Cat6 ea.
  - **(8)** "N18A" Wall Security Blue Phone Outlet — 1 Cat6 ea.
  - **(9)** "N19B" Wall Electric Car Charger Outlet — 2 Cat6 ea.
  - **(4)** "N25F" Ceiling Parking Counter Outlet — 2 Cat6 ea.
- Provide and install **(55)** Category 6, "EfficienCMax" cables to outlet locations over 295' from IDF 102.
  - **(0)** "N1D" Floor Outlet — 4 Cat6 ea.
  - **(4)** "N2B" Wall Display Outlet — 2 Cat6 ea.
  - **(5)** "N10G" Wall WAP Outlet — 1 Cat6 ea.
  - **(5)** "N11F" Wall Security Camera Outlet — 2 Cat6 ea.
  - **(5)** "N12F" Wall Security Camera Outlet — 2 Cat6 ea.
  - **(0)** "N13B" Wall Utility Outlet — 2 Cat6 ea.
  - **(8)** "N14B" Wall Parking Sensor Outlet — 2 Cat6 ea.
  - **(0)** "N16B" Security Card Reader Outlet — 2 Cat6 ea.
  - **(0)** "N18A" Wall Security Blue Phone Outlet — 1 Cat6 ea.
  - **(0)** "N19B" Wall Electric Car Charger Outlet — 2 Cat6 ea.
  - **(3)** "N25F" Ceiling Parking Counter Outlet — 2 Cat6 ea.
- Terminate all Cat6 cabling at the TR end onto 48 port Punchdown Patch Panels
- Terminate all Cat6 cabling at the station end with Cat6 jacks (color to be determined by cabling system). Furnished with 2 port faceplates at wall outlets where the backbox is not covered by a device.
- Label all cables on both ends with wrap around labels
- Label all faceplates and patch panels accordingly
- Test all data cables
- Provide and install Cat6 patch cords at both ends of each installed cable. Coordinate lengths, colors, and port assignments with City of Celina IT.
- Provide and install **(33)** 6-strand OS2 Fiber Cables to the outlet locations which call for fiber. (each run to utilize 4 strands and leave 2 strands dark/spare)
  - **(21)** "N11F" Wall Security Camera Outlet — 4 OS2 Fiber Strands ea.
  - **(5)** "N12F" Wall Security Camera Outlet — 4 OS2 Fiber Strands ea.
  - **(7)** "N25F" Ceiling Parking Counter Outlet — 4 OS2 Fiber Strands ea.
- Provide and install (1) 4RU Rack Mount Fiber Enclosure to house all head end fiber terminations.
- Provide and install (1) 1-FAP Wall Mount Fiber Enclosure at each outlet location receiving fiber to house all station end fiber terminations.
- Provide and install OS2 Fiber Adapter Panels, Fiber Pigtails, and Fusion Splice Trays in quantities sufficient to support all fiber terminations.
- Provide and install OS2 Duplex, LC to LC Fiber Patch Cords in quantities sufficient to patch each strand of fiber on both ends. Coordinate patch cord length and port assignments with City of Celina IT.

TR Buildout (IDF Room 102; Storage Rooms 202, 302, & 402)

- Provide and install the following materials for TR Buildout in IDF Room 102 as reflected in drawing sheet T-401:
  - (2) 4" Firestop Sleeves for cable pathway penetrations into IDF
  - (1) 19RU Wall Mount Equipment Cabinet
  - (1) Secondary Bonding Busbar

- (1) 12" W x 4" H cable runway tray
- All necessary cable runway tray support accessories (all thread support, support brackets, runway drop-outs, etc.) in quantities sufficient to support the cable runway infrastructure
- Grounding/bonding connections from SBB to racks, patch panels and cable runway using #6 AWG ground wire and two-hole compression ground lugs.
- ¾" fire-rated plywood backboards as reflected in drawing sheet T-401

- Provide and install the following materials for TR buildout in each of the (3) Storage Rooms (202, 302, & 402) as reflected in drawing sheet T-401:
  - (2) 4" Firestop Sleeves for cable pathway penetrations into Storage Room
  - (1) 12" W x 4" H cable runway tray
  - All necessary cable runway tray support accessories (all thread support, support brackets, runway drop-outs, etc.) in quantities sufficient to support the cable runway infrastructure
  - Grounding/bonding connections from SBB in IDF 102 to cable runway tray using #6 AWG ground wire and two-hole compression ground lugs.
  - ¾" fire-rated plywood backboards as reflected in drawing sheet T-401

Bill of Materials

BILL OF MATERIALS - CELINA GOVERNMENT CENTER GARAGE GMP			
QTY	**DESCRIPTION**	**MANF**	**PART NUMBER**
	PATHWAY		
8	FIRE SLEEVES, 4"	STI	FS400
2	FIRE STOP PUTTY	STI	SSP100
	JACKS & FACEPLATES		
150	MINICOM CAT6 JACK - BLUE	PANDUIT	CJ688TGBU
84	MINICOM WALL FACEPLATE - 2 PORT, WHITE	PANDUIT	CFPL2WHY
4	MINICOM BLANK INSERTS, WHITE (PKG/10)	PANDUIT	CMBWH-X
	COPPER CABLING		
23000	CAT6 UTP CABLE, CMP, BLUE	PANDUIT	PUP6004BU-WLP
18000	CAT6 EFFICIENCMAX CABLE	GENERAL	8131800
4	48 PORT PATCH PANEL, FLAT, LOADED	PANDUIT	DP48688TGY
	RACKS & CABLE MANAGEMENT		
1	CUBE-IT WALL MOUNT CABINET, 19RU	CPI	12419-736
	CABLE RUNWAY BUILDOUT		
4	12" W x 4" H CABLE RUNWAY TRAY, BLACK	PANDUIT	PWB4X12EZ
8	WALL SUPPORT KIT, BLACK (PKG/2)	PANDUIT	PWBWMWBL
1	HARDWARE KIT (50 PIECES)	PANDUIT	PWBHKBL
2	BOTTOM WATERFALL, BLACK	PANDUIT	PWBWFWBL
2	TRAPEZE SUPPORT BRACKET, BLACK (PKG/2)	PANDUIT	PWBTB12BL
6	3/8" ALL THREAD	DOTTIE	ROD38
	BACKBOARDS		
32	3/4" FIRE RATED PLYWOOD BACKBOARD, AC GRADE, PAINTED WHITE	GENERIC	PLYWOOD
	GROUND & BONDING		
1	GROUNDING BUSBAR (IDF)	PANDUIT	GB2B0306TPI-1
350	GROUND WIRE #6 AWG PER FOOT	GENERIC	6-THHN
20	TWO HOLE CRIMPON GROUNDING LUG	PANDUIT	LCC6-14AW-L
	PATCH CABLES		
150	PATCH CORD 015' RJ45 CAT 6	PANDUIT	UTPSP15WHY
150	PATCH CORD 010' RJ45 CAT 6	PANDUIT	UTPSP10BUY
	FIBER CABLING		
11000	6 STRAND OS2 FIBER CABLE, PLENUM, NON-ARMORED	PANDUIT	FSDP906Y
33	WALL MOUNT FIBER ENCLOSURE, 1 FAP	PANDUIT	FWME1BL
1	RACK MOUNT FIBER ENCLOSURES 4RU	PANDUIT	FRME4
9	SINGLE-MODE FIBER ADAPTER PANEL, 12 DUPLEX PORTS	PANDUIT	FAP12WBUDLCZ
264	OS2 FIBER PIGTAILS, 1M	PANDUIT	F91BN1NNNSNM001
132	FIBER PATCH CORDS LC TO LC OS2, 3M	PANDUIT	F92ER1N1NNNM003
	MISCELLANEOUS		
1	CONSUMABLES (TAPE, STRING, SCREWS, ETC.)	ARIJET	MISC

Exclusions & Clarifications

- Arijet Communications reserves the right to conduct a scope review with the general contractor, architect, consultant, or end user in order to assure accurate interpretation of plans, specifications, and expected scope of work.
- All conduit, conduit stub ups, back-boxes, wall boxes, floor boxes, basket tray, backbone grounding, cores and penetrations are NOT included in this proposal.
- All outlets shown in the drawings must have a back-box with a conduit and/or basket tray pathway to the IDF/Storage Rooms which will be provided and installed by the EC. Arijet Communications shall provide pathways in the IDF/Storage Rooms only.
- Any provisions and/or installation of electronic equipment including PDU's, UPS's, WAP's, Cameras, Switches, Hubs, Routers, or any other network equipment is excluded from the telecom portion of this proposal, unless specifically stated in the scope of work portion of this proposal.
- Any Earthing or Backbone Grounding is excluded from this proposal. Arijet Communications shall provide bonding connections from SBB to racks and cable runways only.
- Provision and installation of service fiber to IDF Room 102 is excluded from this proposal. Arijet Communications shall provide horizontal fiber to outlet locations only.
- All requests for work to be performed outside of this scope of work will be considered a change order and must be requested electronically via email and approved by the customer before work commences.
- This scope of work must be incorporated into any contractual agreement and PO must be issued before procurement of material and mobilization of Arijet Communications technicians and site supervisors.
- This proposal includes labor based on normal business hours (M-F, 7:00-4:00). Overtime hours including evenings and weekends are not built into the labor portion of this proposal. Accelerated schedules will incur additional cost.
- Arijet Communications is not responsible for delays caused by other trades.

Pricing Section

Material	$	71,600.00
Labor	$	46,700.00
Grand Total (Excluding Tax*)	**$**	**118,300.00**

*If applicable, sales tax will be added to invoice upon billing

If you have any questions about this proposal, please do not hesitate to call or email me. Thank you for your consideration!

Byron Lehew | *Arijet Communications*
WHERE CABLE & CONNECTIVITY MERGE AT THE HIGHEST LEVEL
2419 S Pleasant Circle – Arlington, Texas 76015
office – (817) 853-0444
mobile – (817) 350-7868 | byron@arijet.com | www.arijet.com

LANTEK
AUDIO, VIDEO & COMMUNICATIONS

2780 N. Great Southwest Pkwy.
Grand Prairie, TX 75050
Office: 972-642-9994
lantekavc.com

Celina Government Center - Communications

Section	ITEM		COST
	BASE BID		
	50% DD Set	Labor Sub Total	$ 203,090.34
		Material Sub Total	$ 443,011.88
		Tax	$ -
	Proposal Total - Labor:		**$ 203,090.34**
	Proposal Total - Material:		**$ 443,011.88**
	TAX		**$ -**
	Proposal Total:		**$ 646,102.22**
	P & P Bond (if required):		$ 12,922.04

This pricing is for the sole use of the intended recipient and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited.

LANTEK
AUDIO, VIDEO & COMMUNICATIONS

Date	July 23, 2024
Valid Until	September 21, 2024
Quote #	
Estimator	JEM/SMJ

Customer

City of Celina

Quote/Project Description

Celina Government Center
Communications/Structured Cabling

Qty	Description	Manufacturer	Part/Model No.	Each Price	Ext. Price
	Horizontal Structured Cable				
27	1 Port Data Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 128.76	$ 3,476.52
185	2 Port Data Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 257.52	$ 47,641.20
7	3 Port Data Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 386.28	$ 2,703.96
58	4 Port Data Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 515.04	$ 29,872.32
155	2 Port WAP Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 257.52	$ 39,915.60
55	1 Port Camera/Security Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 128.76	$ 7,081.80
1	6 Port Data Drop, CAT6A, Plenum, Blue Jacket	Panduit	PUP6AHD04BU-G	$ 772.56	$ 772.56
	WAO/Station Component				
240	Surface Mount Box, 2 Port, Off-White	Panduit	CBX2IW-AY	$ 5.85	$ 1,404.00
2	6 Port Faceplate, Off-White	Panduit	CFPL6IWY	$ 2.09	$ 4.18
200	4 Port Faceplate, Off-White	Panduit	CFPL4IWY	$ 2.09	$ 418.00
40	2 Port Faceplate, Off-White	Panduit	CFPL2IWY	$ 2.09	$ 83.60
50	4 Port Furniture Faceplate, Black	Panduit	CFFPL4BL	$ 4.28	$ 214.00
50	4 Port 106 Frames (Floor Boxes), Off-White	Panduit	CF1064IWY	$ 2.61	$ 130.50
700	Blank Inserts, Off-White	Panduit	CMBIW-X	$ 0.34	$ 238.00
200	Blank Inserts, Black	Panduit	CMBBL-X	$ 0.34	$ 68.00
1,021	CAT6A Modular Jacks, Blue	Panduit	CJ6X88TGBU	$ 11.62	$ 11,864.02
	Patch Panels				
26	48 Port CAT6A Flat Patch Panel, 110 Style Loaded	Panduit	DP486X88TGY	$ 756.71	$ 19,674.46
52	Strain Relief Bar, 2" Off Set	Panduit	SRB19BLY	$ 17.24	$ 896.48
	Patch Cords				
800	CAT6A, Blue, 7' Patch Cords (Comm Room)	Panduit	UTP28X7BU	$ 14.55	$ 11,640.00
221	CAT6A, Blue, 10' Patch Cords (Comm Room)	Panduit	UTP28X10BU	$ 16.37	$ 3,617.77
800	CAT6A, Blue, 10' Patch Cords (WAO)	Panduit	UTP28X10BU	$ 16.37	$ 13,096.00
221	CAT6A, Blue, 14' Patch Cords (WAO)	Panduit	UTP28X14BU	$ 18.86	$ 4,168.06
44	LC-LC MM Fiber Jumper, 3m	Corning	050502T5116003M	$ 26.94	$ 1,185.36
88	LC-LC SM Fiber Jumper, 3m	Corning	040402R5116003M	$ 25.56	$ 2,249.28
	Fiber Backbone				
3,400	48 Strand SM Fiber - OS2, Plenum Rated, TB, Armored	Corning	048E88-61131-A3	$ 8.53	$ 29,002.00
3,400	24 Strand MM Fiber - OM4, Plenum Rated, TB, Armored	Corning	024T88-33190-A3	$ 6.69	$ 22,746.00
432	MM OM4 LC Fiber Connector	Corning	95-050-99-x	$ 16.58	$ 7,162.56
864	SM OS2 LC Fiber Connector	Corning	95-200-99	$ 19.77	$ 17,081.28
18	12 Port Duplex LC Fiber Adapter - MM Aqua (24 Fiber)	Corning	CCH-CP24-E4	$ 184.11	$ 3,313.98
36	12 Port Duplex LC Fiber Adapter - SM Blue (24 Fiber)	Corning	CCH-CP24-A9	$ 209.55	$ 7,543.80
8	2RU Fiber Enclosure	Corning	CCH-02U	$ 292.79	$ 2,342.32
2	4RU Fiber Enclosure	Corning	CCH-04U	$ 373.08	$ 746.16
24	Unused Port - Blank Covers	Corning	CCH-BLNK	$ 15.04	$ 360.96
	Copper Backbone				
3,400	25 Pair, CAT5e, Plenum Rated	General	2131550E.99	$ 4.32	$ 14,688.00
18	50-Pair Split M66 Block	Leviton	40066-M50	$ 14.66	$ 263.88
18	89D Standoff Mounting Bracket for M66 Block	Leviton	40089-00D	$ 5.24	$ 94.32
12	100 Pair Wall Mount 110-Style Block	Panduit	P110KB1004Y	$ 61.70	$ 740.40
12	100 Pair Rack Mount 110-Style Block	Panduit	P110B1004R2Y	$ 162.47	$ 1,949.64
	Comm Room Build Out				
32	2-Post Rack, 84"H	CPI	55053-703	$ 228.00	$ 7,296.00
32	2-Post Rack to Runway Mounting Kit, 18"	CPI	10595-718	$ 46.44	$ 1,486.08
32	2-Post Rack Elevation Kit, 6"H	CPI	10506-706	$ 50.50	$ 1,616.00
50	Cable Drop-Outs / Waterfalls, 18"	CPI	12100-718	$ 46.59	$ 2,329.50
42	Vertical Wire Managers - 6"	Panduit	PR2VD06	$ 1,284.00	$ 53,928.00
35	Horizontal Wire Managers, 2U	Panduit	WMPHF2E	$ 87.99	$ 3,079.65
85	Ladder Rack - 18"	CPI	10250-718	$ 159.34	$ 13,543.90
66	Junction Splice - Ladder Rack	CPI	11302-701	$ 13.16	$ 868.56
30	Butt Splice - Ladder Rack	CPI	11301-701	$ 12.59	$ 377.70
25	Triangle Support Bracket - 18" Ladder Rack	CPI	11312-718	$ 86.74	$ 2,168.50

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46	Wall Angle Support - 18" Ladder Rack	CPI	11421-718	$	36.88	$	1,696.48
100	Vertical Wall Brackets	CPI	10608-701	$	21.80	$	2,180.00
32	Rack Mounted PDU	CPI	13239-753	$	207.93	$	6,653.76
25	18"W x 4"H x 10'L Wire Basket Tray, Black Finish	WBT	WBT4X18SBL	$	140.81	$	3,520.25
8	Washer Splice Kit (50/Box), Black Finish	WBT	WBTSPLICEBA	$	91.55	$	732.40
2	Square Splice Wacher (50/Box), Black Finish	WBT	WBTGRDSPLICEBL	$	106.19	$	212.38
8	4" Deep 90 Degree Radius Kit, Black Finish	WBT	WBTRCSPLICEBL	$	41.45	$	331.60
63	Under Floor Support Stand, 20"W	WBT	WBTUS04	$	44.90	$	2,828.70
	Pathways						
1,200	6Ft Ceiling Wire w/wire and shot	Hilti	421822	$	1.20	$	1,440.00
300	J Hooks - 4"	Panduit	JP4W-X20	$	5.77	$	1,731.00
500	J Hooks - 2"	Panduit	JP2W-L20	$	2.97	$	1,485.00
400	J Hooks - 1.31"	Panduit	JP131W-L20	$	2.46	$	984.00
40	Velcro Cable Wrap	Velcro	31090	$	30.78	$	1,231.20
	Grounding/Bonding						
1000	#6awg Ground Wire	General	6G-0601-04	$	1.14	$	1,140.00
200	2 Hole Ground Lugs	Panduit	LCC6-14AW-L	$	3.53	$	706.00
40	Armored Cable Grounding Kit	Panduit	ACGK	$	9.40	$	376.00
20	Busbar Label Kit (10/pack)	Panduit	LTYK	$	8.78	$	175.60
32	Electrostatic Discharge Port Kit	Panduit	RGESD2-1	$	16.07	$	514.24
32	ESD Wrist Strap	Panduit	RGESDWS	$	26.72	$	855.04
32	Rack Grounding Kits	Panduit	RGS13448-1	$	93.99	$	3,007.68
10	Main Grounding Bus Bar (TMGB)	Panduit	GB4B0624TPI-1	$	166.17	$	1,661.70
	MATERIAL SUBTOTAL					**$**	**430,607.89**

MISCELLANEOUS

1	General Supplies	1LANtek	$	6,459.12	$	6,459.12
1	Storage, Freight, Handling and Delivery	1LANtek	$	3,444.87	$	3,444.87
1	1 Yr. Service Warranty	1LANtek	$	-	$	-
2	Man Lift Rental	1LANtek	$	1,250.00	$	2,500.00
	MISCELLANEOUS SUBTOTAL				**$**	**12,403.99**

LABOR

1 Lt	Installation Technician	1LANtek	$	140,108.00	$	140,108.00
1 Lt	Project Management	1LANtek	$	39,230.24	$	39,230.24
1 Lt	Documentation & Design Services	1LANtek	$	15,692.10	$	15,692.10
1 Lt	Installation of Owner Provided Wireless Access Points	1LANtek	$	8,060.00	$	8,060.00
	LABOR SUBTOTAL				**$**	**203,090.34**

Notes & Exclusions: Lantek excludes the installation of any conduit pathways, conduit sleeves, underground ducts, fabric inner ducts (MaxCells), back boxes, floor boxes, and pull boxes for the division 27 low voltage cabling. Lantek excludes main grounding backbone. Lantek excludes providing and installing electronic devices (Switches, Cameras, Etc.) Lantek excludes installation of all cable tray outside of MD/IDF rooms. Lantek excludes all security/access control cabling (Except CAT6A cabling). Lantek excludes fire rated plywood boards in the MDF/IDFs. Lantek excludes providng and installing all UPS's. Lantek includes installing Owner Provided Wireless Access Points.
Addenda: 50% DD

SUB TOTAL $ 646,102.22
Tax $ -

This quote is valid for 60 days

GRAND TOTAL $ 646,102.22
P&P Bond(If Required) $ 12,922.04

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Subcontractor Bid Analysis

Trade:	**31.00 Earthwork**
Project:	**Celina Government Center Parking Garage**
Owner:	**City of Celina**
Lead Estimator:	**Benny**

	Selected Sub	x				
Subcontractor	**X CONSTRUCTION**	**RPMX CONSTRUCTION LLC**	**HTX DIRT**	**HOLBROOK**	**DIRTXPRO**	**TRIDAL**
Phone	(469) 318-2872	(469) 318-2872	(562) 325-3998	(214) 738-0045	(214) 529-3080	(817) 424-4351
Contact	Will Cappell	Will Cappell	Michael Singh	Kevin Holbrook	Jason Maifert	Tyler Hunt
email	pell@rpmxconstructio	appell@rpmxconstruction.cc	michael.s@htxdirt.com	in@theholbrookcompany.c	bids@dirtxpro.com	Tyler_Hunt@tridal.com
Scope Complete	Yes	Yes	Yes	Yes	Yes	Yes
Rank	1	1	5	4	2	3
Delta To Low	0%	0.00%	48.12%	25.14%	3.21%	13.46%
Enter SBE %	0%					
SBE $$$	$ -	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost									
				$ 573,152	$ 573,152	$ 848,964	$ 717,216	$ 591,529	$ 650,296
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -	$ -	$ -
		Prequalification Status		Yes	Yes	Yes	Yes	No	Yes
		MSA Status		Yes	Yes	Yes	Yes	No	No
		Single Project Limit		$ 100,280,637	$ 100,280,637	$ 296,696	$ 250,000	N/A	$ 250,000
		Aggregate Limit		$ 225,631,433	$ 225,631,433	$ 667,567	$ 562,500	N/A	$ 562,500
		Exclude Sales Tax	-	excl	excl	excl	excl	excl	excl
		Textura	-	incl	incl	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl	incl	incl
		Scope sheet included	-	$ -					
		Schedule included	-	$ -					
Trade Specific Requirements									
Base Bid			$ 561,049	$ 573,152	$ 573,152	$ 848,964	$ 717,216	$ 591,529	$ 650,296
		Base Bid	$ -	$ 284,765	$ 284,765	$ 495,423	$ 363,675	$ 273,693	$ 323,755
		Mobilization as required	$ -	Included	Included	Included	Included	Included	Included
		Layout, Survey & Staking	$ -	Included	Included	Included	Included	Included	Included
		Provide, Install, maintain and remove temporary construction entrance.	$ -	$ 2,330	$ 2,330	$ 2,984	$ 2,984	$ 2,984	$ 2,984
		Inlet Protection	$ -	Included	Included	$ 2,500	$ 2,500	Included	$ 2,500
		Traffic control and Flagmen.	$ -	Included	Included	$ 6,500	$ 6,500	$ 6,500	$ 6,500
		Dewatering	$ -	Included	Included	Included	Included	Included	Included
		EROSION CONTROL - Provide, Install, maintain and remove:	$ -	$ -					
		Silt Fence	$ -	Included	Included	Included	Included	$ 2,984	Included
		Construction Entrance	$ -	Included	Included	Included	Included	Included	Included
		Inlet Protection	$ -	Included	Included	Included	Included	Included	Included
		12" Straw Wattles	$ -	Included	Included	$ 3,500	$ 3,500	$ 3,500	$ 3,500
		DEMO & AND HAUL OFF AS REQUIRED.	$ -	$ -					
		Sawcut & Curb Demo	$ -	Included	Included	$ 52,000	$ 52,000	Included	Included

printed: 8/23/2024, 12:58 PM

		Bollard Demo	$ -	Included	Included	Included	Included	Included	Included
		DEMO RCP ON ARIZONA DRIVE	$ -	Included	Included	Included	Included	Included	Excluded
		CONCRETE PAVEMENT AND SIDEWALK REMOVAL	$ -	Included	Included	Included	Included	Included	Included
		ASPHALT PAVEMENT REMOVAL	$ -	Included	Included	Included	Included	Included	Included
		STRIP EXISTING VEGETATION, SELECTIVE TREE REMOVAL, HOUS OFF AND CLEAR & GRUB SITE	$ -	Included	Included	Included	Included	Included	Included
		GARAGE PAD PREP.	$ -	$ -					
		The Extent of the pad preparation area should extend at least 5 feet laterally from the building slab edges.	$ -	Included	Included	Included	Included	Included	Included
		MOISTURE CONDITION 9.3 Feet Below Cap, Allowable PVR 1"	$ -	Included	Included	Included	Included	Included	Included
		8" Thick Cap - Lime stabilized soil / Flexible base as per Geo technical recommendation and specification over MC soil	$ -	Included	Included	Included	Included	Included	Included
		EARTH WORK	$ -	$ -					
		Grading of site, building pad and flatwork areas to +/- 0.10'	$ -	Included	Included	Included	Included	Included	Included
		STRIP AND STOCKPILE EXISTING TOPSOIL, PREP AREAS PRIOR TO FILL	$ -	Included	Included	Included	Included	Included	Included
		DIRT EXCAVATION & EMBANKMENT	$ -	Included	Included	Included	Included	Included	Included
		IMPORT FILL AS NEEDED	$ -	Included	Included	Included	Included	Included	Included
		Back filling under the ramp as shown in the drawing.	$ -	Included	Included	Included	Included	Included	$ 25,000
		Lime stabilization	$ -	Included	Included	Included	Included	$ 15,811	Included
		EXPORT EXCESS MATERIAL - GENERATED BY THIS SCOPE ONLY	$ -	Included	Included	Included	Included	Included	Excluded
		EXPORT EXCESS MATERIAL - GENERATED BY OTHERS	$ -	Excluded	Excluded	Excluded	Excluded	Excluded	Excluded
		CONSTRUCTION WATER	$ -	Included	Included	Included	Included	Included	Included
		CARE OF WATER	$ -	Included	Included	Included	Included	Included	Included
		STREET SWEEPING	$ -	Included	Included	Included	Included	Included	Included
		PAVING SUBGRADE PREPARATION	$ -	Included	Included	Included	Included	Included	Included
		SCARIFY & RECOMPACT SUBGRADE (PRIOR TO PLACEMENT OF FILL MATERIALS)	$ -	Included	Included	Included	Included	Included	Included
		MACHINE GRADE SITE TO +/- .10' (ALLOWING FOR THICKNESS OF PVMT)	$ -	Included	Included	Included	Included	Included	Included
		Sub Grade of Laydown area	$ 27,353	$ 27,353	$ 27,353	$ 27,353	$ 27,353	$ 27,353	$ 27,353
		Haul off Pier Drilling soil	$ 19,392	$ 19,392	$ 19,392	$ 19,392	$ 19,392	$ 19,392	$ 19,392
		Stormwater Management	$ 7,491	$ 7,491	$ 7,491	$ 7,491	$ 7,491	$ 7,491	$ 7,491
		Site Fence, Maintenance	$ 166,821	$ 166,821	$ 166,821	$ 166,821	$ 166,821	$ 166,821	$ 166,821
		Annex Yard Allowance	$ -	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
		Supply and installation of 4" Thick washed crush stone under grade slab	$ -	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000
		Total Base Bid (excl. Bond)	**$ 561,049**	**$ 573,152**	**$ 573,152**	**$ 848,964**	**$ 717,216**	**$ 591,529**	**$ 650,296**

Construction, LLC

RPM xConstruction, LLC.
6500 MEYER WAY, SUITE 100
MCKINNEY, TEXAS 75070

ESTIMATOR: Will Cappell
PHONE (469)318-2872
EMAIL WCappell@RPMxConstruction.com

PROJECT: CELINA GOVERNMENT CENTER GARAGE
LOCATION: CELINA, TEXAS

VERSION: FOR AWARD
BID DATE: August 8, 2024

EARTHWORK

ITEM	DESCRIPTION	
1	MOBILIZATION **(INCLUDES 2 MOBILIZATIONS)**	
2	SUPERVISION	
3	STAKING FOR EARTHWORK SCOPE	
4	CONSTRUCTION ENTRANCE **(INITIAL INSTALLATION ONLY - EXCLUDES WASH RACKS)**	
5	SILT FENCE **(INITIAL INSTALLATION ONLY - EXCLUDES SAFETY CAPS)**	
6	INLET PROTECTION **(INITIAL INSTALLATION ONLY) (EXISTING INLETS ONLY)**	
7	12" STRAW WATTLE	
8	SAWCUT & CURB DEMOLITION **(EARTHWORK SCOPE ONLY)**	
9	DEMO RCP ON ARIZONA DRIVE	
10	CONCRETE PAVEMENT REMOVAL **(ALLEY AND SIDEWALK)**	
11	ASPHALT PAVEMENT REMOVAL **(EXCLUDES PAVEMENT REMOVAL FOR UTILITY SCOPE)**	
12	TREE REMOVAL, CLEAR & GRUB SITE **(EXCLUDES ROOT RAKING OR HAND CLEARING)**	
13	STRIP SITE AND STOCKPILE TOPSOIL	
14	SCARIFY & RECOMPACT SUBGRADE **(PRIOR TO PLACEMENT OF FILL MATERIALS)**	
15	DIRT EXCAVATION	
16	PAD PREP GARAGE: MOISTURE CONDITION 10 FEET	
17	PAD CAP GARAGE: LIME STABILIZED SOILS **(8" DEPTH AT 6%)**	
18	CUT BACK FOR SITE WALLS	
19	TRUCKING ALLOWANCE FOR IMPORT OF COMMON FILL **(NO PI REQUIREMENTS)** OR EXPORT OF SPOILS **(EARTHWORK SCOPE ONLY)**	
20	MACHINE GRADE SITE TO +/- .10' **(ALLOWING FOR THICKNESS OF PVMT)**	
21	CONSTRUCTION WATER	
22	CARE OF WATER	
23	STREET SWEEPING - **EARTHWORK SCOPE ONLY**	
	EARTHWORK BID SUBTOTAL	**$ 236,000.00**

PREPARATION FOR ON-STREET PARKING AND APPROACHES

ITEM	DESCRIPTION	
1	MOBILIZATION (INCLUDES TOTAL OF ONE (1) MOBILIZATION FOR BOTH APPROACHES AND ON-STREET PARKING)	
2	DEMO AND PAVEMENT REMOVAL	
3	EXCAVATION	
4	LIME STABILIZE PAVEMENT SUBGRADE **(6" DEPTH AT 7%)**	
5	MACHINE GRADE PAVEMENT SUBGRADE TO +/- .10'	
	PREPARATION FOR ON-STREET PARKING AND APPROACHES	**$ 44,250.00**

ALTERNATE PAD CAP - FURNISH AND INSTALL 8" FLEX BASE IN LIEU OF LIME STABILIZATION

ITEM	DESCRIPTION	
1	ADDITIONAL EXPORT	
2	FURNSH AND INSTALL 8" FLEX BASE	
	ALTERNATE PAD CAP - FURNISH AND INSTALL 8" FLEX BASE IN LIEU OF LIME STABILIZATION	**$ 94,955.00**

ALTERNATE - FURNISH AND INSTALL 6" DRAIN LAYER BENEATH GARAGE (IF REQUIRED)

ITEM	DESCRIPTION	
1	ADDITIONAL EXPORT	
2	FURNISH AND INSTALL FILTER FABRIC	
3	FURNSH AND INSTALL 6" FREE DRAINING #57 STONE	
	ALTERNATE - FURNISH AND INSTALL 6" DRAIN LAYER BENEATH GARAGE (IF REQUIRED)	**$ 109,737.00**

ADD ITEMS

ITEM	DESCRIPTION		
A.1	HAUL OFF SURFACE DEBRIS OR TRASH, PER LOAD **(IF NECESSARY)**	$	2,000.00
A.2	FURNISH LAYDOWN YARD (6" CRUSHED CONCRETE WITH FILTER FABRIC), PER SY **(EXCLUDES REMOVAL)**	$	19.50
A.3	DEMO EXISTING PIERS UP TO 30" DIAMETER, PER EACH **(IF ENCOUNTERED)**	$	500.00
A.4	DEMO EXISTING CULVERT	$	4,515.00
A.5	ADDITOINAL MOIBLIZATION FOR LIME STABILIZATION, IF REQUIRED	$	24,500.00
A.6	RESPREAD 6" STOCKPILED TOPSOIL TO WITHIN 1' BACK OF CURB **(CURB BACK FILL BY OTHERS) - 1 MOBILIZATION**	$	5,600.00
A.7	REMOVE LAYDOWN YARD, PER SY	$	8.50
A.8	REMOVAL OF CONSTRUCTION ENTRANCE UPON COMPLETION OF PROJECT	$	1,750.00
A.9	REMOVAL OF SILT FENCE UPON COMPLETION OF PROJECT	$	2,230.00

GENERAL CLARIFICATIONS:

ANY ITEMS NOT SPECIFICALLY MENTIONED ABOVE ARE UNDERSTOOD TO BE EXCLUDED.
THIS PROPOSAL IS SUBJECT TO COST ESCALATION DUE TO INCREASES IN FUEL OR MATERIAL PRICES.
THIS PROPOSAL IS BASED EARTHWORK RETAINAGE BEING RELEASED UPON SUBSTANTIAL COMPLETION OF SCOPE OF WORK.
THIS PROPOSAL IS BASED ON WATER BEING READILY AVAILABLE ON-SITE. TRUCKING IN WATER FROM OFF SITE IS EXCLUDED.
GC REQUIRED TO PROVIDE TEMP WATER TAP IF NO WATER ACCESS IS ON SITE
EXCLUDES HANDLING, HAULING, EXPORTING, OR RESPREADING OF SPOILS GENERATED BY OTHERS
GC IS TO PROVIDE ALL CONTROL AND CAD FILES PRIOR TO MOBILIZATION
DEWATERING IS LIMITED TO THIS SCOPE ONLY, WHILE ON SITE ONLY. EXCLUDES DEWATERING FOR OTHERS OR FOR GROUNDWATER.
EXCLUDES STRUCTURAL DEMO (BUILDING, FOUNDATIONS, PIERS, GRADE BEAMS, STEM WALLS, ETC.)
EXCLUDES DEMO AND REMOVAL OF ABOVE GROUND OR BELOW GROUND TANKS AND EQUIPMENT
EXCLUDES DEMOLITION, CAPPING, OR MAKE SAFE OF EXISTING UTILITIES
EXCLUDES REMOVAL OF CONTAMINATED OR HAZARDOUS MATERIAL
EXCLUDES PAVEMENT REMOVAL FOR UTILITY CONSTRUCTION
EXCLUDES HANDLING OR REMOVAL OF SURFACE DEBRIS. SEE ADD ALTERNATE
EXCLUDES BACKFILL OF STRUCTURES OF ANY KIND (I.E. RETAINING WALLS, GRADE BEAMS, DOCKS, BASEMENT WALLS, ETC.)
EXCLUDES SHORING AND/OR SOIL RETENTION
EXCLUDES, SAND, POLY, OR DRAINAGE LAYER BELOW SLABS UNLESS OTHERWISE NOTED
EXCLUDES LIME STABILIZATION, SELECT FILL, FLEX BASE, OR SAND UNDER SIDEWALKS
EXCLUDES REMOVAL OF BURIED DEBRIS
EXCLUDES DEPTH VERIFICATION OF EXISTING UNDEGROUND UTILITIES
EXCLUDES SWPPP BOOKS, INSPECTIONS, PROPOSED INLET PROTECTIONS
EXCLUDES SEEDING, SODDING, HYDRO-MULCH, IRRIGATION, ROCK SIFTING,OR AMENDING TOPSOIL
EXCLUDES IMPORT OF LANDSCAPING AGGREGATE, TOPSOIL, OR SOIL AMENDMENTS
ALL VEHICLE PAVING & BUILDING SLABS ARE TO BOTTOM OF PAVING ELEVATIONS. UNLESS OTHERWISE STATED IN PROPOSAL
BASE BID EXCLUDES SIDEWALK EXCAVATION. GRADES AT SIDEWALK AREAS ARE TO BE LEFT AT PROPOSED TOP OF CONCRETE.
EXCLUDES FURNISH OR INSTALL OF ROCK RIP RAP
EXCLUDES UTILITY POLE BRACING, REMOVAL, RELOCATION, OR SALVAGE
EXCLUDES SALVAGE OF FENCE, SIGNS, GATES (TO BE PERFORMED BY OTHERS)
INCLUDES ALL TAXES, FEES & INSURANCE APPLICABLE TO THIS SCOPE ONLY
EXCLUDES REWORK OF EXISTING FILL SOILS BEYOND LIMITS OF BUILDING PAD PREPARATION
EXCLUDES ROCK EXCAVATION. UNLESS OTHERWISE NOTED IN PROPOSAL.
EXCLUDES INSTALL OR REMOVAL OF TEMPORARY SEDIMENT BASINS AND/OR SKIMMER DRAINS AND RISERS
EXCLUDES TRAFFIC CONTROL & BARRICADES

GEOTECH: EST REPORT 23-03278 DATED 09/19/2023
PLANS: KIMLEY HORN CIVIL PLANS DATED 07/11/2024
HED STRUCTURAL PLANS DATED 07/11/2024

DirtXpro.com | 4760 Preston Rd. Ste 244-354 | Frisco, TX 75034 | 214.529.3080 | bids@dirtxpro.com

Earthwork Proposal VALID FOR 90 DAYS

BID DATE
8/8/2024

PROJECT NAME
CELINA GOVERNMENT CENTER PARKING

PROJECT LOCATION
CELINA, TX

BID#
557

DATE OF PLANS

ARCH:	**7/11/2024**
STRUCT:	**7/11/2024**
CIVILS:	**7/11/2024**
GEOTECH:	**9/19/2023**
SPECS:	**7/11/2024**

ADDENDUM (S) RECV'D

PREPARED BY:
Jason Maifert

Jason Maifert

BID ITEM	DESCRIPTION	Total	QTY / UNIT
	EROSION CONTROL	***$5,968.75***	
1	CONSTRUCTION ENTRANCE 20' X50'		1 EA
2	SILT FENCE		875 LF
3	EXISTING INLET PROTECTION		1 EA
	DEMOLITION	***$30,512.56***	
4	SAW CUTTING AND CURB REMOVAL - FOR THIS SCOPE ONLY		250 LF
5	CONCRETE PAVING DEMO		161 SY
6	ASPHALT PAVING DEMO		4,083 SY
7	DEMO CULVERTS AND HEAD WALLS		281 EA
8	TREE REMOVAL		6 EA
	EARTHWORK	***$68,758.67***	
9	MOBILIZATION (**2**), LAYOUT / SURVEY, WATER METER		1 LS
10	STRIP AND STOCKPILE EXISTING TOPSOIL, PREP AREAS PRIOR TO FILL		134 CY
11	DIRT EXCAVATION & EMBANKMENT		531 CY
12	EXPORT EXCESS MATERIAL - GENERATED BY THIS SCOPE ONLY		688 CY
13	STREET SWEEPING - THIS SCOPE ONLY		1 LS
	BUILDING PAD PREP	***$143,253.68***	
14	MOISTURE CONDITION EXISTING SOILS **9.3'** DEEP PER GEOTECH		13,926 CY
15	F & I **8"** SELECT FILL CAP OVER MC SOILS		1,003 CY
16	F & I SELECT FILL AT RAMP AREA - EXCLUDES WALL BACKFILL OR DRAINAGE ROCK		955 CY
	PAVING SUBGRADE PREP & FINE GRADING	***$12,947.44***	
17	SCARIFY AND RECOMPACT PAVING AREAS 6" DEEP - EXC. SIDEWALKS		158 SY
18	BUILDING PAD +/- .10', PAVING AREAS +/- .10', GRASS AREAS +/- .20' - EXCLUDES SIDEWALKS		5,846 SY
19	RESPREAD STOCKPILED TOPSOIL 4" to 6" DEEP , HAUL OFF EXCESS TOPSOIL IF REQUIRED		134 CY

SUBTOTAL WITH TAX INCLUDED $261,441.10

Additional Items

1	REMOVE ALL EROSION CONTROL ITEMS	$2,984.38	1 LS
2	LIME STABILIZE PAVING AREAS 8" @ 6% (36 lbs / sy) - 1 MOBILIZATION	$15,811.11	158 SY
3	GRADE FOR SIDEWALKS - 1 MOBILIZATION	$6,597.00	4,398 SF
4	ADDITIONAL MOBILIZATIONS - PER PIECE OF EQUIPMENT	$1,500.00	1 EA
5	HAUL OFF SPOILS (NO ROCK) GENERATED BY OTHERS- PER LOAD- EXCLUDES MOBILIZATIONS	$500.00	1 LD
6	TRAFFIC CONTROL & BARRICADES ONE MONTH ONLY - IF REQUIRED FOR THIS SCOPE	$6,500.00	1 MO

Clarifications: Any Items not listed in proposal above are Excluded, Proposal is valid for 90 days from bid date, Excludes OCIP/CCIP ADD 4% if credit is required. Excludes all bond cost, Add 8% to final bid amount if Bonds will be required. Contractor to provided control, Final sidewalk "Line" grading by others, Excludes cushion sand below building slabs or sidewalks, Excludes poly or vapor barrier below slabs, Excludes Rip-Rap of any kind, Excludes backfill of retaining walls or any other structures, Excludes structural excavation of any kind (foundations, grade beams, pits, footings, ETC.), Excludes traffic control barricades or any other devices. Excluces removal of Contaminated or Hazardous Material, Excludes removal of existing utilities or irrigation. Excludes under cut and moisture conditioning at paving areas

The Holbrook Company, Inc.
3430 High Prairie Road
Grand Prairie, TX 75050-4225
972.399.0007 office
972.399.0008 fax
www.theholbrookcompany.com

Excavation Proposal

Celina Government Center Garage
411 W Walnut St
Celina, TX 75009

Bid date / time: August 9, 2024 - 2:00 p.m.

Bidding information provided to Holbrook:

- complete set of plans
- complete geotechnical report - geotechnical report dated **September 1, 2024**
- complete set of specifications; earthwork specifications only; partial earthwork specifications only; no specifications (excludes grading shown on the landscape plans)
- this proposal may be withdrawn if not accepted within 30 days
- addenda acknowledged - **number and date - or note none**
- grading plan dated **September 1, 2024**

Scope of Work

Item #1: Earthwork - Includes work at the garage site only

Includes:

- two mobilizations - one mass excavation and one respread onsite topsoil & backfill flatwork with onsite topsoil **(additional mobilizations add $5,500.00 each)**

- clearing including removal of existing concrete and asphalt paving (sawcutting of existing flatwork for removals is included) shown on the plans to be removed – **Excludes: detaching removals from existing structures/portions to remain; utility work and associated paving removal; selective demolition; salvage and relocations**

- strip and stockpile onsite topsoil including machine respreading of onsite, salvaged topsoil; machine backfill of paving and sidewalks with onsite topsoil - **import topsoil is not included**

- site excavation and embankment utilizing common, unclassified on site excavated materials and common, unclassified borrow for all fills

- provide and install common, unclassified borrow as required to balance site after utilizing all suitable surplus excavated materials generated by other trades (if needed by Holbrook - **Holbrook does not anticipate needing all the spoils generated by others**)

- provide and install 9.5' of moisture conditioned existing on site clays (or common, unclassified borrow - moisture conditioning to extend 5’ beyond the building limits and include adjacent flatwork) and 8” of select fill under the proposed building (select fill to extend to the moisture conditioning limits - any fill under the select fill to be common, unclassified fill - all of this work prior to any structural/foundation work by others – GC to provide fire hydrant accessible water at the site – bid includes cost of water for our scope of work)

- grading of site, building pad, flatwork areas to +/- 0.10'

- provide, install, maintain while mobilized (with heavy equipment, additional rock is not included) and remove 25 tons of 3" x 5” limestone aggregate for one temporary construction entrance

- provide, install, maintain while onsite and remove the perimeter silt fence as shown on the plans - **excludes TCEQ Notice Of Intent (NOI) and required reporting, seeding, sodding, erosion control mats/blankets and irrigation**

- provide, install, maintain while onsite and remove the inlet protection at **existing inlets only**

- construction staking for this scope of work (property corners, cad files and benchmarks by others)

- flagmen for this scope of work - **barricades and traffic control devices by others**

- dewatering of rainwater for this scope of work (groundwater by others)

- assumes minimum six day work week and ten hours per working day

- notify digtess to mark applicable existing utilities for this scope of work. Utilities that conflict with the excavation or stabilization (or within 12” of it) are to be relocated by others prior to scheduling Holbrook’s work. This bid does not include locating existing utilities and does not include confirming if the design conflicts with the existing facilities. General Contractor will procure a ground penetrating radar generated design and assure no conflicts exist prior to Holbrook’s work.

Total Bid Item #1: $ 329,835.00

Item #2: Lime Stabilization - 32 pounds per square yard
Add $ 33,840.00 to item #1 above

- one lime mobilization (additional mobilizations add $6,500.00 each)

- provide and place 6" deep 32 pounds per square yard lime stabilization (approximately 7% lime by weight - no minimum plasticity index guaranteed) under proposed paving; grading to +/- 0.10' - maintenance or seal coat of limed areas is by others – excludes damage to utilities in or within 12” of the stabilization zone - excludes additional lime hydrate due to the presence of sulfates in the soil

Exclusions (unless noted otherwise in items above):

- barricades / traffic control devices
- handwork/small machine work (work that cannot be performed with a Cat 414 box blade or larger machine)
- structural/foundation excavation, backfill or removal of spoils (sidewalks, grade beams, curbs, inlets, piers, footings, retaining walls, pits, recessed areas, etc.)
- cost of permits, fees or bonds
- shoring / slope protection
- repair utilities or facilities in or within 12" of the excavation or stabilization area; conflicting utilities need to be relocated prior to scheduling Holbrook's work; This bid does not include locating existing utilities and does not include confirming if the design conflicts with the existing facilities. General Contractor will procure a ground penetrating radar generated design and assure no conflicts exist prior to Holbrook's work.
- hazardous or contaminated materials, asbestos, buried trash or debris (concrete, bricks, wood, structures, etc.) - assumes site is not classified by the TCEQ as an industrial generator
- handling or removal of spoils generated by any other trades
- any work from the MEP, architectural, landscape or structural drawings
- cushion sand

Provisions (unless noted otherwise in items above):

- covering subgrade with slab, paving, etc. is 100% acceptance of subgrade and all fill beneath it
- if excavation of the above project begins prior to a subcontract being executed by both parties, this quotation and the standard AIA A401 subcontract will govern price, contractual obligations and scope of work until execution of a mutually agreeable subcontract by both parties
- testing
- detaching removals from portion to remain (other than sawcutting flatwork)
- import or backfill (of any kind) other than machine stockpiling and machine respreading of on site topsoil
- erosion control not noted above / notice of intent / reporting
- select materials not noted in the scope of work above (cushion sand, rock, flex base, etc. - all fill common and unclassified)
- tree protection, relocation or mitigation
- off site work (work in areas where no grading is to be performed)
- temporary roads or access
- demolition of existing buildings, structures or paving (including additional depth of paving to be removed)
- turn lane or median demolition, excavation, lime stabilization or grading
- salvage or relocation of existing items
- bid is calculated using current spot fuel costs at the day of the bid. If the price of fuel increases over 5% of today's costs, Holbrook's contract will increase the proportionate percentage above 5%. For example, if fuel goes up 6%, Holbrook's contract would increase 1%.

If you have any questions concerning this bid, please do not hesitate to contact Gary, Kevin, Dustin or John at the numbers listed below:

Sincerely,
The Holbrook Company, Inc.

Gary Walters, Business Development Manager - cell 972.978.1840 gary@theholbrookcompany.com
Kevin Holbrook, Chief Estimator - cell 214.738.0045 kevin@theholbrookcompany.com
Dustin Montemayor, Estimator - cell 972.978.0752 dmontemayor@theholbrookcompany.com
John G. Holbrook, Chief Executive Officer - cell 214.546.1759 john@theholbrookcompany.com
Stephen Holbrook, President - cell 972.948.3041 sholbrook@theholbrookcompany.com

Estimate 103-8

Issue Date August 8, 2024
Expires September 7, 2024

PREPARED BY
Michael Singh
HTX Dirt, Inc
(562) 325-3998
michael.s@htxdirt.com
7619 County Road 1014A Joshua, TX 76058, USA

PREPARED FOR
Ariel Miller
Swinerton
ariel.miller@swinerton.com
100 North Colorado Street
Celina, Texas 75009

ESTIMATE DETAILS
100 North Colorado Street
Celina, Texas 75009

DESCRIPTION	
HTX Pre-construction	
Mobilization Provide the necessary trucking, time, and manpower to assemble and deliver the necessary items for the project to flow in a timely manner.	
Site layout Provide the manpower to set up the project plan and install visual controls to convey the plan to others.	
Sales and Planning Sales and Planning labor to completely qualify scope and price.	
Preliminary pictures and job setup HTX walk through and picture taking to verify site conditions before work begins	
Subgrade Treatment by Moisture Conditioning	
Strip and grub Clear the designated area of all debris, vegetation, and unsuitable material.	
Moisture conditioning subgrade treatment Excavate approximately 10-feet-down, scarify and compact top 6 inches of subgrade and replace excavated soils with native soils, compacted to 92-98% of maximum dry density at +4 percentage points above optimum (ASTM D698), placed in loose lifts not exceeding 9 inches, extending 5 feet beyond the limits of the proposed buildings.	
Install eight (8) inch recycled concrete flexible base cap Material meeting TxDOT Standard Specifications, Item 247, Grade 1-2, Type A or D, compacted to 95% of the maximum dry density within ±2% of optimum moisture content.	
Topsoil replacement	
Haul off Loads of spoils where the fill requirements have been exceeded.	
Equipment to complete scope	
Labor to complete scope	
Materials to complete scope	
	TOTAL **$495,422.79**

ARTICLE I
• The Contractor shall build and construct in a good and workmanlike manner all work included in the accompanying ESTIMATE.
• PERMITS, APPROVALS AND SURVEYS.
1. Client/Owner shall secure and pay for all city/government required building permits. All estimates (related to permitting) presented on quote are allowance numbers for budget purposes only.

2. Client/Owner shall secure and pay for all federal, state, municipal, or deed restriction required approvals by any control board or similar body.
3. Client/Owner shall secure and pay for any easements or other property rights for changes in existing facilities.
4. Client/Owner shall secure and pay for any changes, alterations, or extras to the Plans provided by Contractor that are required by governmental bodies.
5. Client/Owner shall secure and pay for all surveys required and be responsible for the accuracy of all survey markers.
• LIMITATION ON WORK.
1. WORK SHALL NOT INCLUDE CORRECTION OF ANY CONCEALED OR HIDDEN DEFECTS OR ADDITIONAL COSTS INCURRED BY THEIR EXISTENCE or additional costs incurred by the existence of rock under the soil surface in areas of the Work. It is the responsibility of the client/owner to mitigate the risk of price changes as a result of rock by securing a soil report and providing it to the contractor prior to the start date.
2. Unless specifically included in the scope of work, the Work does not include rerouting or removal of vents, pipes, yard sprinklers, ducts, sewage disposal systems, swimming pool equipment, landscape lighting, wiring or any change to existing utilities or service, including extensions or increases in service size required by any governmental body or utility. Client/owner is solely responsible for location of ALL private lines including irrigation and removes contractor from liability of any lines not properly marked.
3. Any items noted as an allowance will be billed at a rate of cost plus the agreed upon mark up.
4. OWNER SHALL BE RESPONSIBLE FOR ALL COSTS INVOLVING OR LOCATING AND/OR REPAIRING CONCEALED DEFECTS and/or water, electric, telephone, gas or other lines or objects in the area of the Work.
5. Client/owner shall be responsible for damages to installed materials as a result of pre-existing electrical infrastructure inadequacies, moisture conditions that cause adhesives to fail, moisture conditions that cause soils to be unsupportive of any paving surface, allowing heavy traffic on paving intended for light duty use only.
• CONTRACTOR'S LIABILITY FOR DAMAGE.
1. Contractor shall not be responsible for damage caused by client/client agents or owner/owner's agents (including damage or inadequacies caused by following direct orders of Owner), employees, other contractors, any weather damage or delays, soil slippage, flood, earthquake, fire, riot, civil commotion, or acts of public enemy.
2. Client/owner shall remove or protect all items of personal property in the areas to be worked on, including, without limitation, shrubs and flowers, in those portions of the property involved in the Work.
3. Contractor shall not be responsible for damage to driveways, walks, lawns, trees, shrubs and other items of personal property unless such damage is due to Contractor's negligence.
4. In the event Owner contracts with other parties to perform work which is not a part of this Contract Scope of Work, Owner shall keep such other parties from interfering with the progress of the Work done by Contractor. To the extent reasonably practical, Contractor shall cooperate with such other parties, but will not be responsible for coordinating their work, for the quality of their work or for any damage done by such other parties.
• DELAYS: EXTENSIONS. In the event of delays caused by any of the following occurrences, the time for the performance of the Work shall be reasonably adjusted: acts of neglect or omission by the client/owner, client/owner's agents or employees, natural disasters, stormy or inclement weather affecting the Work, strikes, lockouts, boycotts or other labor union activities, additional work ordered by client/owner, acts of public enemy, riots or civil commotion, inability to secure materials, equipment or supplies through regular recognized channels, failure by client/owner to make Payments when due; or delays caused by processing of building permits, inspection, or changes ordered by governmental bodies. If the owner causes a delay in the work, Contractor reserves the right to charge a remobilization fee.
• NO WORK PERFORMED. This contract is executed, acknowledged and delivered before Contractor has performed any labor or furnished any material in connection with the Work.
• DISPUTES
Written Notice of dispute or warranty claim by Owner shall be mailed by Certified mail, return receipt requested or uploaded to the customer portal. Any claims, disputes, or unsatisfactory items discovered must be communicated through the customer portal for timely handling.
• CHANGE ORDERS. Clients are responsible for providing the contractor with a written request to add, remove, or alter in any way the work as outlined in the accompanying estimate through the vendor portal. Contractor will provide the client with a change order form that will include the requested scope and price changes. No work may be authorized to deviate from the original agreed upon scope until a written change order is executed and signed.
ARTICLE II.
This work order excludes unless specifically included:
Surveying/Construction staking
Civil plan accuracy verification
Geotechnical laboratory testing
Respreading of topsoil/grubbing
Lime stabilization of subgrade
Seeding / Sodding
Finish grading
Backfill of curbs

Landscaping, fencing, light poles, paving, etc.
Permits and Fees
Utility connection / disconnection
Design changes post-bid
Hazardous material handling
Special insurance and bonding
Unforeseen / concealed site conditions
Sub-grade rock not shown on provided Geo report
Costs created by ‘Weather or other Natural Disasters’
Damages and penalties caused by other subcontractors/client
Overtime / off-hours labor costs
Saturday Work
Multiple Mobilizations / Demobilizations caused by other subcontractors/client
Warranties for work for other subcontractors
Fixing damage to finished work
Repair damage to drive caused by normal construction work
Any work not explicitly explained in scope of work

TH emailed on 8-8-2024

TRI DAL EXCAVATION, LTD.

540 COMMERCE ST.

SOUTHLAKE, TX 76092

Contact: **Tyler Hunt ▯ (817) 424-4351 ▯ tyler_hunt@tridal.com**

Contact **Enrique Flores ▯ (817) 424-4388 ▯ enrique_flores@tridal.com**

Fax: **817-481-0825**

Quote To:	Swinerton Builders 2200 Main St., Suite 300 Dallas, TX 75201	TDE Bid #:	X241215
		Job Name:	Celina Government Center Garage
		Bid Date:	8/8/2024
Phone:	469-836-0908	Bid Time:	2:00 PM
Fax:		Date of Plans	7/11/2024
		Revision Date:	
	dallas.estimating@swinerton.com		

Per 9/19/2023 EST Geotech Report

ITEM	DESCRIPTION	QUANTITY	UNIT		
9999	**BASE BID: SITE WORK & GARAGE**				
10000	GENERAL SUPERVISION / SITE SUPERINTENDENT	1.00	LSUM		
20002	MOBILIZATION	2.00	EACH		
20500	LAYOUT SURVEY & STAKING	1.00	LSUM		
21002	SILT FENCE INSTALLATION	884.00	LNFT		
21502	CONSTRUCTION ENTRANCE	1.00	EACH		
30502	SAW CUT & DEMO CURB	267.00	LNFT		
31011	BOLLARD DEMOLITION	2.00	EACH		
32002	ASPHALT DEMOLITION	51,626.00	SQFT		
32502	CONCRETE FLATWORK DEMOLITION	7,983.00	SQFT		
33502	SELECTIVE TREE REMOVAL	6.00	EACH		
40503	STRIP EXISTING VEGETATION & HAUL OFF	230.00	CUYD		
41200	EXCAVATION / SITE CUT	1,117.00	CUYD		
41502	EMBANKMENT / SITE FILL	2,690.00	CUYD		
42502	IMPORT COMMON FILL	1,573.00	CUYD		
44002	LIME STABILIZATION (6"-7%)[32#/SY)	217.00	SQYD		
44500	GRADE GARAGE PAD +/- .10'	35,762.00	SQFT		
44501	ROUGH GRADE BUILDING PAD +/- .10' TO 687.40'	24,916.00	SQFT		
44502	GRADE ROADWAYS & PARKING AREAS +/- .10'	217.00	SQYD		
44503	GRADE GREEN AREAS TO +/- .10' OF TOPSOIL SUBGRADE	31,902.00	SQFT		
50502	8" TYPE D RECYC.CONC.FLEXBASE CAP @ GARAGE PAD	1,509.00	TONS		
51110	9.3' MOISTURE CONDITIONING @ GARAGE PAD	13,781.00	CUYD		

ITEM	DESCRIPTION	QUANTITY	UNIT		
59999	**TOTAL SITE WORK & GARAGE**				**323,755.00**
60000	**REMOB & BASEMENT EX. @ BUILDING PAD**				
60005	GENERAL SUPERVISION / SITE SUPERINTENDENT	1.00	LSUM		
60008	MOBILIZATION	1.00	EACH		
60010	LAYOUT SURVEY & STAKING	1.00	LSUM		
60020	EXCAVATION BASEMENT PAD & HAUL OFF	14,306.00	CUYD		
60022	RELOCATE INTERIOR RAMP FOR CONSTRUCTION ACCESS	1.00	TIME		
60030	GRADE BASEMENT PAD +/- .10'	24,916.00	SQFT		
60099	**TOTAL REMOB & BASEMENT EX. @ BUILDING PAD**				**318,460.00**

GRAND TOTAL **$642,215.00**

NOTES:

THE ABOVE PROPOSAL IS BASED ON THE ITEMIZED COSTS AND CLARIFICATIONS SPECIFIED BELOW - Any items of work not specifically identified in this proposal are not included in the scope of our work.

***This proposal shall remain firm for THIRTY (30) days.

-This proposal and any subsequent agreement is contingent on verifiable payment guarantees from owner, satisfactory to Tri Dal Excavation prior to the signing of any contract.

THIS PROPOSAL IS BASED UPON A MUTALLY AGREEABLE CONSTRUCTION SCHEDULE (ONLY AFTER RECEIPT OF AN EXECUTED SUBCONTRACT AGREEMENT AS WELL AS THE SURVEY REQUIREMENTS LISTED BELOW WILL THE PROJECT BE ADDED TO OUR CURRENT CONSTRUCTION SCHEDULE ***

*NOTE WE ARE CURRENTLY SCHEDULING PROJECT STARTS 6-8 WEEKS FROM RECEIPT OF THE FOLLLOWING:

***EXECUTED SUBCONTRACT
***GENERAL CONTRACTOR / OWNER TO PROVIDE TWO ONSITE BENCHMARKS (INCLUDING COORDINATES AND ELEVATION) AS WELL AS THE CIVIL GRADING CAD FILE ***

***THIS PROPOSAL IS BASED ON A 58 HOUR WORK WEEK IN ORDER TO ACHIEVE SCHEDULE MILESTONES:
MONDAY - FRIDAY 7:00AM - 5:30PM
SATURDAY 7:00AM - 3:30PM

This proposal recognizes the following addendum:

None

Construction water will be from an existing on-site water source provided by the owner / general contractor. Access must be available to construction water at the project site. (The cost of water used for the performance of this scope of work is included in this proposal).

***FOUNDATION/PAD PREPARATIONS WILL BE COMPLETED AS FOLLOWS:

Garage:
8" Type D recycled concrete flexbase cap within slab limits over 9.3' moisture conditioning extending 5' beyond garage slab limits.
Per Geotech pg 19 & S-101

Garage ramp to be excavated/benched 2' beyond bottom/face of foundation walls, and sloped into the pad at a 1H:1V. Import/placement of backfill material is not included in this proposal.

Building:
Excavate/rough grade building pad to +/-.10' of FFE 687.40'. No other soil remediation included.
- Remobilize at a later date, and excavate/grade building basement to 16'- 6" below FFE and allow for a 4" drainage layer base (import/placement by others). Basement walls to be shored (by others). Coordination with shoring contractor is included in this proposal.
Per Geotech pg 19 & S-101

***PARKING/PAVEMENT AREA PREPARATION WILL BE COMPLETED AS FOLLOWS:

6" lime stabilization (7%).
Per Geotech pg 24

***GRADING IN GREEN SPACES / LANDSCAPED AREAS:

This proposal includes grading behind curbs in landscaped and "green" areas to an elevation 4" below finish grades unless otherwise noted above. The proposal item above grade green areas to +/- .10' of topsoil subgrade is the elevation required to accommodate the placement of topsoil by others.

OUR PROPOSAL EXCLUDES THE FOLLOWING:

- This proposal is based on three (3) mobilizations. Any additional mobilizations will be at additional cost.
- Composite Clean Up Crew
- SWPPP plan development, implementation, maintenance of SWPPP, dust control (for other trades), inlet protections (existing & proposed), Temporary or permanent revegetation, rip rap, skimmers, etc.
- Demolition of existing structures, foundations, building and appurtenances.
- Demolition is based upon civil demolition plans. Excludes any additional work shown on architectural/structural/MEP documents
- Handling or removal of any trash, hazardous, contaminated, or unsuitable debris. It is assumed that all on site materials will be suitable for embankment.
- Private property locates, ground penetrating radar exploration/utility locates across private property. (Dig Tess will be contacted for locates in public easements.)
- Capping, plugging, cutting, relocating existing utilities, irrigation, electrical, etc.
- Water/Lime/Chemical Pressure Injections, Cement Stabilization, Select fill, Fly Ash, Sand, Vapor Barrier.
- Maintenance of moisture levels at paving or building subgrades after turnover to subsequent trade contractor.
- Topsoil import &/or respread, backfill of curbs, islands, sidewalks, etc are excluded from this proposal.
- Retaining / Foundation wall footing, grade beam, pier cap excavation, backfill, materials, etc.
- Shoring, bracing, retention of existing structure or foundation.
- ASTM 1557 compaction. Proposal is based upon ASTM D698 compaction unless otherwise proposed.
- Tree Chipping, Mulching, Pruning, arborist inspection, etc.
- Sidewalk / Specialty paving fine/hand grading, subgrade compaction, subgrade materials, etc.
- Regrading due to damage by other trades or inclement weather.
- Handling or removal of excess spoils/materials generated by other trade contractors.
- Subbase aggregate materials unless specifically included above.
- Excavation for tilt panel cut backs / stockpile of material for backfill of same.

- Excavation or backfill related to sumps, elevator pits.
- Termite Treatment
- Materials or density testing (other than retests due to failures by this subcontractor).
- Dewatering, dewatering systems, etc. (other than incidental surface water removal required for this subcontractor to proceed with work)
- Traffic control and related traffic control plan, warning lights, barricades
- Engineering, permits, City inspection fees or impact fees.
- Certified "as-builts" and related survey costs.
- BIM Modeling
- Prevailing wages
- Performance, Payment, and Maintenance Bond Premiums

IF YOU HAVE ANY QUESTIONS REGARDING THIS PROPOSAL PLEASE CONTACT THE ESTIMATOR LISTED ABOVE.

Subcontractor Bid Analysis

Trade:	**32.12 Striping**
Project:	**Celina Government Center Parking Garage**
Owner:	**City of Celina**
Lead Estimator:	**Chris**

	Selected Sub				x
Subcontractor	**Striping Company**	**JDS**	**Roadway Striping**	**Stripe it Up**	**Striping Company**
Phone	(469) 877-0941	(817) 329-2239	(512) 392-4717	(512) 496-3719	(469) 877-0941
Contact	Tim Mcleod	Melissa Andrade	Matthew Hathaway	Neil Houghton	Tim Mcleod
email	@thestripingcompany.	drade@jdspavementmarking.	bids@roadwaystripinginc.com	neil@stripe-it-up.com	tim@thestripingcompany.com
Scope Complete	Yes	Yes	Yes	Yes	Yes
Rank	1	2	3	4	1
Delta To Low	0%	99.61%	173.29%	304.52%	0.00%
Enter SBE %	0%				
SBE $$$	$ -	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost									
				$ 13,574	**$ 27,095**	**$ 37,097**	**$ 54,909**	**$ 13,574**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**
		Prequalification Status		No	No	No	No	No
		MSA Status		No	No	No	No	No
		Single Project Limit		N/A	N/A	N/A	N/A	N/A
		Aggregate Limit		N/A	N/A	N/A	N/A	N/A
		Exclude Sales Tax	-	excl	excl	excl	excl	excl
		Textura	-	incl	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl	incl
		Scope sheet included	-	$ -				
		Schedule included	-	$ -				
Trade Specific Requirements								
Base Bid			**$ -**	**$ 13,574**	**$ 27,095**	**$ 37,097**	**$ 54,909**	**$ 13,574**
		Base Bid	$ -	$ -				
			$ -	$ -				
		Striping	$ -	$ 13,574	$ 11,595	$ 21,188	$ 39,900	$ 13,574
		Directional	$ -	incl	incl	incl	incl	incl
	211	Handicap	$ -	incl	incl	incl	incl	incl
	213	Hatching	$ -	incl	incl	incl	incl	incl
		Wayward	$ -	incl	incl	incl	incl	incl
		Reflective parking Spaces	$ -	incl	incl	incl	incl	incl
	212	Wheel Stops	$ -	incl	incl	incl	incl	incl
			$ -	$ -				
		Power Wash	$ -	incl	$ 15,500	$ 15,909	$ 15,009	incl
			$ -	$ -				
		Total Base Bid (excl. Bond)	**$ -**	**$ 13,574**	**$ 27,095**	**$ 37,097**	**$ 54,909**	**$ 13,574**

printed: 8/23/2024, 2:07 PM

the striping company

PO Box 309 McKinney, Texas 75070 469-877-0941

Attn: Swinerton

Celina Government Center

Celina, Texas

PAVEMENT & FIELD MARKING
ASPHALT/ CONCRETE REPAIRS
POWER WASHING

7/23/2024

Job Description

Stalls, Centerline, Crosshatching – 4" stripe (ONE COAT)	$4869.00
ADA Handicap Stencil (8)	$240.00
ADA Handicap Set Up – sign, post, clamps, surface mount/concrete (8)	$1520.00
'NO PARKING' at ADA Crosshatching (7)	$315.00
'NO PARKING' at Crosshatching (8)	$360.00
'MOTO' Stencil (9)	$225.00
'GOLF' Stencil (9)	$225.00
Wheel Stops (8)	$720.00
Arrows (46)	$1150.00
Power wash lot prior to striping (Excessive dirt should be broom swept and all debris removed prior to power washing. Price subject to change if there is excessive dirt or debris on lot at time of power washing)	$3500.00
Mobilizations (5)	$450.00
We use Ennis Flint paint.	
All loose paint cannot be removed 100%	

Material and Labor	$13574.00
Tax	$1835.00
TOTAL	$15409.00

Payment Terms

All material is guaranteed to be as specified. All work to be done in a workmanlike manner according to standard practices. Any attention or deviation from the above specifications involving extra costs will become an additional charge over and above this proposal. This proposal is valid for a period of 30 days from the date above and may be withdrawn by The Striping Company at any time thereafter. We make no guarantees regarding scheduling commencement or completion due to the many factors that are out of our control such as weather and material and equipment availability.

We hereby propose to furnish material and labor as noted in above specifications for the total price to be paid as indicated above. Price includes discount for cash. All contracts subject to manager review and approval. The Striping Company reserves the right to cancel at any time. This contract will also serve as your invoice.

I have reviewed this proposal and agree to the above prices, work drawing, specification, conditions and payment terms. I hereby accept this proposal. I authorize The Striping Company to do the above work as outlined above. Payment will be made as outlined above.

The Striping Company	**Customer Acceptance and Approval**
X	X

PO Box 200544
Austin, Tx 78720

8/6/2024

Project Name Celina Government Center Garage

Proposal # MM8060939

Address	105 N Arizona St
City/State/Zip	Celina, TX 75009
Tax Status	Exempt.
Class	14.New Construction

Customer	GC

Line Item	Description	Qty	U/M	UC	Line Total
	GENERAL:				
1	Mobilization of Striping & Washing Crews from Austin, TX with Hotels & Per Diem	1	LS	$ 5,000.00	$ 5,000.00
	GARAGE:				
1	New Striping Layout: Pavement Markings, Graphics, Hatching, & Stenciling as Indicated on Sheets TR-101 thru TR-104 & TR-501, Striping & Signage Plans / Details Dated 7/11/24 ***Price Includes (2) Coats of Traffic Paint** ***Price Includes Refl Glass Beads**	1	LS	$ 33,500.00	$ 33,500.00
2	Power Washing Prep of Garage Prior to Striping ***Prime Contractor to Provide On Site Water Source** ***Removal of Materials from Others, by Others.** ***Removal of Heavily Caked on Mud/Clay by Others.** ***Excludes Water Reclamation**	125,075	SF	$ 0.12	$ 15,009.00
	SITE:				
1	New Striping Layout - Painted Parking Lines per C-010.	1	LS	$ 500.00	$ 500.00
2	Power Washing Prep of Pvmt Prior to Striping	2	HRS	$ 450.00	$ 900.00

Price Includes (1) Striping Crew Mob; Any Add'l are $5,000/ea.
Price Includes (1) Washing Crew Mob; Any Add'l are $5,000/ea.
Price Includes All Fees / Overhead & Burden Associated with CCIP, Cert Payroll & Textura (if Applicable)
Price Excludes Signage & Car Stops

Proposal is Valid for 90 Days. All Proposals are subject to SIU's Terms & Conditions on following page

Subtotal	$ 54,909.00
Tax (8.25%)	-
Total	$ 54,909.00

ACH / EFT & Check Payments ONLY

Accepted By _____ Date _____
Customer Signature

Submitted By _____ Date _____
Michael Martino (512) 893-5420
Estimator michael@siutx.com

PO Box 200544
Austin, Tx 78720

8/6/2024

Project Name Celina Government Center Garage

Proposal # MM8060939

Address	105 N Arizona St
City/State/Zip	Celina, TX 75009
Tax Status	Exempt.
Class	14.New Construction

Customer	GC

General Terms & Conditions for services of Stripe-It-Up, LLC

Terms & Conditions –

The amounts included in this estimate are based on information provided and are subject to change if new information is provided or differing site conditions are encountered. All changes in the scope of the work must be agreed prior to the commencement of work. Proposal Excludes Bonding, Permits, Layout or Surveying, Excavating, Saw Cutting, Traffic Control or Flagman. Night work or weekend work, sweep/clean prior to scope of work above and any items of work not specifically quoted. Stripe-It-Up will execute only those items of work listed in the "scope of work" any additional items of work will require a written change order in advance. Actual quantities will be verified in place upon completion and billed at unit prices shown above. All agreements must be made in writing. Scope of Work standards for newly constructed areas are proposed to comply with the Texas Department of Transportation standards. Other Scope of Work specifications must be specifically outlined. All permits and fees are excluded unless otherwise noted. Stripe-It-Up is not responsible for utility lines less than 12 inches deep.

Insurance –

Stripe-It-Up will carry workers compensation, General Liability, and Auto Insurance for labor provided in the performance of this contract.

Customer Responsibility –

Billing instructions/portals must be provided & set up prior to scheduling work. Contractor agrees to pay reasonable attorney fees, expert fees, all costs of court, compliance request, billing portals, courier expenses outside of normal postage and any other expenses incurred by Stripe-It-Up in the collection of any sums due under the performance of this contract. The venue for any legal action under this contract shall be Travis County, Texas. The parties expressly agree to waive the right to a jury trial. The above prices, specifications, and conditions are satisfactory and are hereby accepted. Payment will be paid in Full as outlined above. Fees for our services are due 30 days from the date of the invoice. Payments should be remitted to Stripe-It-Up, PO Box 200544, Austin, TX 78720.

Stripe It Up, LLC Does NOT Accept P-Card/Debit/Credit Card Payments. ACH/EFT & Checks Only.

Roadway Striping Inc.
Serving Dallas / Fort Worth Cities
and Surrounding Areas.
Settle for Great Service, Nothing Less.
Office: (512) 392-4717
www.roadwaystripinginc.com

Proposal Submitted To:

Company:	**Swinerton Builders**		
Attn:	**Christopher Dencklau**	x	**Bid Request**
Phone:	469-836-0908		**Web Request**
Fax:			**Call In Request**
E-mail:	christopher.dencklau@swinerton.com		
Project:	**Celina Government Center Garage**		
Location:	100 North Colorado Street		
City:	Celina, TX 75009	Y4	
Bid Date:	**8/6/2024**		
RSI Estimator:	Matthew Hathaway		
Email:	Bids@roadwaystripinginc.com		

Description of Job - New Construction
Install On-Site Parking Lot Striping, ADA Signs,
Per Plan Sheets: C-910, TR-101, TR-102, TR-103, TR-104, TR-501

PRICES GOOD FOR 30 DAYS FROM BID DATE UNLESS CONTRACTED

Item	Description: Markings Proposed on Concrete	Unit	Est. Qty.	Unit Price	Total
	Base Bid	**LS**	1	$ 21,188.02	$ 21,188.02
	Parking Stalls	EA	319		
	ADA Stalls	EA	8		
	ADA Signs - Sign Panel Only - Mounted on Existing Structure	EA	8		
	Fire Lane Painting (None Shown)	LF	0		
	Painted Cross Hatching	SF	11890		
	Painted Directional Arrows	EA	46		
	Painted "NO PARKING" Stenciling	EA	8		
				SUB TOTAL	$ 21,188.02
				SALES TAX ON MATERIALS	**$ 255.54**
				NON-WARRANTY TOTAL	**$ 21,443.56**

POWER WASHING CONDITIONS / EXPLANATION

1	Power Washing of Concrete for Paint Adhesion Only	**LS**	1	$ 15,909.84	$ 15,909.84
2	Washing area is only where paint is laid.				
3	RSI is happy to provide 1 year warranty based on our Company performing the power washing.			**SUB TOTAL**	$ 37,097.86
NOTE	If your project needs additional cleaning, feel free to give us a call and we will get you pricing			**SALES TAX ON MATERIALS**	**$ 255.54**
				WARRANTY - TOTAL	**$ 37,353.40**

ABOVE ITEMIZED FOR YOUR CONVENIENCE. RSI WILL ONLY BE PROVIDING WHAT IS LISTED. IF SOMETHING IS MISSING PLEASE LET US KNOW.

SALES TAX
IF YOU ARE GOING TO COLLECT AND PAY SALES TAX OR THIS PROJECT IS TAX EXEMPT. PLEASE REMOVE SALES TAX AND FORWARD US THE TX SALES AND USE TAX RESALE CERTIFICATE. THANK YOU

Note: If Stop Signs are needed, they're $275.00 ea. for sign and post (NO BOLLARD) installed ONLY. If Fire Lane signs are needed, they're $250.00 ea. sign and post installed ONLY.

INCLUDES: Paint, ADA Signs, Labor.

1 Mobilization per scope of work. Additional Mobilizations are >> EA $ 2,000.00

EXCLUDES: Bonds or Permits, Union Agreements, Monument or Electrical Signs, Raised Profile Rumble Strip Thermoplastic, Pipe Bollards unless specified on this proposal, Off-Site Work, Water Reclamation, Traffic Control Items, Guardrail, Barricades, "Paid if Paid" Clauses, Landscaping, ADA Ramp Staining, Wheel Stops, Fire Lane Painting, Fire Lane Signs, Thermoplastic, Glass Beads, Sandblasting Removals, Power washing, Regulatory Signs, Raised Pavement Markers, Sealcoat, Hot Crack Fill, Cold Crack Fill, Bike Racks, Etc.…

Please Note there will be a 3% credit card fee if paid with Credit Card.

PARKING LOT NEEDS TO BE CLEANED, CLEAR AND DRY.

WEEKEND AND AFTER HOURS WORK SUBJECT TO ADDITIONAL OVER TIME CHARGES.

Please allow 10 day lead time prior to our mobilization

Power Washing of Concrete for Paint Adhesion*
Work to be preformed prior to striping mobilization.
Preparation for paint application via Power washing as **Required by the Paint Manufacturer for 1 Year Warranty.**
We must be the ones to provide this service if you wish to obtain a written warranty from us.
Hours are estimated Port to Port. The Additional Hourly Charge Rate is applied if delay occurs due to general contractor not having the surfaces cleared of equipment and materials as well as not having the surfaces properly swept before our arrival. This proposal for power washing includes cleaning of surface Areas to be painted only, so if you need us to come in and clean the rest of the parking lot as well as providing heavy cleaning and sweeping of the parking lot, we can provide pricing.
Water to be provided on-site. Power washing does not remove oil out of concrete.

16	**On The Job allotted Hours**	**Additional Hourly Charge Rate**	**$**	**407.00**

PLEASE READ ALL CONDITIONS BELOW IN CONSIDERATION OF DRAFTING CONTRACTS, SUBCONTRACTS OR ACCEPTANCE OF THIS PROPOSAL. THIS PROPOSAL SHALL BECOME APART OF ANY CONTRACT

OR UNLESS ALL LISTED CONDITIONS ARE EXHIBITED AND AGREED UPON.
YOU MAY ALSO SIGN THIS AS OUR CONTRACT PRIOR TO SCHEDULING WORK.

TERMS: **COD**

NOTE **PARKING LOT NEEDS TO BE CLEANED, CLEAR AND DRY.**

Warranties: Projects following the following criteria are Warrantable for 1 Year:

1. All Concrete Surfaces must have a cure time of 30 days or more.
2. Asphalt Surfaces need to be 14 Days Cure time
3. We must have 24 hours dry time after rain and 4 hours prior to rain.
4. New Concrete surfaces must be power washed to insure that all curing compounds and dust are totally removed. We must be the ones to provide this service if you wish to obtain a written warranty from us. Please let us know if you need pricing from us.
5. Our striping work is a perishable product when subjected to heavy construction work, equipment, Landscaping dirt and abuse. For these reasons we cannot provide written warranty if heavy equipment and landscaping services are provided after we are completed with our work.
To avoid these issues it is recommended that we are the last team in to help you have a turn key result for your customer.
6. We can only warranty our product for one (1) year from the date it was installed.

30 Day Accounts that are late are subject to interest fee of 1.5% per month
COD Accts not paid at time of delivery will automatically be charged 3%

_____
Authorized Signature
Project: **Celina Government Center**

	Check Box	
NON-WARRANTY TOTAL		**$ 21,443.56**
WARRANTY - TOTAL		**$ 37,353.40**

_____
Authorized Signature
MATTHEW HATHAWAY

RSI IS A NON-UNION COMPANY
INSURANCE COVERAGE INCLUDED

GENERAL AGGREGATE	$2,000,000.00	AUTO LIAB: Single limit:	$1,000,000.00
PRODUCTS-COMP/OP AGG	$2,000,000.00	EACH OCCURRENCE:	$1,000,000.00
PERSONAL & ADV INJURY	$1,000,000.00	AGGREGATE:	$1,000,000.00
EACH OCCURRENCE	$1,000,000.00	WORKERS COMP:	$1,000,000.00
DAMAGE TO RENTED PREM.	$100,000.00	E.L. Each Accident:	$1,000,000.00
MED EXP (any one person)	Excl	E.L. Disease-E. Emp.	$1,000,000.00
UMBRELLA LIAB / EA. OCC.	$3,000,000.00	E.L. Disease- Plcy Lmt	$1,000,000.00
UMBRELLA AGGREGATE	$3,000,000.00		

Excessive Umbrella Policies, Waivers of Subrogation are subject to additional Fees.

A BINDING PART OF ANY CONTRACT OR SUBCONTRACT.

Contract Conditions and Qualifications:

1. RSI will not preform work until either a signed proposal or executed contract is received.
2. If sales tax does not apply, please remit a tax exempt/resale certificate.
3. Additional charges will be incurred to add additional Insureds and/or a Waiver of Subrogation. You MUST notify us in advance if this is your company's requirement.
4. Roadway Striping, Inc. will not be responsible for damage to unmarked utilities or irrigation.
5. Roadway Striping, Inc. does not warranty against vegetation growth coming through any type of surface worked on.
6. Payment is due upon receipt of the invoice, or as otherwise indicated on contract.
7. A Notice of Intent will be mailed if payment not made within 30 days. Liens will be placed if payment is not received in 60 days.
8. Roadway Striping, Inc. will not be responsible for base failure unless stated otherwise.
9. All areas under construction will be barricaded.
10. Any damages caused by others crossing barricades will not be the responsibility of Roadway Striping, Inc.
11. Roadway Striping Inc. is not responsible for the cost of any additional items not listed to be provided in this proposal. This proposal is our "Scope of Work" and any changes in the project cannot be assumed to be in our scope of work if we didn't list the change items in our proposal.
12. All additional work will be charged accordingly. However, no additional work will be completed without a signed change order.
13. Based on the fluidity of fuel & Product costs, the pricing on this proposal is good for 30 days from the date of Proposal for Proposed Work.
14. General Contractor Contracts "Paid when Paid Clause". Please be aware that Roadway Striping Inc., If deciding to Sign this agreement, will exercise all Preliminary Lien Notices and of Placing Liens on property as stated in the Texas Lien Rights Laws and filing times.
15. In all subcontracts please provide all owner information Bond Information, Phone #, Address, & Name of contact in charge of contract payment and administrations.
16. Roadway Striping Inc. owners or representatives shall not and cannot sign sub-contractor language referring to "Paid If Paid" Clauses. Please strike these references from contracts.
17. Move-ins are figured to be done with no conflictions with Contractor or Subcontractors. Move-in Fees will be assessed if our scope of work for the day (as planned with General Contractor) is obstructed, un-prepared, or inaccessible due to other contractors involvement.
18. Roadway Striping Inc. is not obligated to provide a indefinite amount of move-ins. Upon proposal acceptance, number of move-ins shall be stated and recognized by the General Contractor.
19. Customer is responsible for all legal/collection fees. R.S.I Shall not be held Liable for any Item of work not specifically described in above descriptions or clauses or for any other work performed by other trades or contractors.
20. We will not sign contracts stating LD Charges. Also Testing requirements, Safety classes or special endorsements of any kind maybe subject to the cost of those charges charged to the contractor or customer.
21. We acknowledge addendas/RFI's at the best of our ability. We will NOT be responsible for any work other than what is shown in the above proposal.
22. Customer subject to a 10% cancellation fee if signed proposal or contract is cancelled.

SEAL COATING PROCESS & WARRANTIES:

Seal coat products have changed over the years for environmental reasons.
Coal tar use to be the base component of parking lot sealant. As of 2018 both San Antonio and Austin Metropolitan areas have out lawed the use of Coal Tar products.
Currently we are using an asphalt emulsion product from Seal Master Co.
Due to the different natures of these products the asphalt emulsion takes and additional 24-48 hours of cure time to harden then does coal tar sealants.
For this reason when asphalt surfaces are subject to traffic prior to the proper cure they will experience quicker wear rates.
Asphalt condition is also a factor. The rougher the asphalt the quicker top wear and rock exposure occurs. This is a normal process, just opening the asphalt to traffic early will speed this process.
WARRANTY: Our warranty covers pealing issues in the valleys between the rocks in the asphalt. This is caused from inadequate cleaning and we will take care of this Issue. RSI will only provide Warranty Letters if all applicable instalment agreements are meet. Warranty Letters will only be issued with RSI's letterhead pertaining to our scope of work.

JDS PAVEMENT MARKING AND REPAIR, LLC

Proposal

Date	Proposal #
8/8/2024	9877
Estimator	Darrell W

701 Hanover Dr.
Suite 300
Grapevine TX 76051
(817) 329-2239

Project Information

Celina Government Center
100 N. Colorado St.

Name / Address

Swinerton Builders
Christopher Dencklau
christopher.dencklau@swinerton.com

Plan Specifications

Description	Qty	Unit of Measure
Celina Government Center 100 N. Colorado St. Celina, TX		
Plans: AS101 6-7-2024, C-400, TR-101 - TR-104, TR501 - TR-502, 7-11-24		
No Addendum		
No Pavement Marking Specifications		
Bid based on paint		
Stripe 4" White for parking spaces, and crosshatch on street	320	ft
Subtotal: $ 1,595.00		
Stripe reflective 4" White for parking spaces, and crosshatch (Garage)	15,243	ft
Paint reflective standard handicap logo white symbol with a blue background (Garage)	8	ea
Paint reflective 12" "No Parking" stencil in Access Aisle Per Rule 68.104 (Garage)	15	ea
Paint reflective Van stencil (Garage)	2	ea
Paint reflective Arrows (Garage)	46	ea
Furnish & Install standard handicap sign w/ fine sign Per Rule 68.104 on 2 3/8" post on surface mounts	4	ea
Furnish & Install 6' round concrete wheelstops w/ epoxy	6	ea
Subtotal: $ 10,000.00		
Add Alternate: Golf, Moto, O/S, Stencils, Add $ 1,500.00		
Bid for parking on Colorado St. and Pecan only		
NOTE: Power wash is available. Pricing is site specific. Water supplied by General Contractor. Power Sweep required by General Contractor prior to Power Wash		
***The following items are specifically excluded from our proposal: All Signs Except ADA, Power Wash, and Power Sweep ***		

Subcontractor's estimated price is based on prices of materials/equipment that are volatile due to currently existing and documented shortages and production shortfalls. Hence, the price of this estimte expires in 60 days after the above date.
Acceptance of this estimate is contingent upon mutually agreeable contract terms.

All accessible parking pavement marking and signs installed by JDS Pavement Marking & Repair LLC are compliant with Texas Accessibility Standards and TLDR Rule 68.104 Accessible Parking Spaces.

If Avetta is required for the job, $1,700.00 will be billed anually from job reward date through end of billing.

Subtotal	$11,595.00
Tax (8.25%)	$0.00
Total	$11,595.00

We appreciate the opportunity to submit a proposal on this project and look forward to working with you in the future. Please call the number above or email the Estimator at estimating@jdspavementmarking.com if you have any questions or if I may be of further assistance.

Subcontractor Bid Analysis

Trade: **32.13 Concrete Paving**

Project: **Celina Government Center Parking Garage**

Owner: **City of Celina**

Lead Estimator: **Benny**

	Selected Sub		x	
Subcontractor	ALPHA & OMEGA	ENTERPRISES INC	ALPHA & OMEGA	FRASERCON
Phone	(681) 408-4451	(214) 498-3007	(681) 408-4451	(214) 701-4499
Contact	Ishan Patel	Michael Sully	Ishan Patel	Baron C. Martin
email	ipatel@aopsg.com	msully@gccenterprise.com	ipatel@aopsg.com	bmartin@frasercon.com
Scope Complete	Yes	Yes	Yes	Yes
Rank	2	1	2	3
Delta To Low	0%	-1.56%	0.00%	38.20%
Enter SBE %	0%			
SBE $$$	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost							
				$ 79,595	$ 78,354	$ 79,595	$ 110,000
Standard Requirements (if entered here, costs will be included with Breakout #1)			$ -	$ -	$ -	$ -	$ -
		Prequalification Status		Yes	No	Yes	Yes
		MSA Status		No	No	No	Yes
		Single Project Limit		$ 550,439	NA	$ 550,439	$ 250,000
		Aggregate Limit		$ 1,238,488	NA	$ 1,238,488	$ 562,500
		Exclude Sales Tax	-	Excl	Excl	Excl	Excl
		Textura	-	incl	incl	incl	incl
		Prevailing Wages Included	-	incl	incl	incl	incl
		Responses to RFIs Included	-	incl	incl	incl	incl
		Scope sheet included	-	$ -			
		Schedule included	-	$ -			
Trade Specific Requirements							
Base Bid			$ 69,980	$ 79,595	$ 78,354	$ 79,595	$ 110,000
		Base Bid	$ -	$ 54,595	$ 53,354	$ 54,595	$ 85,000
		Driveway Approach	$ 21,420	incl	incl	incl	incl
		4" Thick Sidewalk	$ 12,600	incl	incl	incl	incl
		Concrete Curb	$ 6,160	incl	incl	incl	incl
		Trnsformer Pad	$ 4,800	incl	incl	incl	incl
			$ -	$ -			
		Concrete Repairs on Colorado	$ 25,000	$ 25,000	$ 25,000	$ 25,000	$ 25,000
			$ -	$ -			
		Total Base Bid (excl. Bond)	**$ 69,980**	**$ 79,595**	**$ 78,354**	**$ 79,595**	**$ 110,000**

Trade Bidder : ALPHA & OMEGA PSG

Trade Scope : SITE CONCRETE WORKS

Bid Date : 08/08/2024

SCOPE OF WORKS	QTY		COST
Mobilization	1 Item	$	5,000
Mockup	1 Item	$	3,000
Driveway approach	2 EA	$	21,420
4" Thick sidewalk	1450 SF	$	13,775
Concrete Curb	230 LF	$	6,750
Transfomer Pad	1 EA	$	5,000
GRAND SUMMARY		**$**	**54,945**

General Notes:

Our scope of work is limited to the items shown in our Bill of Quantities.

Bid is contingent on a mutually agreeable contract, schedule and payment terms.

Demo, Grading, Subgrade, expansion joints, striping are excluded.

Owner or Prime Contractor is responsible for all permits, licenses, certificates, fees and lab tests unless noted otherwise.

Subcontractor Bid Analysis

Trade:	**33.00 Utilities**
Project:	**Celina Government Center Parking Garage**
Owner:	**City of Celina**
Lead Estimator:	**Chris**

Selected Sub		x		
Subcontractor	**Tridal**	**Tridal**	**North Texas Contracting**	**Dallas Underground**
Phone	(817) 991-5862	(817) 991-5862	(214) 444-3131	(469) 412-0389
Contact	Tyler Thurston	Tyler Thurston	Josh Roberts	Abraham Zepeda
email	ler_thurston@tridal.co	tyler_thurston@tridal.com	roberst@ntexcon.com	abraham@dutexas.com
Scope Complete	Yes	Yes	Yes	Yes
Rank	1	1	3	2
Delta To Low	0%	0.00%	111.51%	12.21%
Enter SBE %	0%			
SBE $$$	$ -	$ -	$ -	$ -

Spec or Dwg #	Item	Description	Total Cost							
				$ 357,380		**$ 357,380**		**$ 755,906**		**$ 401,008**
Standard Requirements (if entered here, costs will be included with Breakout #1)			**$ -**	**$ -**		**$ -**		**$ -**		**$ -**
		Prequalification Status		Yes		Yes		Yes		No
		MSA Status		No		No		Yes		No
		Single Project Limit		$ 250,000		$ 250,000		$ 67,268,445		NA
		Aggregate Limit		$ 562,500		$ 562,500		$ 151,354,001		NA
		Exclude Sales Tax	-	Excl		Excl		Excl		Excl
		Textura	-	incl		incl		incl		incl
		Prevailing Wages Included	-	incl		incl		incl		incl
		Responses to RFIs Included	-	incl		incl		incl		incl
		Scope sheet included	-	$ -						
		Schedule included	-	$ -						
Trade Specific Requirements										
Base Bid			**$ 9,308**	**$ 357,380**		**$ 357,380**		**$ 755,906**		**$ 401,008**
		Base Bid	$ -	$ -				$ 746,598		
			$ -	$ -						
		Private Water	$ -	$ 7,933		$ 7,933		incl		$ 170,350
		Directional Bore of Water lines	$ -	$ 88,902		$ 88,902		incl		incl
		Connection to Exisiting 12" Water Line	$ -	incl		incl		incl		incl
		Fire Protection	$ -	$ 24,915		$ 24,915		incl		incl
		Connection to Exisiting 12" Water Line	$ -	incl		incl		incl		incl
		Sanitary Sewer Line	$ -	$ 19,290		$ 19,290		incl		$ 48,100
		Tap to Existing 8" Sewer Line	$ -	$ 19,970		$ 19,970		incl		incl
		Storm Drains	$ -	$ 67,371		$ 67,371		incl		$ 153,150
		Grate Inlets	$ -	$ 119,691		$ 119,691		incl		incl
			$ -	$ -						
		Gas Service to Generator	$ -	with plumbing		with plumbing		with plumbing		with Plumbing
		Demo Culvert	$ -	incl		incl		incl		$ 20,100
		Demo Storm Inlet and Headwall	$ -	incl		incl		incl		incl
		Temp Water	$ 6,008	$ 6,008		$ 6,008		$ 6,008		$ 6,008
		Temp Water - Set Up	$ 3,300	$ 3,300		$ 3,300		$ 3,300		$ 3,300
			$ -	$ -						
			$ -	$ -						
			$ -	$ -						
		Total Base Bid (excl. Bond)	**$ 9,308**	**$ 357,380**		**$ 357,380**		**$ 755,906**		**$ 401,008**

Tri Dal Utilities, Ltd.

540 Commerce

Southlake, Texas 76092

Contact: **Tyler Thurston**

Phone: **817 424 4352**

Fax: **817 424 4317**

Quote To:	Swinerton Builders	Job Name:	Celina Government Center and Garage
		City:	Celina, TX
		Bid Date:	8/8/2024
Phone:		Addendums Rec.	None
Fax:		Date of Plans:	7/11/2024
Attention:	Estimating	Revision Date:	

Bid Based on Civil Drawings Only

Responsible Master Plumber - Eddie Shay Thomas - M38937

Regulated by the Texas State Board Examiners, P.O. Box 4200 Austin, TX 78765

Phone 512.936.5200, Website tsbpe.texas.gov

ITEM	DESCRIPTION	QUANTITY	UNIT		AMOUNT
	****** PUBLIC WATER ******				
	Remove Existing G.V.	2.00	EACH		
	8" BORE W/16" Casing	70.00	LF		
	12"X8" Tapping Sleeve & Valve	2.00	EACH		
	8" PVC DR 18	118.00	LF		
	Fittings	1.00	LS		
	2" Deadhead Irrigation	1.00	EACH		
	3" Meter Vault	1.00	EACH		
	Barricades	1.00	LS		
	Layout Lump Sum	1.00	LS		
	Trench Safety / LS	1.00	LS		
	Testing / LS	1.00	LS		
	PUBLIC WATER SUBTOTAL				**$88,902.00**
	PRIVATE WATER TO WITHIN 5' OF BUILDING				
	3" PEX	153.00	LF		
	Layout Lump Sum	1.00	LS		
	Trench Safety / LS	1.00	LS		
	Testing / LS	1.00	LS		
	Plumbing Permit	1.00	EACH		
	PRIVATE WATER SUBTOTAL				**$7,933.00**
	****** FIRE PROTECTION ******				
	6" PVC DR 14	164.00	LF		

ITEM	DESCRIPTION	QUANTITY	UNIT		AMOUNT
	Fittings	1.00	LS		
	6" Riser (Slab on Grade)/Stub In (Exterior Wall)	3.00	EACH		
	Plans & Certification	1.00	LS		
	Layout Lump Sum	1.00	LS		
	Trench Safety / LS	1.00	LS		
	Testing LS	1.00	LS		
	FIRE PROTECTION SUBTOTAL				**$24,915.00**
	****** PUBLIC SANITARY ******				
	Construct 4' M.H. Over Exist.(0'-6')	1.00	EACH		
	8" SDR 35	25.00	LF		
	4' DIA Manhole Riser	2.00	VF		
	Layout Lump Sum	1.00	LS		
	Trench Safety / LS	1.00	LS		
	Testing / LS	1.00	LS		
	PUBLIC SANITARY SUBTOTAL				**$19,290.00**
	PRIVATE SANITARY TO WITHIN 5' OF BUILDING				
	4" SDR 35	5.00	LF		
	8" SDR 35	141.00	LF		
	4' DIA. Manhole 0-6'	1.00	EACH		
	4' DIA. Manhole Riser	4.00	VF		
	8" Cleanout Inline	2.00	EACH		
	Layout LS	1.00	EACH		
	Trench Safety / LS	1.00	LS		
	Testing / LS	1.00	LS		
	Plumbing permit	1.00	EACH		
	PRIVATE SANITARY SUBTOTAL				**$19,970.00**
	****** PUBLIC STORM ******				
	Connect To Existing RCP	2.00	EACH		
	Remove Exist. Inlet/Headwall	6.00	EACH		
	Remove Exist. RCP	664.00	LF		
	12" RCP Cl III Tongue & Groove	55.00	LF		
	18" RCP Cl III Tongue & Groove	227.00	LF		
	Concrete Collar	2.00	EACH		
	3' Grate Inlet	1.00	EACH		
	Layout Lump Sum	1.00	LS		
	Trench Safety / LS	1.00	LS		
	TV Storm / LS	1.00	LS		
	PUBLIC STORM SUBTOTAL				**$67,371.00**

ITEM	DESCRIPTION	QUANTITY	UNIT		AMOUNT
	PRIVATE STORM TO WITHIN 5' OF BUILDING				
	15" RCP Cl III Tongue & Groove	7.00	LF		
	18" RCP Cl III Tongue & Groove	77.00	LF		
	Fittings	1.00	LS		
	Concrete Collar	5.00	EACH		
	6" PVC SDR 35	294.00	LF		
	8" PVC SDR 35	64.00	LF		
	12" PVC SDR 35	249.00	LF		
	NDS Slotted Drain	49.00	LF		
	12" NEENAH R-4990-CX Trench Drain	80.00	LF		
	6" Landscape Drain	3.00	EACH		
	Inlet Protection	3.00	EACH		
	Layout / LF	691.00	LF		
	Trench Safety / LF	691.00	LF		
	TV Storm / LF	691.00	LF		
GRAND TOTAL					**$348,072.00**

NOTES:

ADD ALTERNATES:
Haul Off Excess Pipe Spoils-----$10,320.00
Bond to City----------$4,630.00
City Inspection Fee----------$6,145.00

This proposal is valid for 30 days from the bid date and is based upon a mutually agreeable subcontract. Certain material lead times are out of our control and delays may occur. We will provide you the most updated information in regards to material deliveries/delays upon request. Material pricing is volatile and we will do everything possible to maintain pricing but pricing cannot be confirmed until material submittals are approved and a delivery date to site is established.

Tri Dal Utilities, Ltd. private fire service main installation shall be installed per NFPA 24 Standard for the Installation of Private Fire Service Mains and Their Appurtenances Item 10.4.3.1* Private fire service mains supplying fire protection systems within the building shall be permitted to extend no more than 10 ft (3.0 m), as measured from the outside of the building, under the building to the riser location.

Please contact us to discuss anticipated start dates asap. Projects are not placed on the schedule until we receive a letter of intent.

EXCLUSIONS:
Concrete or Sidewalk Work
Gas by Atmos
Premiums for builders risk insurance
Haul off pipe spoils
Utility engineering/design
Cost for third party inspections
Layout of fire riser location (This must be provided by gc)(Risers are 12" above finish floor for slab on grade and stubbed 12" through exterior wall for basements and crawl space)
Final cleaning of storm drain and sanitary sewer due to the negligence of others
Thermoplastic striping
Multiple mobilizations (Final adjustments are always included) (Additional mobilizations are $2,000 each)
Work from the MEP's, architectural, landscape, and structural drawings (Bid based on civil drawings only)
Hire a private locater or pay for ground penetrating radar to locate unmarked private utilities on private property.
Two control points & benchmark for layout (These shall be provided by the GC)

City inspection fee
Performance payment or maintenance bond
Bim, 3 dimensional as-built, topographic survey, surveyed as-builts
Textura fees
Subsoil drainage
Area drains in landscape
Concrete flumes
Cleanouts on private storm drain (Unless shown on drawings)
Erosion control
Lab testing (Concrete, soils, etc.)
Impact fees, meter deposits, meter fees, and meters
Grease traps/sand oil separators
Fire department connection,detector checks
Fire protection license, drawings, testing, & certification
Remove, replace, repair, trees, landscape & irrigation
Seeding sodding or hydromulch
Roof drain risers/connections
Relocate or adjust existing utilities (Other than indicated on the proposal)
Existing sanitary manhole related updates/adjustments not specifically called out on utility drawings (General notes don't count)
Sleeves for future gas, irrigation, electric, etc.
Electrical to post indicator valves
Brace existing power poles or relocate guy wires
State highway permit

Our proposal excludes the disposal of excess excavated material.

If you have any questions please call,
Sincerely,

Tyler Thurston 817.424.4352
Estimator

NORTH TEXAS CONTRACTING, INC.

PROJECT:	**CELINA GOVERNMENT PARKING GARAGE**
LOCATION:	**CELINA, TX**
BID DATE:	**8-Aug-24**
CONTACT:	**JOSH ROBERTS**
EMAIL:	**ROBERTS@NTEXCON.COM (214.444.3131)**

Item No.	Description	Qty	Unit
SITE UTILITY PROPOSAL			
DEMO	REMOVE EXIST 12" STORM	371	LF
	REMOVE EXIST STORM CULVERT	321	LF
	REMOVE EXIST STORM HEADWALL	4	EA
	REMOVE EXIST CURB INLET	1	EA
	REMOVE EXIST WYE INLET	1	EA
	ADJUST WATER VALVE TO FUTURE GRADE	1	EA
	REMOVE EXIST WATER VALVE	2	EA
	ADJUST SANITARY CLEANOUT TO FUTURE GRADE	1	EA
	TRENCH SAFETY	1	LS
STORM	6" SDR35 STORM PVC	295	LF
	8" SDR35 STORM PVC	65	LF
	12" SDR35 STORM PVC	245	LF
	12" CLIII RCP	54	LF
	15" CLIII RCP	6	LF
	18" CLIII RCP	298	LF
	TRENCH DRAIN (4" NDS FILCOTEN TEC-V CLASS B LOADING)	80	LF
	NDS SS SLOT TOP DRAIN (6" OUTFLOW)	50	LF
	6" NDS LANDSCAPE DRAIN	1	EA
	6" NDS GRATE INLET (BRASS; 5' DEPTH)	2	EA
	3'X3' GRATE INLET (3' DEPTH)	1	EA
	CONN TO EXIST EXIST STORM (≤ 18" EXIST)	3	EA
	INLET PROTECTION (NEW INLETS ONLY)	1	LS
	TRENCH SAFETY	1	LS
	TESTING & TV INSPECT	1	LS
SANITARY	4" SDR35 SANITARY PVC	4	LF
	8" SDR35 SANITARY PVC	162	LF
	8" SANITARY CLEANOUT	2	EA
	4' SANITARY MANHOLE (9' AVG DEPTH)	2	EA
	CONN MANHOLE TO EXIST 8" SANITARY	1	EA
	TRENCH SAFETY	1	LS
	VACUUM TESTING & TV INSPECT	1	LS

SUBTOTAL - PAGE ONE **$ 340,233.00**

NORTH TEXAS CONTRACTING, INC.

PROJECT:	**CELINA GOVERNMENT PARKING GARAGE**
LOCATION:	**CELINA, TX**
BID DATE:	**8-Aug-24**
CONTACT:	**JOSH ROBERTS**
EMAIL:	**ROBERTS@NTEXCON.COM (214.444.3131)**

Item No.	Description	Qty	Unit
SITE UTILITY PROPOSAL, CONT.			
WATER	2" SDR9 WATER POLY	113	LF
	3" C900 WATER PVC	158	LF
	6" DR14 WATER PVC	130	LF
	6" DR14 WATER PVC (BY BORE)	40	LF
	8" DR14 WATER PVC	188	LF
	8" DR14 WATER PVC (BY BORE)	40	LF
	2" IRRIGATION WATER METER	1	EA
	3" DOMESTIC WATER METER	1	EA
	6" FIRE LINE RISER (TO 1' AFF OR 1' PAST FUT EXT WALL)	1	EA
	8" FIRE LINE RISER (TO 1' AFF OR 1' PAST FUT EXT WALL)	2	EA
	12"X6" TAPPING SLEEVE & VALVE	1	EA
	12"X8" TAPPING SLEEVE & VALVE	1	EA
	12" STEEL CASING (3/8" WALL; W/ SPACERS FOR 6" WATER; BY BORE)	40	LF
	18" STEEL CASING (3/8" WALL; W/ SPACERS FOR 8" WATER; BY BORE)	40	LF
	BORE PITS	4	EA
	SIDEWALK CUT & RESTORE (AS NEEDED FOR BORE PITS)	15	SY
	PEDESTRIAN TRAFFIC CONTROL	1	LS
	TRENCH SAFETY	1	LS
	HYDROCHLORINATION & BACTERIAL SAMPLING	1	LS
MISC	MOBILIZATION	1	LS
	SURVEY / LAYOUT	1	LS
	MAINT BOND TO CITY (IF REQ'D FOR CONNECTIONS / BORE)	1	LS

SUBTOTAL - PAGE TWO	**$**	**406,365.00**
TOTAL PROPOSAL AMOUNT	**$**	**746,598.00**
ADD FOR PAYMENT & PERF BOND	$	12,000.00
ADD IF TEXTURA PAYMENT SOFTWARE FEES REQUIRED	$	2,000.00
ADD FOR HAUL OFF OF CLEAN EXCESS SPOILS (~ 480 CY)	$	16,500.00

SEE INCORPORATED NOTES ON FOLLOWING PAGE

NORTH TEXAS CONTRACTING, INC.

PROJECT:	**CELINA GOVERNMENT PARKING GARAGE**
LOCATION:	**CELINA, TX**
BID DATE:	**8-Aug-24**
CONTACT:	**JOSH ROBERTS**
EMAIL:	**ROBERTS@NTEXCON.COM (214.444.3131)**

Item No.	Description	Qty	Unit	Notes
NOTES:	**1 NTC ACKNOWLEDGES NO ADDENDA - PROPOSAL BASED ON CIVIL PLANS STAMPED 7/11/24**			
	2 NO SALES TAX ON PRIVATE WORK INCLUDED - PROPOSAL ASSUMES PROJECT IS TAX EXEMPT			
	3 PROPOSAL ASSUMES INSTALL FROM DEEPEST TO SHALLOWEST LINES. EXTRA COST IF REQ'D TO INSTALL OUT OF SEQUENCE (EG MATERIAL SHORTAGE, ETC)			
	4 NO DEBRIS SEPARATORS INCLUDED FOR INLETS / MANHOLES / ETC- EXTRA COST IF REQUIRED			
	5 ALL BUILDING SUBSOIL DRAINAGE, AND RETAINING WALL SUBDRAINAGE BY OTHERS			
	6 PROPOSAL ASSUMES UTILITY LINES LAID OUT TO COMPLY WITH TREE PRESERVATION PLAN (IF ANY) - NO ASSUMED BORES / REROUTES INCLUDED			
	7 FINAL CANOPY/ROOF DRAIN AND/OR DOWNSPOUT CONNECTIONS BY OTHERS - NTC TO STUBOUT 5' FROM FUTURE BUILDING & BELOW GRADE			
	8 ALL NTC WORK OTHER THAN 6" RISER AND TWO MAX 8" RISERS TO END 5' FROM FUTURE BUILDING AND WHERE SHOWN ENDING ON CIVIL PLAN PAGES			
	9 NO WORK SHOWN ON LANDSCAPING / IRRIGATION / MEP / ARCH / STRUCTURAL / ETC PLANS INCLUDED. ALL WUNDERCOVERS, IF ANY, BY OTHERS			
	10 NO PAVING RESTORATION INCLUDED IN PROPOSAL - NO PAVING DEMO OR RESTORE INCLUDED FOR TRENCHES UNDER DEMO'D OR NEW PAVING			
	11 ALL RIP RAP / CONCRETE FLUMES / PILOT CHANNEL / SWALES / TOE WALLS / RETAINING WALLS / ETC BY OTHERS			
	12 NO BOLLARDS SHOWN OR INCLUDED			
	13 ALL SANITARY/STORM/WATER/FIRE/SPRINKLER COMPONENTS INSIDE BUILDING EXCLUDED			
	14 ALL PROJ SPECIFIC GOVT FEES EXCLUDED (EG ALL ROAD CLOSURE / TAP / PERMIT / INSPECTION / IMPACT / METER / ORDINANCE / DEVELOPMENT / ETC FEES BY OTHERS)			
	15 NO CLEARING AND GRUBBING INCLUDED			
	16 MAINT. BOND TO CITY INCLUDED - PMT & PERF. BOND EXCLUDED (ADD OPT'L IF REQ'D)			
	17 NO SLEEVES FOR OTHER TRADES INCLUDED. NO GAS/ELECTRICAL/TELECOM INCLUDED			
	18 NO GPR (GROUND PENETRATING RADAR) LOCATES INCLUDED. NTC TO POTHOLE APPARENT CONFLICTS/CROSSINGS ONLY			
	19 PLUMBING PERMIT AND SUPERVISION INCLUDED			
	20 PROPOSAL INCLUDES STANDARD MON-FRI, 7A-5P, 50 HOUR WORK WEEK ONLY			
	21 NO IRRIGATION / LANDSCAPING / SWPPP / TRAF CONTROL / PAVING CUT&RESTORE / CATHODIC PROTECTION INCLUDED			
	22 NO FUNDS FOR BIM / 3D MODELING INCLUDED - PLEASE ADVISE IF REQUIRED AND NTC WILL PROVIDE AN OPTIONAL ADD			
	23 BID ASSUMES USE OF EXISTING ROCK FOR BACKFILL PERMITTED - NO IMPORTED BACKFILL/SELECT FILL/CTS/FLOWABLE FILL/ETC INCLUDED			
	24 ALL GRADE TO DRAIN BY OTHERS			
	25 ALL SPOILS TO BE LEFT ON-SITE ADJACENT TO TRENCH OR SPREAD OVER TRENCH. NO SPOILS HANDLING OR SPOILS HAUL OFF INCLUDED			
	26 NO BORES INCLUDED - ALL WORK TO BE BY OPEN CUT METHOD			
	27 PROPOSAL ASSUMES WAIVER OF CONSEQUENTIAL DAMAGES APPLICABLE AND TO BE EXECUTED			
	28 ALL RCP QUOTED AS CLIII TONGUE & GROOVE W/ RAM-NEK AT JOINTS			
	29 CONSHIELD / MANHOLE LINER NOT INCLUDED (UNLESS JOB IS IN DALLAS) - ADD $250 PER VERTICAL FOOT OF MANHOLE IF REQUIRED			
	30 UTILITIES TO GC JOB TRAILER OR SIMILAR NOT INCLUDED - NTC CAN PRICE WITH RELEVANT SCOPE/LOCATION/TIE-IN INFO			
	31 ALL GREASE TRAPS, SAND/OIL SEPARATORS AND RELATED SAMPLE WELLS & CLEANOUTS BY OTHERS UNLESS SPECIFICALLY INCLUDED			
	32 *EMBEDMENTS QUOTED AS FOLLOWS: WATER = SAND 6" BELOW TO 12" ABOVE PIPE; SANITARY = ROCK 6" UNDER TO 6" OVER; AND STORM = ROCK 6" BELOW TO PIPE SPRINGLINE. NATIVE BACKFILL FROM TOP OF EMBEDMENT ZONE TO TOP OF TRENCH. IMPORTED BACKFILL/CTS/FLOWFILL EXTRA*			
	33 INLET PROTECTION FOR NEW INLETS ONLY INCLUDED. ALL MAINTENANCE OF SAME BY OTHERS UNLESS NTC CREW(S) OTHERWISE ONSITE			
	34 BASIC TRENCH PUMP INCLUDED FOR RAIN EVENTS. OTHER DEWATERING METHODS AT EXTRA COST OR BY OTHERS			
	35 NO DEDICATED SITE SAFETY REP INCLUDED - EXTRA COST IF REQUIRED. CREW FOREMAN TO BE COMPETENT PERSON / SAFETY REP FOR NTC CREW(S)			
	36 BONDS TO CITY FOR THREE WAY CONTRACTS INCLUDED (EG P-CONTRACT, CFA, ETC BONDS INCLUDED AS REQUIRED BY CITY)			
	37 ALL UNIT PRICES GIVEN FOR FRONT END ACCT'G PURPOSES ONLY. NOT OFFER TO ↑ OR ↓ SCOPE BASED ON SAME. SUBJECT TO FUTURE ADJUSTMENT(S)			
	38 NO LIABILITY TO BE INCURRED IF REQUIRED MATERIALS DELAYED DUE TO CIRCUMSTANCES OUTSIDE OF NTC CONTROL (SUPPLY CHAIN ISSUES, ETC)			

Dallas Underground, LLC
PO BOX 1117
ENNIS, TX 75120
www.dutexas.com

Phone: 469-206-9500

Proposal

Proposal: 00004620
Date: 8/8/2024

To:	Project:
ESTIMATING Attn: ESTIMATING	Celina Government Center and Garage Celina, TX

Salesperson		
Chad Caldwell		

Scope of Work

Civil Drawings Dated 07/11/24;
INCLUSIONS: Layout, Erosion for New Inlets, Maintenance Bond, Risers to 1' AFF, Insurance, Permits, Locate Ex. Utilities for Our Work, Excavation, Embedment, Backfill, Haul-off Spoils, Testing, Trench Safety, Single Mobilization

Exclusions

Impact Fees, Inspection Fees, Meters, P&P Bonds, ANY Landscaping Work, Barricades, R&R Paving/Sidewalks, Steel Plates, Roof Drain Connections/Stub-Ups, Lift Station, Grease Trap, Multiple Mobilizations, Rock Excavation

Reference	Description	Quantity	UOM	Extended Price
01 STORM DRAINAGE				
01.02.15	18" Class III RCP	299.7100	LF	
01.02.16	15" Class III RCP	7.1810	LF	
01.02.17	12" Class III RCP	54.6210	LF	
01.05.01.09	12" HDPE	248.3830	LF	
01.05.01.11	8" HDPE	63.8230	LF	
01.05.01.12	6" HDPE	191.1310	LF	
01.08.04.05	3x3 Catch Basin	1.0000	EA	
01.08.04.11	6" Area Drain	2.0000	EA	
01.08.05.12	Trench Drain	131.1248	LF	
01.10.01	HDPE Fittings	1.0000	LS	
01.11.03	Connect to Ex.	1.0000	EA	
Total 01 STORM DRAINAGE				**153,150.00**
02 SANITARY SEWER				
02.02.08	8" PVC	165.1740	LF	
02.02.10	4" PVC	5.9110	LF	
02.03.06	8" Cleanout	2.0000	EA	
02.04.02	4' Manhole @ Ex.	1.0000	EA	
02.04.03	4' Manhole	1.0000	EA	
Total 02 SANITARY SEWER				**48,100.00**
03 WATER SYSTEM				
02.06.06	Bore 6" w/Steel Casing	40.0000	LF	

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Proposal

Proposal: 00004620
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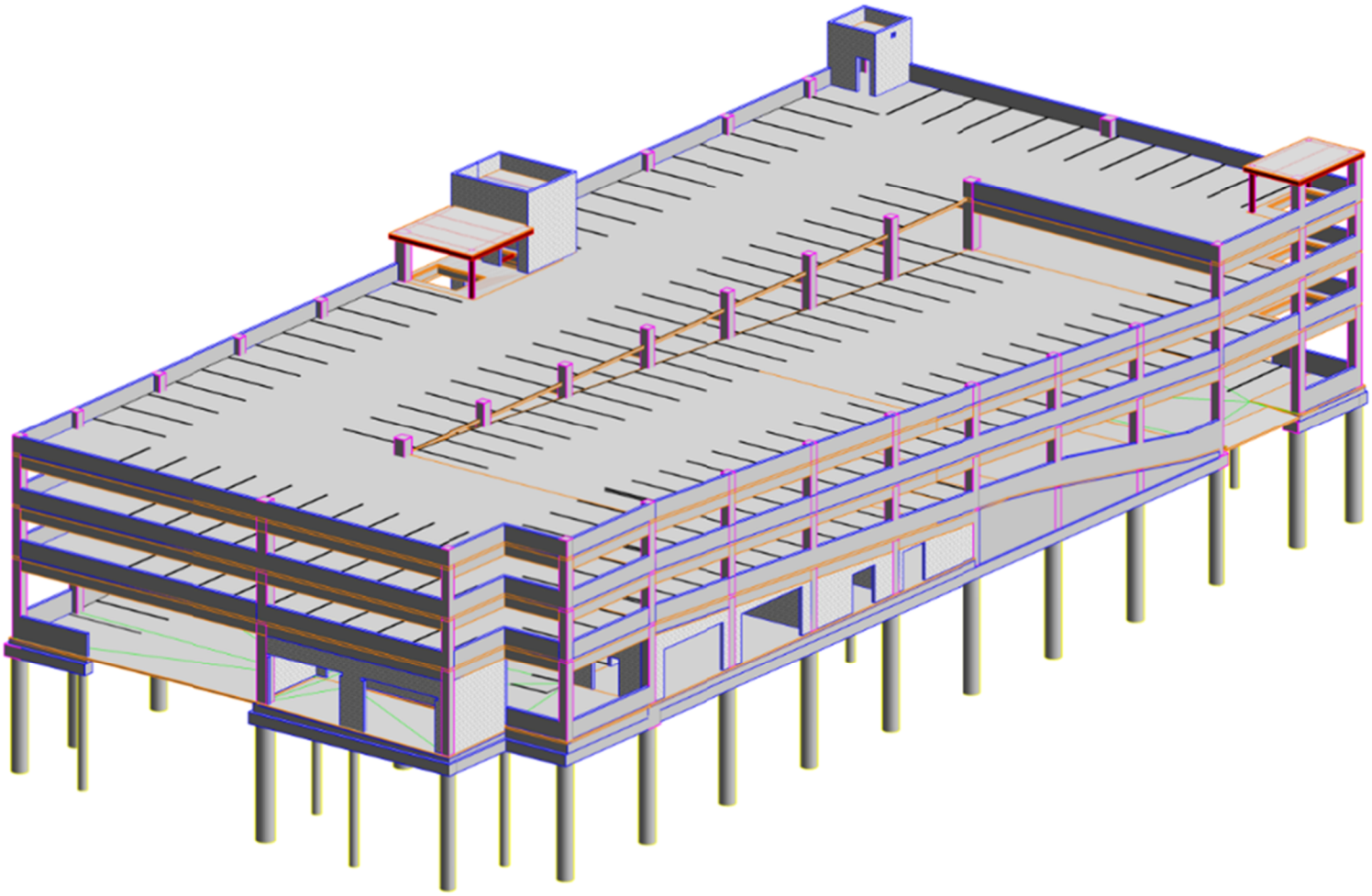
To:	Project:
ESTIMATING Attn: ESTIMATING	Celina Government Center and Garage Celina, TX

Salesperson		
Chad Caldwell		

Reference	Description	Quantity	UOM	Extended Price
02.06.07	Bore 8" w/Steel Casing	40.0000	LF	
03.01.04	12x8 T.S. & Valve	1.0000	EA	
03.01.05	12x6 T.S. & Valve	1.0000	EA	
03.02.10	8x2 Meter Service	1.0000	EA	
03.03.04	8" PVC	40.2430	LF	
03.03.05	6" PVC	204.3360	LF	
03.03.07	3" POLY	158.6710	LF	
03.03.09	2" POLY	113.0870	LF	
03.04.16	6" Fire Riser	3.0000	EA	
03.05.01	Cast Iron Fittings	1.0000	LS	
03.06.01	3" Meter Vault	1.0000	EA	
Total 03 WATER SYSTEM				**170,350.00**
05 DEMOLITION				
04.01	Remove Ex. Inlet	1.0000	EA	
04.02	Remove Ex. Headwall	4.0000	EA	
04.03	Remove Ex. Storm Pipe	683.8794	LF	
Total 05 DEMOLITION				**20,100.00**

Proposal Total:	**391,700.00**

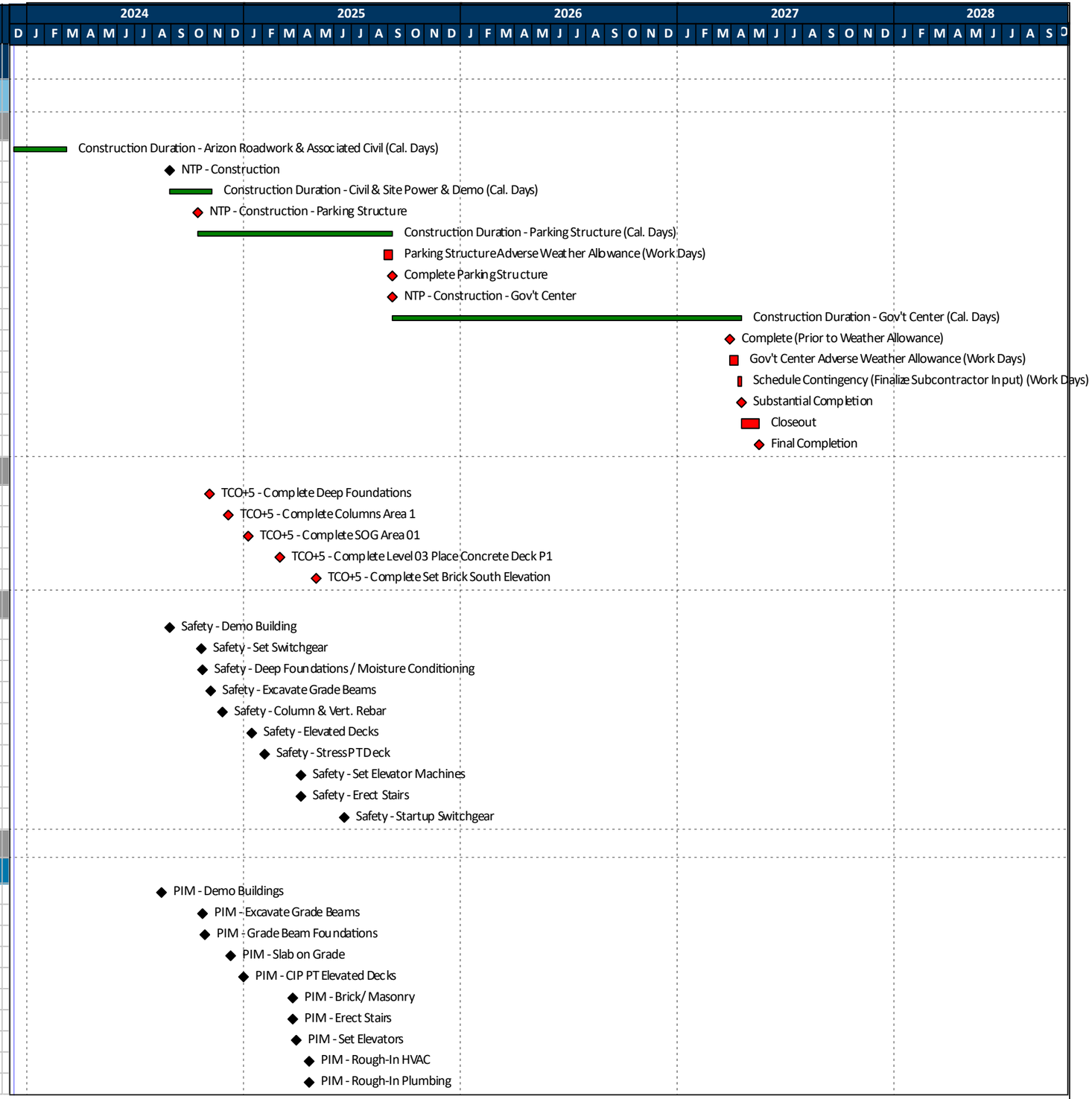
Acceptance	
Accepted by:	
Title:	
Date:	



TAB 7

SCHEDULE

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
Celina Government Center		862	862	862	11-Dec-23	19-May-27
Summary and Milestones (Cal. Days UON)		862	862	862	11-Dec-23	19-May-27
Project Requirements		862	862	862	11-Dec-23	19-May-27
SUM-1180	Construction Duration - Arizon Roadwork & Associated Ci	89	89	89	11-Dec-23	08-Mar-24
SUM-1160	NTP - Construction	0	0	0	30-Aug-24	
SUM-1170	Construction Duration - Civil & Site Power & Demo (Cal. D	70	70	70	30-Aug-24	07-Nov-24
SUM-1130	NTP - Construction - Parking Structure	0	0	0	15-Oct-24*	
SUM-1140	Construction Duration - Parking Structure (Cal. Days)	329	329	329	15-Oct-24	08-Sep-25
SUM-1150	Parking Structure Adverse Weather Allowance (Work D	10	10	10	25-Aug-25	08-Sep-25
SUM-1120	Complete Parking Structure	0	0	0		08-Sep-25*
SUM-1050	NTP - Construction - Gov't Center	0	0	0	09-Sep-25	
SUM-1040	Construction Duration - Gov't Center (Cal. Days)	588	588	588	09-Sep-25	19-Apr-27
SUM-1060	Complete (Prior to Weather Allowance)	0	0	0		30-Mar-27
SUM-1070	Gov't Center Adverse Weather Allowance (Work Days)	10	10	10	31-Mar-27	13-Apr-27
SUM-1080	Schedule Contingency (Finalize Subcontractor Input) (Wo	4	4	4	14-Apr-27	19-Apr-27
SUM-1090	Substantial Completion	0	0	0		19-Apr-27
SUM-1100	Closeout	30	30	30	20-Apr-27	19-May-27
SUM-1110	Final Completion	0	0	0		19-May-27
TCO+5 (Critical Path) Milestones		121	121	121	05-Nov-24	02-May-25
TCO+5-1000	TCO+5 - Complete Deep Foundations	0	0	0		05-Nov-24
TCO+5-1010	TCO+5 - Complete Columns Area 1	0	0	0		06-Dec-24
TCO+5-1020	TCO+5 - Complete SOG Area 01	0	0	0		09-Jan-25
TCO+5-1030	TCO+5 - Complete Level 03 Place Concrete Deck P1	0	0	0		03-Mar-25
TCO+5-1040	TCO+5 - Complete Set Brick South Elevation	0	0	0		02-May-25
Safety Milestones		201	201	201	30-Aug-24	20-Jun-25
SAFE-1020	Safety - Demo Building	0	0	0	30-Aug-24	
SAFE-1080	Safety - Set Switchgear	0	0	0	21-Oct-24	
SAFE-1000	Safety - Deep Foundations / Moisture Conditioning	0	0	0	23-Oct-24	
SAFE-1030	Safety - Excavate Grade Beams	0	0	0	06-Nov-24	
SAFE-1040	Safety - Column & Vert. Rebar	0	0	0	27-Nov-24	
SAFE-1050	Safety - Elevated Decks	0	0	0	15-Jan-25	
SAFE-1060	Safety - StressPTDeck	0	0	0	05-Feb-25	
SAFE-1010	Safety - Set Elevator Machines	0	0	0	07-Apr-25	
SAFE-1070	Safety - Erect Stairs	0	0	0	08-Apr-25	
SAFE-1090	Safety - Startup Switchgear	0	0	0	20-Jun-25	
Quality Milestones		183	183	183	16-Aug-24	12-May-25
Pre-Installation Meetings (PIM)		168	168	168	16-Aug-24	21-Apr-25
PIM-1000	PIM - Demo Buildings	0	0	0	16-Aug-24	
PIM-1010	PIM - Excavate Grade Beams	0	0	0	23-Oct-24	
PIM-1020	PIM - Grade Beam Foundations	0	0	0	28-Oct-24	
PIM-1030	PIM - Slab on Grade	0	0	0	09-Dec-24	
PIM-1040	PIM - CIP PT Elevated Decks	0	0	0	31-Dec-24	
PIM-1070	PIM - Brick/ Masonry	0	0	0	24-Mar-25	
PIM-1050	PIM - Erect Stairs	0	0	0	25-Mar-25	
PIM-1060	PIM - Set Elevators	0	0	0	31-Mar-25	
PIM-1080	PIM - Rough-In HVAC	0	0	0	21-Apr-25	
PIM-1150	PIM - Rough-In Plumbing	0	0	0	21-Apr-25	



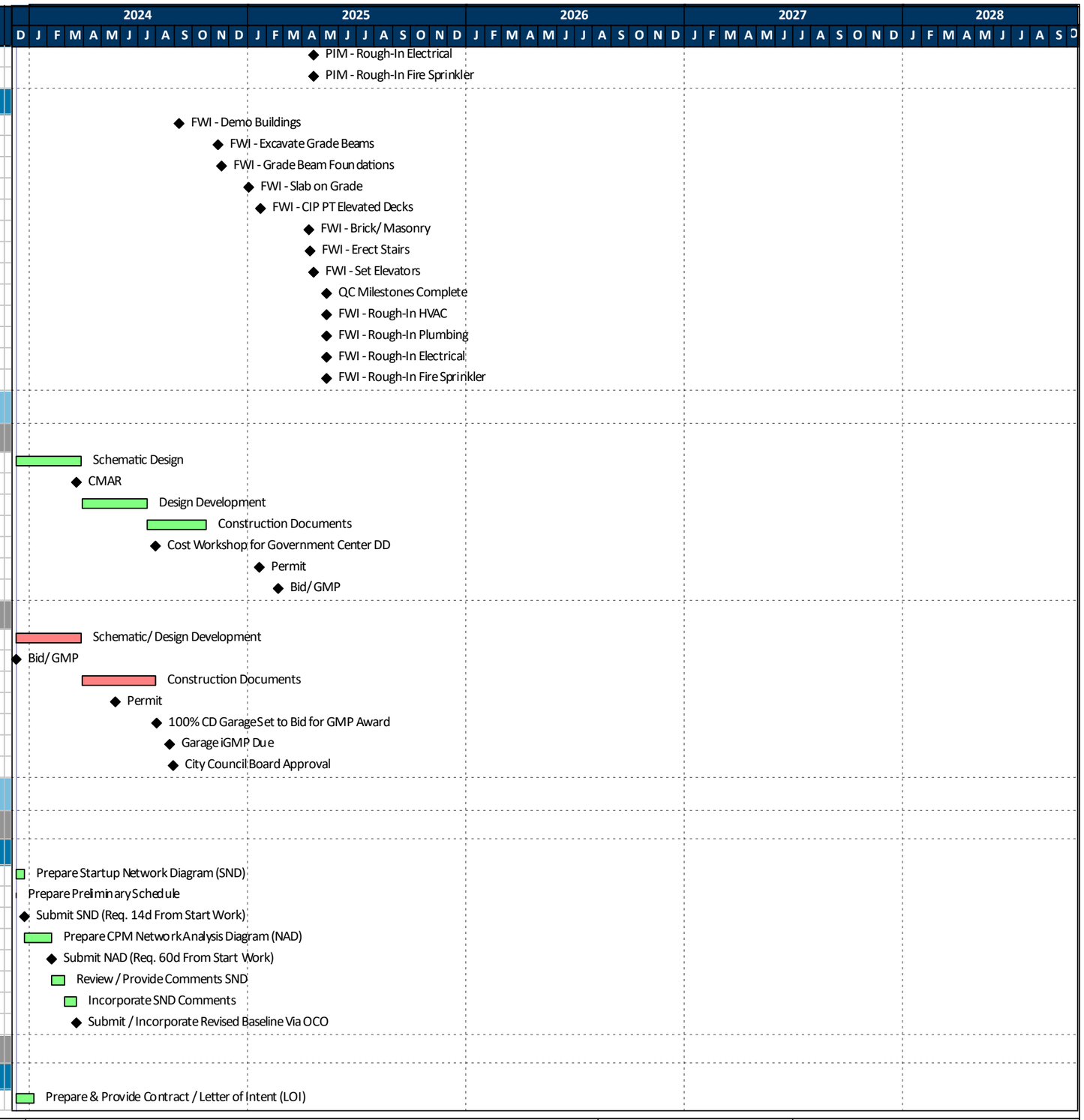
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
PIM-1160	PIM - Rough-In Electrical	0	0	0	21-Apr-25	
PIM-1170	PIM - Rough-In Fire Sprinkler	0	0	0	21-Apr-25	
First Work Inspections (FWI)		168	168	168	09-Sep-24	12-May-25
PIM-1180	FWI - Demo Buildings	0	0	0	09-Sep-24	
PIM-1190	FWI - Excavate Grade Beams	0	0	0	13-Nov-24	
PIM-1200	FWI - Grade Beam Foundations	0	0	0	18-Nov-24	
PIM-1210	FWI - Slab on Grade	0	0	0	02-Jan-25	
PIM-1220	FWI - CIP PT Elevated Decks	0	0	0	23-Jan-25	
PIM-1230	FWI - Brick/ Masonry	0	0	0	14-Apr-25	
PIM-1240	FWI - Erect Stairs	0	0	0	15-Apr-25	
PIM-1250	FWI - Set Elevators	0	0	0	21-Apr-25	
QCC-1000	QC Milestones Complete	0	0	0	12-May-25	
PIM-1290	FWI - Rough-In HVAC	0	0	0	12-May-25	
PIM-1260	FWI - Rough-In Plumbing	0	0	0	12-May-25	
PIM-1270	FWI - Rough-In Electrical	0	0	0	12-May-25	
PIM-1280	FWI - Rough-In Fire Sprinkler	0	0	0	12-May-25	
Preconstruction (Cal. Days UON)		437	437	437	11-Dec-23	20-Feb-25
Government Center		437	437	437	11-Dec-23	20-Feb-25
PREC-1010	Schematic Design	110	110	110	11-Dec-23	29-Mar-24
PREC-1020	CMAR	0	0	0	20-Mar-24	
PREC-1040	Design Development	109	109	109	30-Mar-24	16-Jul-24
PREC-1060	Construction Documents	100	100	100	17-Jul-24	24-Oct-24
PREC-1090	Cost Workshop for Government Center DD	0	0	0		30-Jul-24
PREC-1070	Permit	0	0	0	21-Jan-25	
PREC-1080	Bid/ GMP	0	0	0	20-Feb-25	
Parking Structure		263	263	263	11-Dec-23	30-Aug-24
PREC-1000	Schematic/ Design Development	110	110	110	11-Dec-23	29-Mar-24
PREC-1110	Bid/ GMP	0	0	0	11-Dec-23	
PREC-1030	Construction Documents	124	124	124	30-Mar-24	31-Jul-24
PREC-1050	Permit	0	0	0	25-May-24	
PREC-1100	100% CD GarageSet to Bid for GMP Award	0	0	0	01-Aug-24	
PREC-1120	Garage iGMP Due	0	0	0	23-Aug-24	
PREC-1130	City Council Board Approval	0	0	0	30-Aug-24	
Critical Material Procurement (Work Days UON)		862	862	862	11-Dec-23	19-May-27
Div. 01 - General Requirements		69	69	69	11-Dec-23	21-Mar-24
013200 - Schedule		69	69	69	11-Dec-23	21-Mar-24
013200-1010	Prepare Startup Network Diagram (SND)	14	14	14	11-Dec-23	24-Dec-23
013200-1000	Prepare Preliminary Schedule	0	0	0	11-Dec-23	11-Dec-23
013200-1020	Submit SND (Req. 14d From Start Work)	0	0	0		24-Dec-23
013200-1030	Prepare CPM Network Analysis Diagram (NAD)	46	46	46	25-Dec-23	08-Feb-24
013200-1040	Submit NAD (Req. 60d From Start Work)	0	0	0		08-Feb-24
013200-1050	Review / Provide Comments SND	21	21	21	09-Feb-24	29-Feb-24
013200-1060	Incorporate SND Comments	21	21	21	01-Mar-24	21-Mar-24
013200-1070	Submit / Incorporate Revised Baseline Via OCO	0	0	0		21-Mar-24
Div. 03 - Concrete		862	862	862	11-Dec-23	19-May-27
033100 - Structural Concrete		862	862	862	11-Dec-23	19-May-27
SBMTL-1560	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24



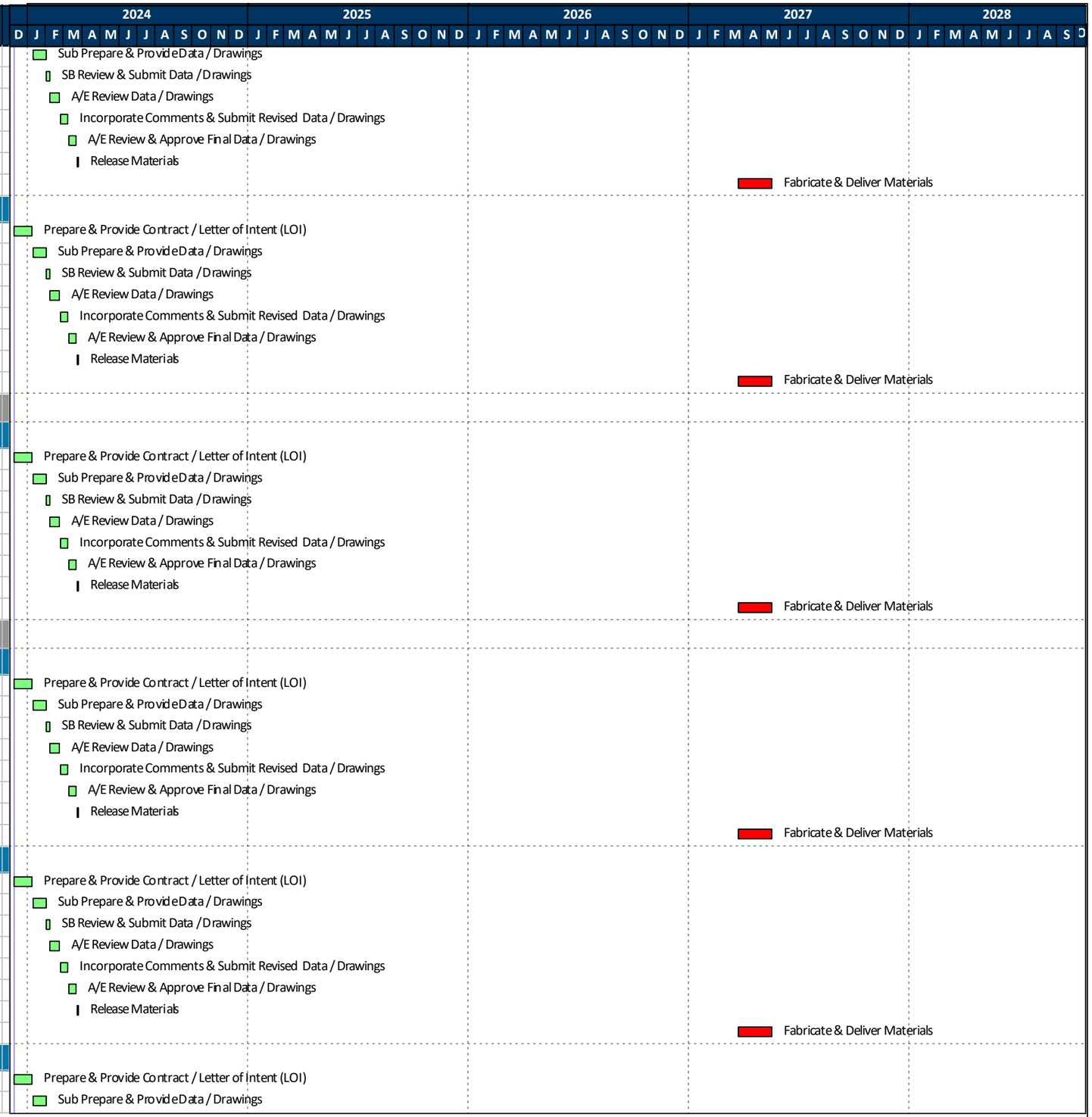
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-2130	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2700	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3270	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3840	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4410	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4980	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5550	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
033713 - Shotcrete		862	862	862	11-Dec-23	19-May-27
SBMTL-1550	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2120	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2690	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3260	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3830	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4400	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4970	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5540	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 04 - Masonry		862	862	862	11-Dec-23	19-May-27
042200 - Concrete Unit Masonry		862	862	862	11-Dec-23	19-May-27
SBMTL-1540	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2110	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2680	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3250	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3820	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4390	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4960	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5530	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 05 - Metals		862	862	862	11-Dec-23	19-May-27
051200 - Structural Steel		862	862	862	11-Dec-23	19-May-27
SBMTL-1530	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2100	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2670	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3240	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3810	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4380	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4950	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5520	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
054000 - Metal Framing		862	862	862	11-Dec-23	19-May-27
SBMTL-1520	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2090	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2660	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3230	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3800	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4370	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4940	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5510	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
055100 - Metal Stairs		862	862	862	11-Dec-23	19-May-27
SBMTL-1510	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2080	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24



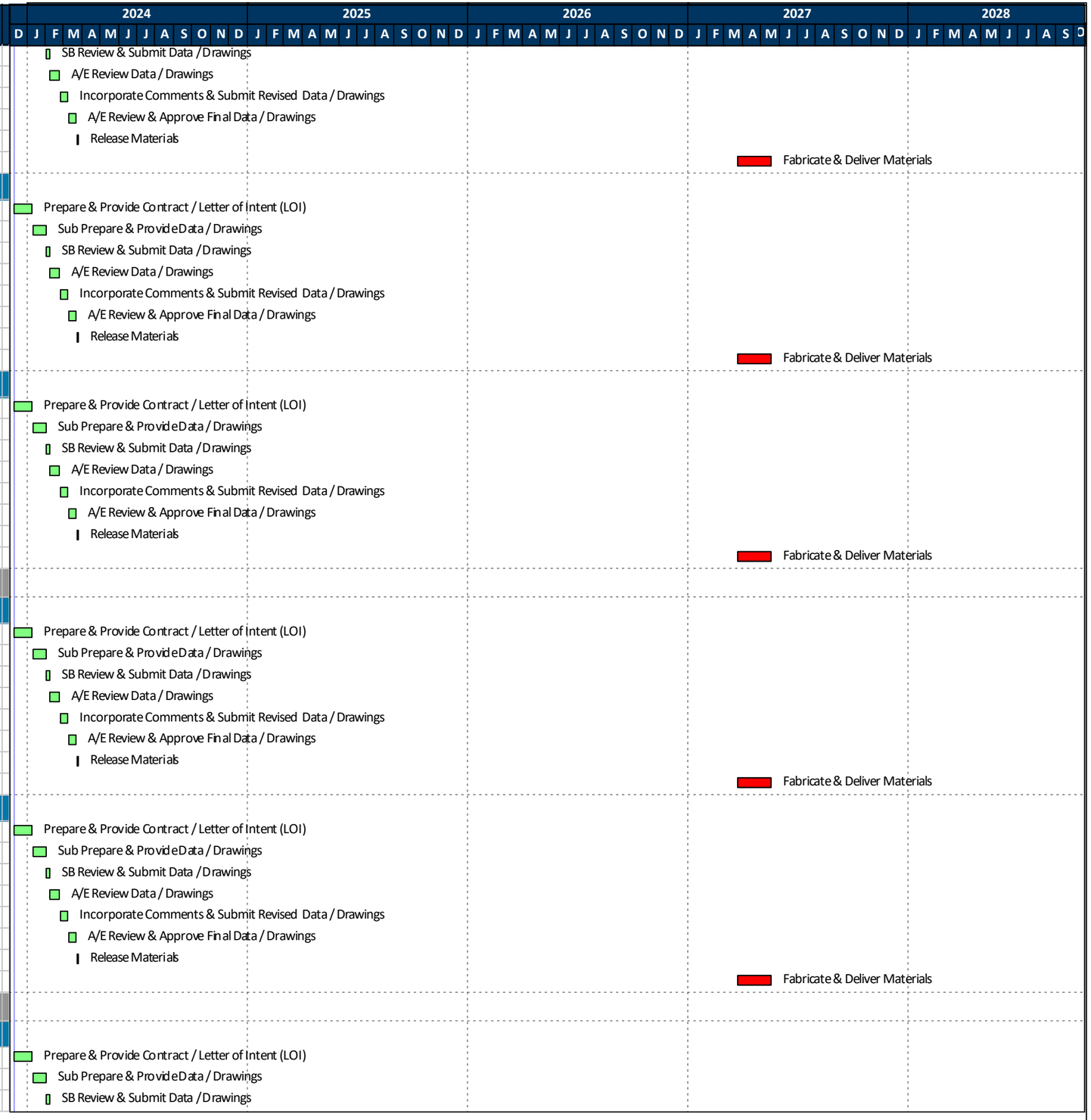
Remaining Work · Actual Work · Impacts · Milestone
Negative (<0 TF) · Near Critical (1-10 TF) · Impacted · Critical Milestone
Critical Work · Actual Level of Effort · Summary

Celina Government Center
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SWINERTON

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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-2650	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3220	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3790	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4360	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4930	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5500	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
055220 - Barrier Cable System		862	862	862	11-Dec-23	19-May-27
SBMTL-1500	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2070	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2640	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3210	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3780	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4350	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4920	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5490	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
057313 - Decorative Metal Railings		862	862	862	11-Dec-23	19-May-27
SBMTL-1490	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2060	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2630	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3200	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3770	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4340	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4910	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5480	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 06 - Wood, Plastics, & Composites		862	862	862	11-Dec-23	19-May-27
064100 - Wood Casework		862	862	862	11-Dec-23	19-May-27
SBMTL-1480	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2050	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2620	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3190	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3760	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4330	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4900	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5470	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
064200 - Wood Paneling		862	862	862	11-Dec-23	19-May-27
SBMTL-1470	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2040	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2610	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3180	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3750	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4320	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4890	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5460	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 07 - Thermal & Moisture Protection		862	862	862	11-Dec-23	19-May-27
071400 - Fluid-Applied Waterproofing		862	862	862	11-Dec-23	19-May-27
SBMTL-1460	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2030	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2600	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24



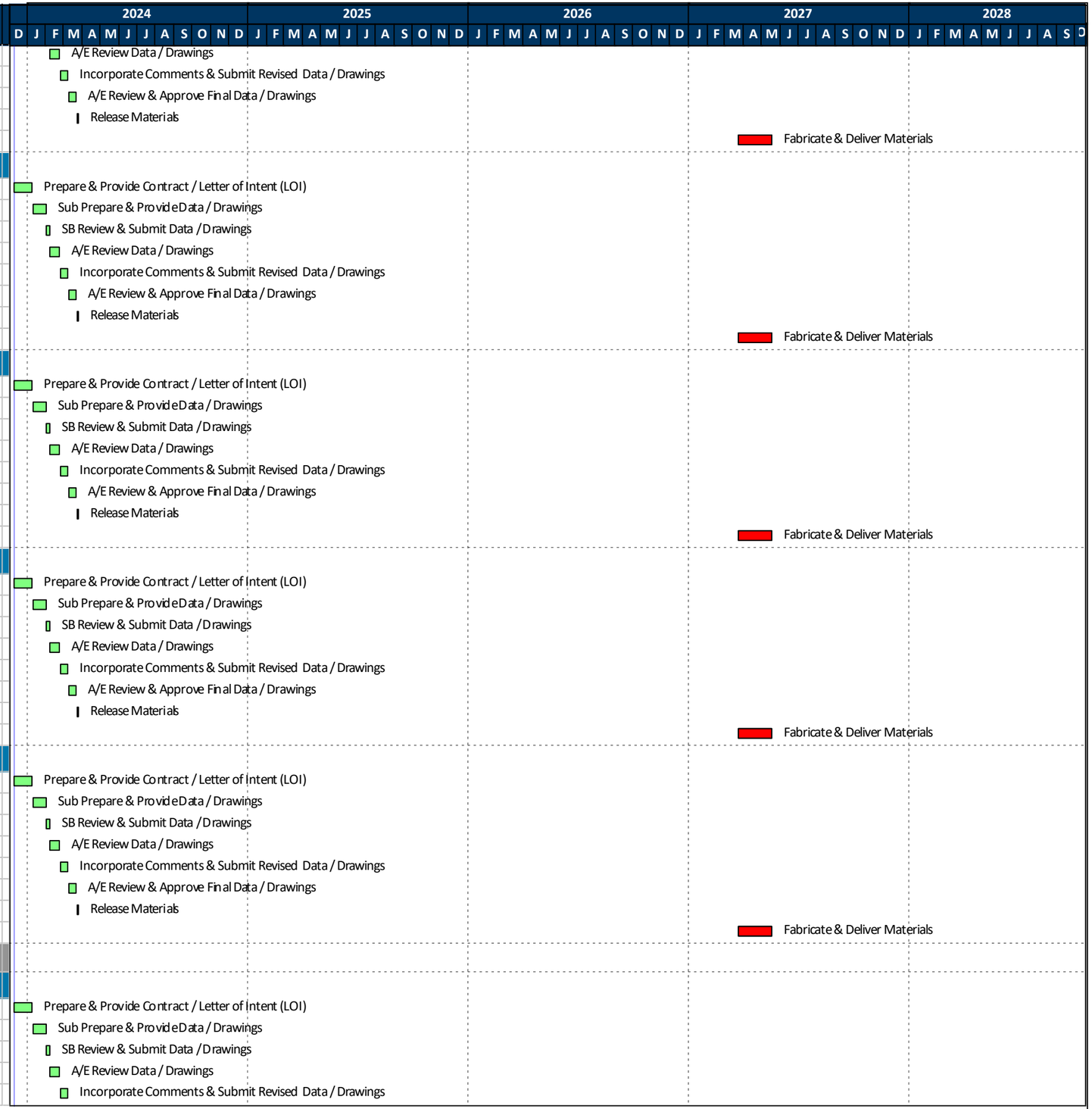
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Actual Level of Effort
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Milestone
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Celina Government Center
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SWINERTON

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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-3170	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3740	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4310	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4880	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5450	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
074213 - Metal Wall Panels		862	862	862	11-Dec-23	19-May-27
SBMTL-1450	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2020	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2590	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3160	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3730	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4300	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4870	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5440	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
077100 - Roofing		862	862	862	11-Dec-23	19-May-27
SBMTL-1440	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2010	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2580	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3150	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3720	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4290	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4860	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5430	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
077600 - Roof Pavers		862	862	862	11-Dec-23	19-May-27
SBMTL-1430	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-2000	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2570	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3140	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3710	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4280	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4850	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5420	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
078123 - Intumescent Fire Protection		862	862	862	11-Dec-23	19-May-27
SBMTL-1420	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1990	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2560	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3130	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3700	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4270	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4840	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5410	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 08 - Openings		862	862	862	11-Dec-23	19-May-27
081113 - Hollow Metal Doors & Frames		862	862	862	11-Dec-23	19-May-27
SBMTL-1410	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1980	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2550	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3120	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3690	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24



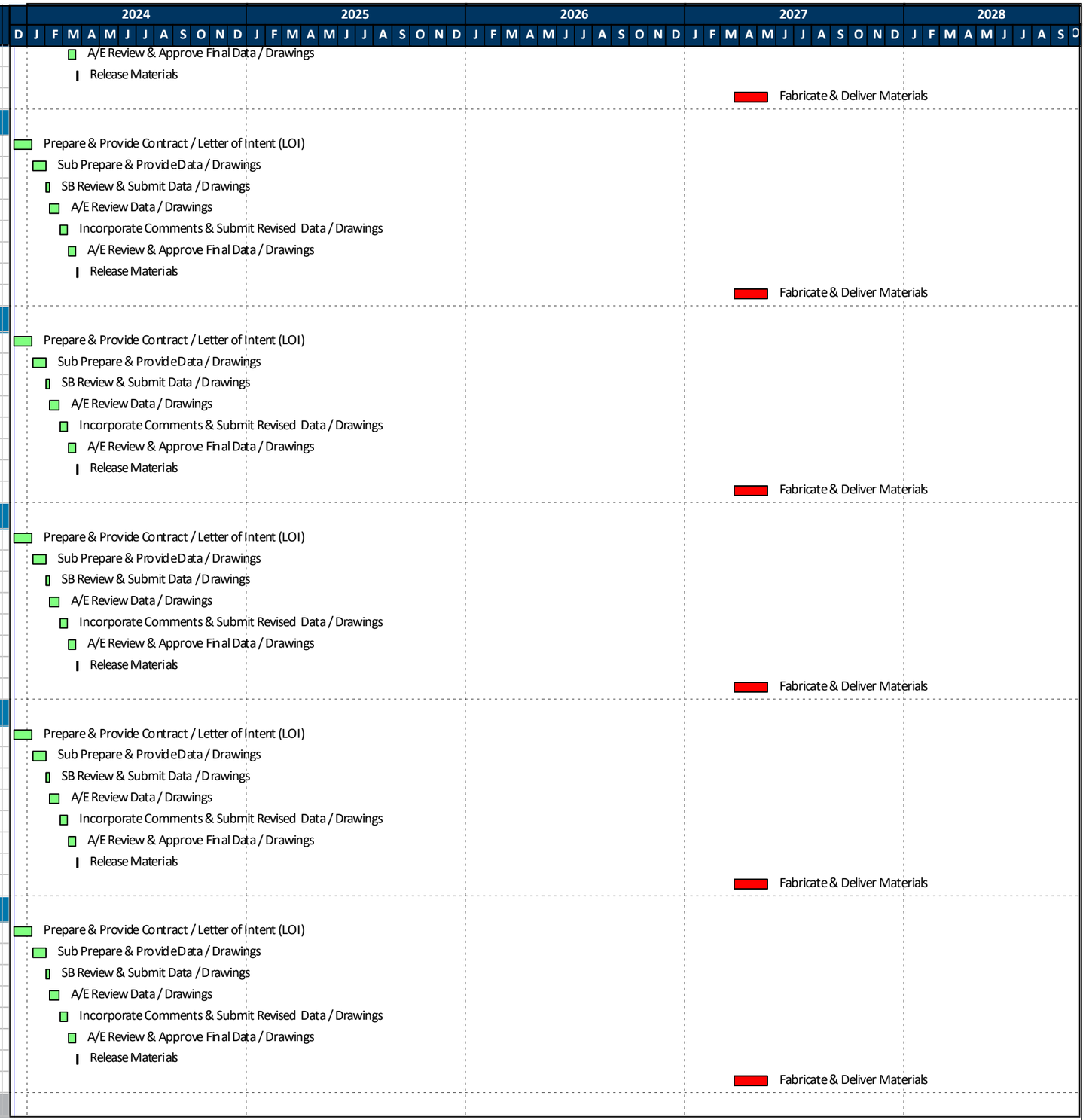
Remaining Work
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Celina Government Center
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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-4260	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4830	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5400	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
081116 - Aluminum Doors & Frames		862	862	862	11-Dec-23	19-May-27
SBMTL-1400	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1970	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2540	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3110	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3680	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4250	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4820	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5390	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
081416 - Wood Doors		862	862	862	11-Dec-23	19-May-27
SBMTL-1390	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1960	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2530	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3100	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3670	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4240	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4810	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5380	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
083323 - Overhead Doors		862	862	862	11-Dec-23	19-May-27
SBMTL-1380	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1950	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2520	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3090	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3660	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4230	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4800	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5370	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
084313 - Aluminum-Framed Storefronts		862	862	862	11-Dec-23	19-May-27
SBMTL-1370	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1940	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2510	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3080	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3650	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4220	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4790	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5360	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
084413 - Curtain Wall		862	862	862	11-Dec-23	19-May-27
SBMTL-1360	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1930	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2500	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3070	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3640	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4210	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4780	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5350	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Performance Mock-Up (PMU)		178	178	178	02-Feb-24	14-Oct-24



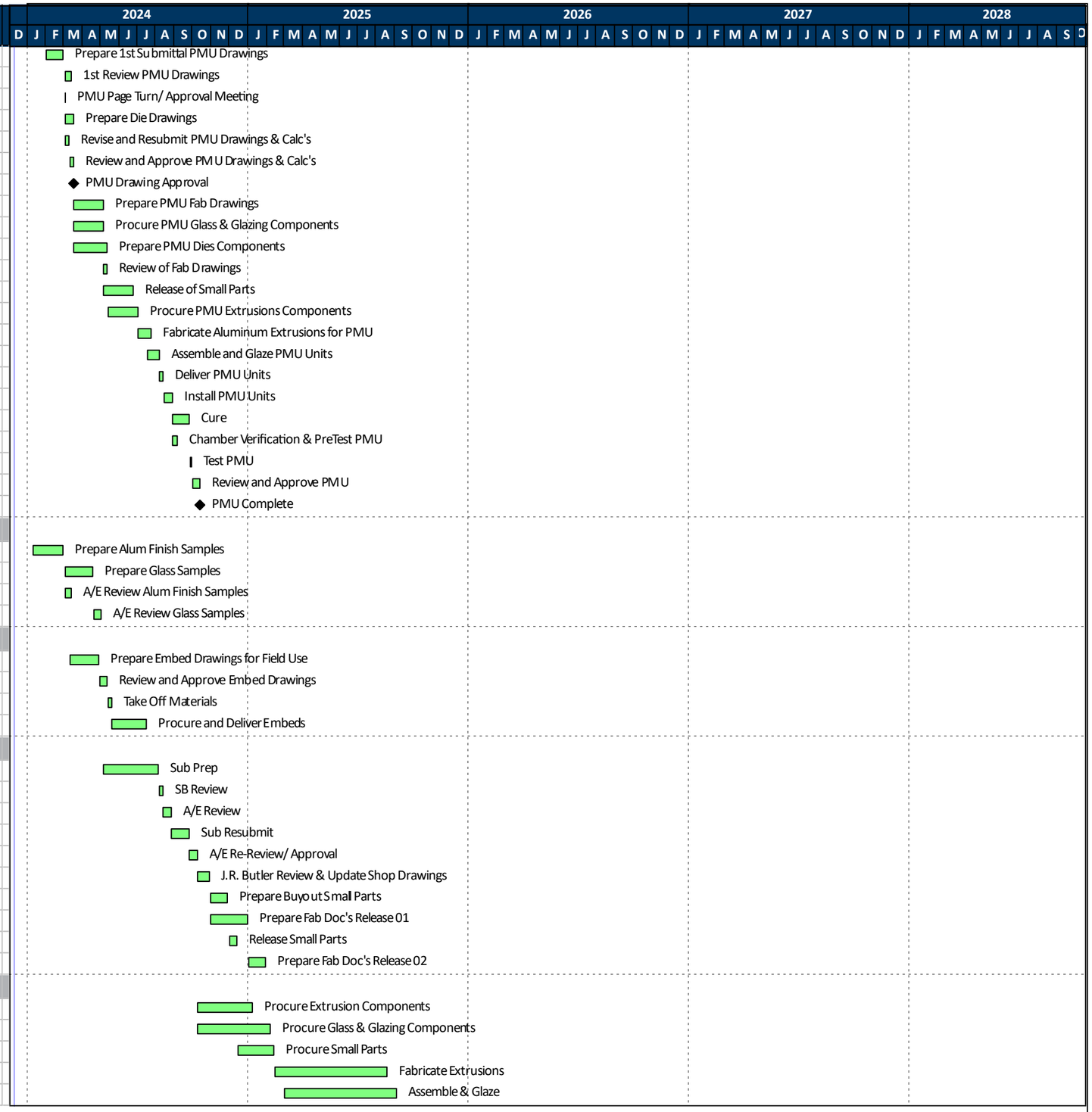
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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
PRO-3570	Prepare 1st Submittal PMU Drawings	20	20	20	02-Feb-24	01-Mar-24
PRO-3760	1st Review PMU Drawings	10	10	10	04-Mar-24	15-Mar-24
PRO-3880	PMU Page Turn/ Approval Meeting	1	1	1	04-Mar-24	04-Mar-24
PRO-3890	Prepare Die Drawings	10	10	10	05-Mar-24	18-Mar-24
PRO-3900	Revise and Resubmit PMU Drawings & Calc's	5	5	5	05-Mar-24	11-Mar-24
PRO-4010	Review and Approve PMU Drawings & Calc's	5	5	5	12-Mar-24	18-Mar-24
PRO-4030	PMU Drawing Approval	0	0	0		18-Mar-24
PRO-4060	Prepare PMU Fab Drawings	35	35	35	19-Mar-24	06-May-24
PRO-4070	Procure PMU Glass & Glazing Components	35	35	35	19-Mar-24	06-May-24
PRO-4100	Prepare PMU Dies Components	40	40	40	19-Mar-24	13-May-24
PRO-4120	Review of Fab Drawings	5	5	5	07-May-24	13-May-24
PRO-4130	Release of Small Parts	35	35	35	07-May-24	25-Jun-24
PRO-4160	Procure PMU Extrusions Components	35	35	35	14-May-24	02-Jul-24
PRO-4200	Fabricate Aluminum Extrusions for PMU	15	15	15	03-Jul-24	24-Jul-24
PRO-4220	Assemble and Glaze PMU Units	15	15	15	18-Jul-24	07-Aug-24
PRO-4270	Deliver PMU Units	5	5	5	08-Aug-24	14-Aug-24
PRO-4280	Install PMU Units	10	10	10	15-Aug-24	28-Aug-24
PRO-4310	Cure	20	20	20	29-Aug-24	26-Sep-24
PRO-4320	Chamber Verification & PreTest PMU	5	5	5	29-Aug-24	05-Sep-24
PRO-4340	Test PMU	2	2	2	27-Sep-24	30-Sep-24
PRO-4360	Review and Approve PMU	10	10	10	01-Oct-24	14-Oct-24
PRO-4380	PMU Complete	0	0	0		14-Oct-24
Material Submittals		80	80	80	11-Jan-24	03-May-24
PRO-2260	Prepare Alum Finish Samples	35	35	35	11-Jan-24	01-Mar-24
PRO-2270	Prepare Glass Samples	35	35	35	04-Mar-24	19-Apr-24
PRO-2560	A/E Review Alum Finish Samples	10	10	10	04-Mar-24	15-Mar-24
PRO-2570	A/E Review Glass Samples	10	10	10	22-Apr-24	03-May-24
Embeds		90	90	90	12-Mar-24	17-Jul-24
PRO-4000	Prepare Embed Drawings for Field Use	35	35	35	12-Mar-24	29-Apr-24
PRO-4110	Review and Approve Embed Drawings	10	10	10	30-Apr-24	13-May-24
PRO-4140	Take Off Materials	5	5	5	14-May-24	20-May-24
PRO-4150	Procure and Deliver Embeds	40	40	40	21-May-24	17-Jul-24
Engineering L01 - L12		185	185	185	06-May-24	30-Jan-25
PRO-3980	Sub Prep	65	65	65	06-May-24	06-Aug-24
PRO-4170	SB Review	5	5	5	07-Aug-24	13-Aug-24
PRO-4180	A/E Review	10	10	10	14-Aug-24	27-Aug-24
PRO-4190	Sub Resubmit	20	20	20	28-Aug-24	25-Sep-24
PRO-4210	A/E Re-Review/ Approval	10	10	10	26-Sep-24	09-Oct-24
PRO-4240	J.R. Butler Review & Update Shop Drawings	15	15	15	10-Oct-24	30-Oct-24
PRO-4290	Prepare Buyout Small Parts	20	20	20	31-Oct-24	27-Nov-24
PRO-4300	Prepare Fab Doc's Release 01	40	40	40	31-Oct-24	31-Dec-24
PRO-4330	Release Small Parts	10	10	10	02-Dec-24	13-Dec-24
PRO-4370	Prepare Fab Doc's Release 02	20	20	20	02-Jan-25	30-Jan-25
Procurement and Manufacturing		225	225	225	10-Oct-24	03-Sep-25
PRO-4250	Procure Extrusion Components	60	60	60	10-Oct-24	08-Jan-25
PRO-4260	Procure Glass & Glazing Components	80	80	80	10-Oct-24	06-Feb-25
PRO-4350	Procure Small Parts	40	40	40	16-Dec-24	13-Feb-25
PRO-4390	Fabricate Extrusions	130	130	130	14-Feb-25	19-Aug-25
PRO-4400	Assemble & Glaze	130	130	130	03-Mar-25	03-Sep-25



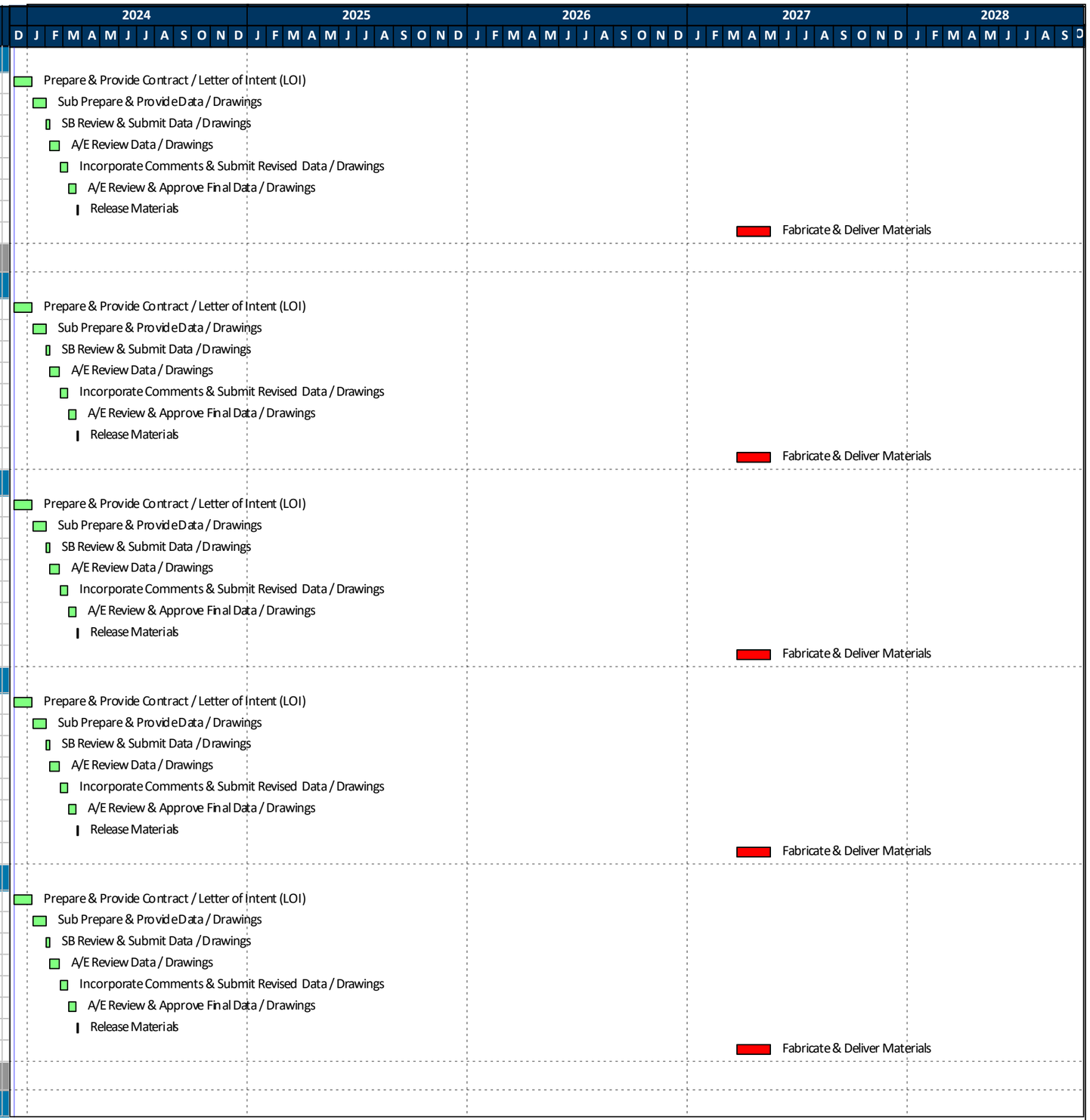
Remaining Work | Actual Work | Impacts | Milestone
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Celina Government Center
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SWINERTON

Run Date :23-Aug-24
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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
088000 - Glazing		862	862	862	11-Dec-23	19-May-27
SBMTL-1350	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1920	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2490	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3060	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3630	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4200	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4770	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5340	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 09 - Finishes		862	862	862	11-Dec-23	19-May-27
092116 - Gypsum Board		862	862	862	11-Dec-23	19-May-27
SBMTL-1340	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1910	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2480	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3050	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3620	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4190	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4760	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5330	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
093000 - Tiling		862	862	862	11-Dec-23	19-May-27
SBMTL-1330	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1900	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2470	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3040	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3610	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4180	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4750	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5320	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
096500 - Flooring		862	862	862	11-Dec-23	19-May-27
SBMTL-1320	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1890	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2460	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3030	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3600	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4170	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4740	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5310	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
097200 - Wall Coverings		862	862	862	11-Dec-23	19-May-27
SBMTL-1310	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1880	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2450	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3020	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3590	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4160	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4730	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5300	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 10 - Specialties		862	862	862	11-Dec-23	19-May-27
102239 - Folding Partitions		862	862	862	11-Dec-23	19-May-27



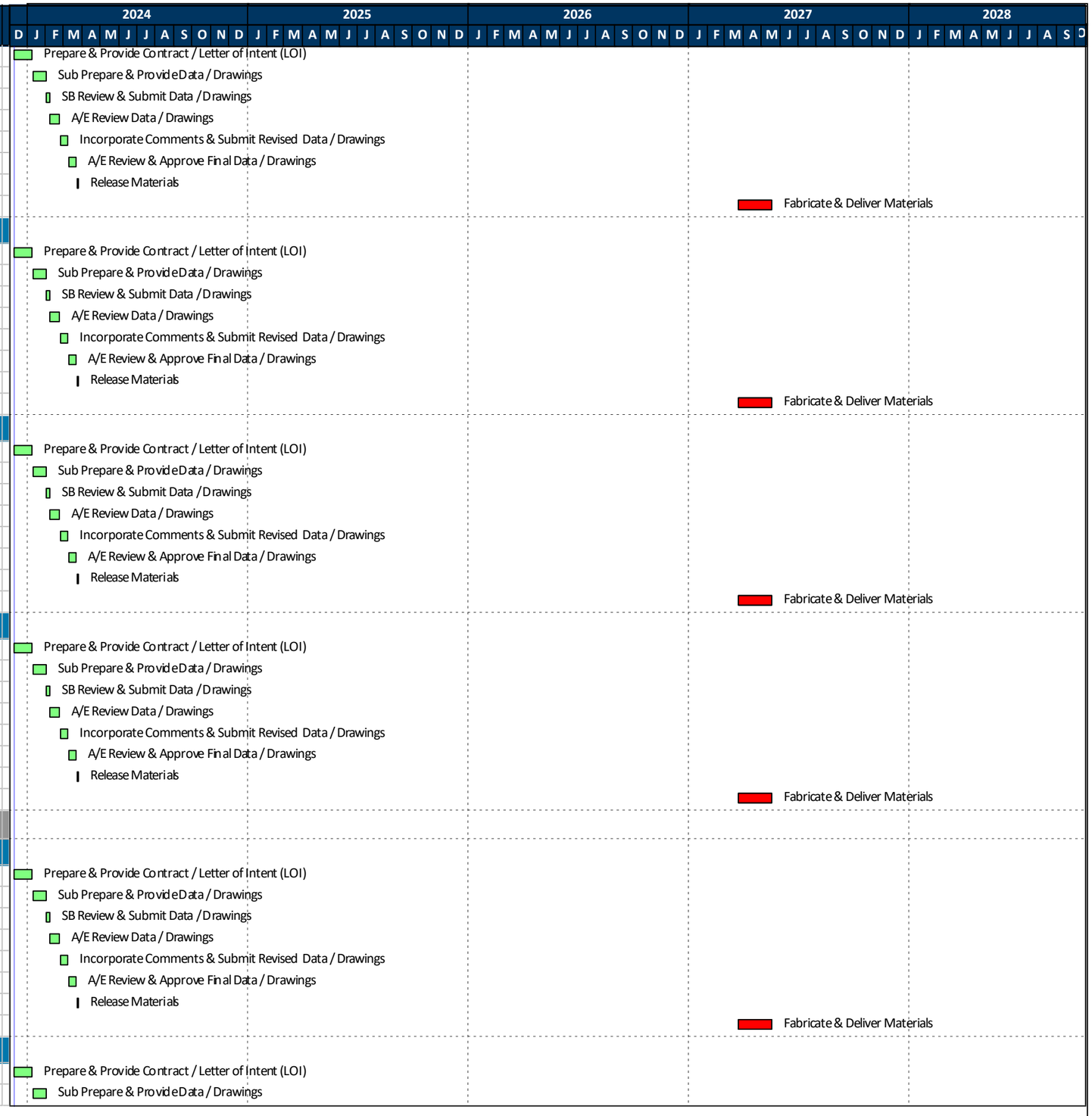
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Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
Impacts
Impacted
Summary
Milestone
Critical Milestone

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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-1300	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1870	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2440	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3010	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3580	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4150	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4720	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5290	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
102241 - Operable Partitions		862	862	862	11-Dec-23	19-May-27
SBMTL-1290	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1860	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2430	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-3000	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3570	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4140	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4710	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5280	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
102310 - Interior Glazed Assemblies		862	862	862	11-Dec-23	19-May-27
SBMTL-1280	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1850	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2420	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2990	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3560	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4130	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4700	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5270	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
105113 - Lockers		862	862	862	11-Dec-23	19-May-27
SBMTL-1270	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1840	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2410	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2980	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3550	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4120	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4690	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5260	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 11 - Equipment		862	862	862	11-Dec-23	19-May-27
113013 - Appliances		862	862	862	11-Dec-23	19-May-27
SBMTL-1260	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1830	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2400	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2970	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3540	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4110	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4680	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5250	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
111319 - Loading Dock Equipment		862	862	862	11-Dec-23	19-May-27
SBMTL-1250	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1820	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24



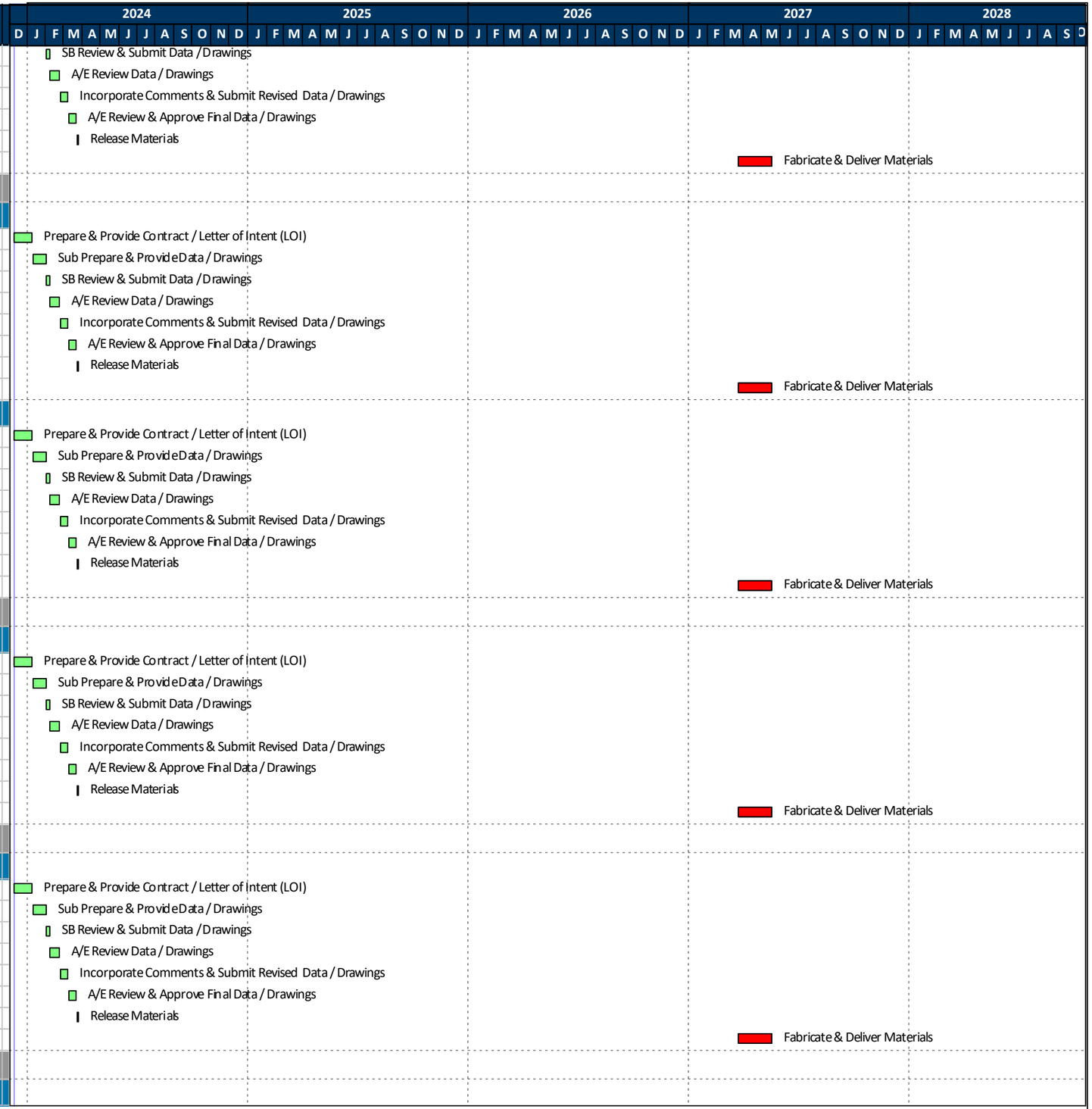
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Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
Impacts
Impacted
Summary
Milestone
Critical Milestone

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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-2390	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2960	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3530	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4100	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4670	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5240	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 12 - Furnishings		862	862	862	11-Dec-23	19-May-27
123530 - Casework		862	862	862	11-Dec-23	19-May-27
SBMTL-1240	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1810	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2380	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2950	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3520	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4090	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4660	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5230	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
123600 - Countertops		862	862	862	11-Dec-23	19-May-27
SBMTL-1230	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1800	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2370	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2940	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3510	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4080	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4650	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5220	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 13 - Special Construction		862	862	862	11-Dec-23	19-May-27
131110 - Aquatics Recirc. Equipment		862	862	862	11-Dec-23	19-May-27
SBMTL-1220	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1790	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2360	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2930	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3500	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4070	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4640	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5210	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 14 - Conveying Equipment		862	862	862	11-Dec-23	19-May-27
142100 - Elevators		862	862	862	11-Dec-23	19-May-27
SBMTL-1210	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1780	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2350	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2920	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3490	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4060	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4630	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5200	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 21 - Fire Suppression		862	862	862	11-Dec-23	19-May-27
211300 - Fire-Suppression Sprinkler Systems		862	862	862	11-Dec-23	19-May-27



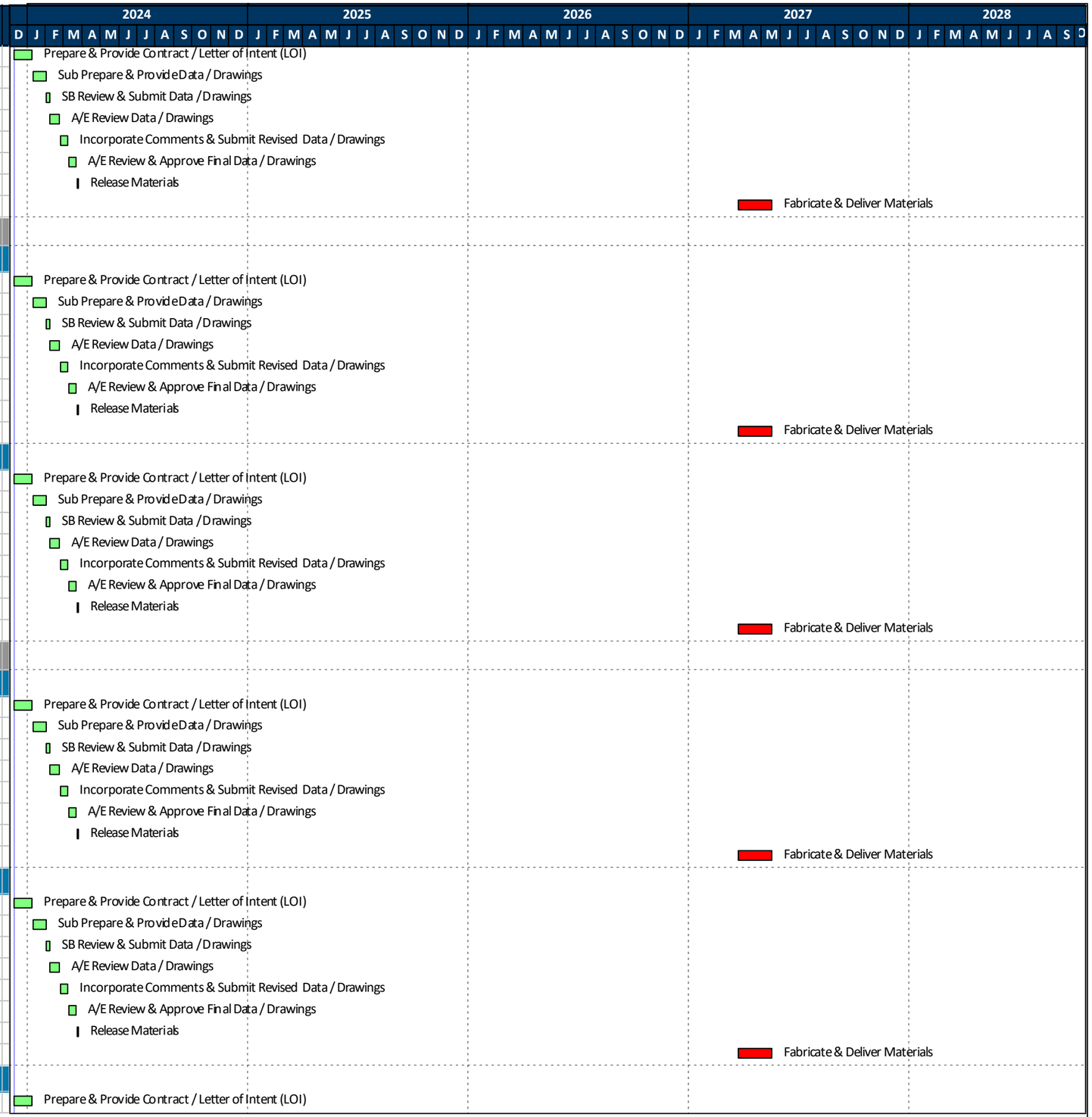
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Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-1200	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1770	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2340	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2910	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3480	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4050	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4620	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5190	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 22 - Plumbing		862	862	862	11-Dec-23	19-May-27
223000 - Plumbing Equipment		862	862	862	11-Dec-23	19-May-27
SBMTL-1190	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1760	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2330	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2900	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3470	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4040	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4610	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5180	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
222123 - Gas Systems		862	862	862	11-Dec-23	19-May-27
SBMTL-1180	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1750	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2320	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2890	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3460	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4030	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4600	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5170	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 23 - Heating, Ventilation, & Air-Conditioning (HVAC)		862	862	862	11-Dec-23	19-May-27
Buyout / Release		862	862	862	11-Dec-23	19-May-27
SBMTL-1170	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1740	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2310	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2880	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3450	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4020	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4590	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5160	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
233133 - Ductwork		862	862	862	11-Dec-23	19-May-27
SBMTL-1160	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1730	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2300	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2870	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3440	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4010	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4580	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5150	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
237400 - Rooftop Air Conditioning Units (RTU's)		862	862	862	11-Dec-23	19-May-27
SBMTL-1150	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24



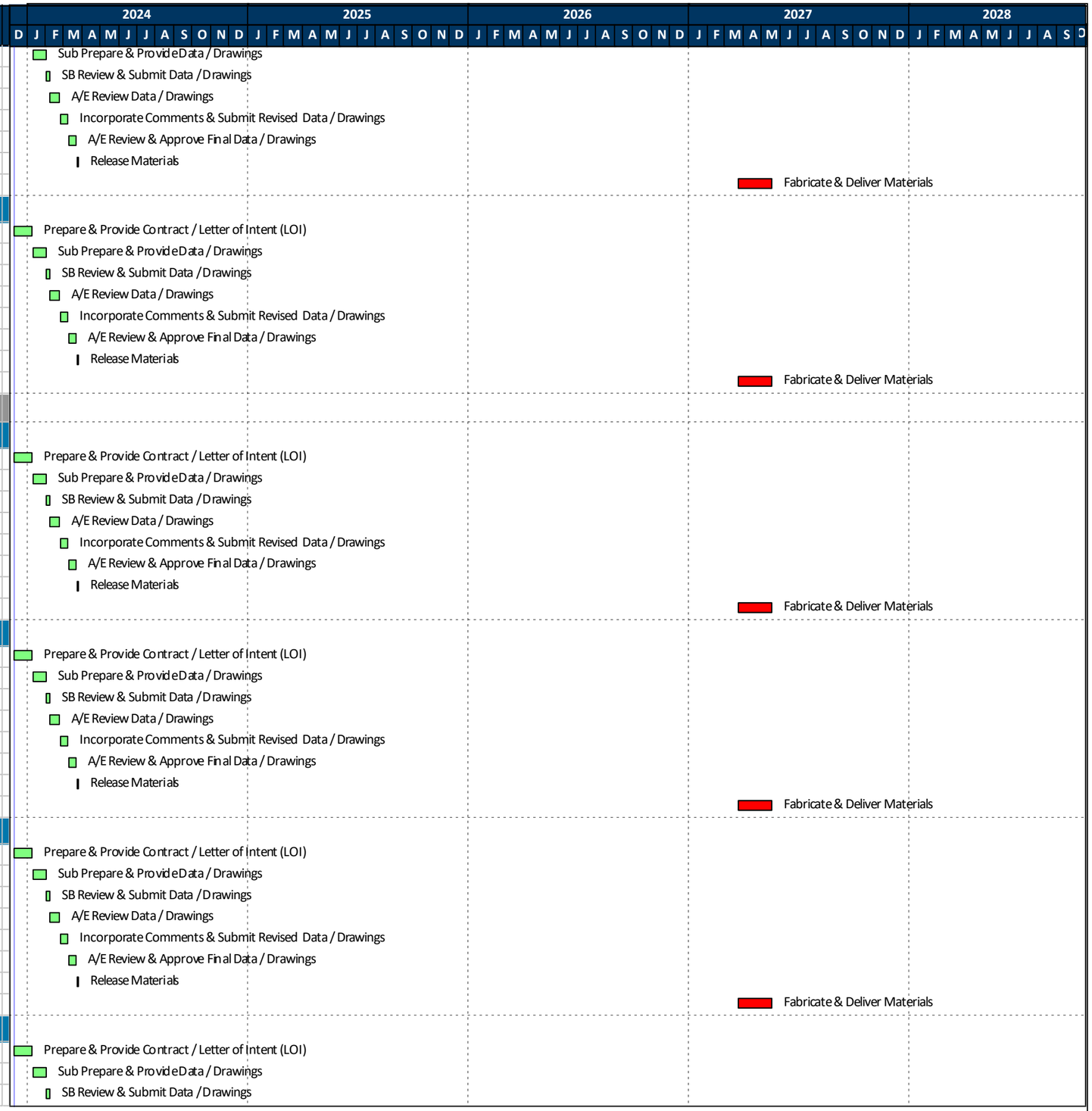
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Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
Impacts
Impacted
Summary
Milestone
Critical Milestone

Celina Government Center
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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-1720	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2290	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2860	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3430	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-4000	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4570	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5140	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
238119 - Air Conditioning Units (ACUs)		862	862	862	11-Dec-23	19-May-27
SBMTL-1140	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1710	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2280	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2850	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3420	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3990	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4560	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5130	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 26 - Electrical		862	862	862	11-Dec-23	19-May-27
262213 - Low-Voltage Distribution Transformers		862	862	862	11-Dec-23	19-May-27
SBMTL-1130	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1700	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2270	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2840	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3410	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3980	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4550	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5120	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
262413 - Distribution Switchboards		862	862	862	11-Dec-23	19-May-27
SBMTL-1120	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1690	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2260	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2830	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3400	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3970	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4540	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5110	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
262416 - Panelboards		862	862	862	11-Dec-23	19-May-27
SBMTL-1110	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1680	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2250	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2820	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3390	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3960	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4530	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5100	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
262729 - Electric Vehicle Charging System		862	862	862	11-Dec-23	19-May-27
SBMTL-1100	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1670	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2240	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24



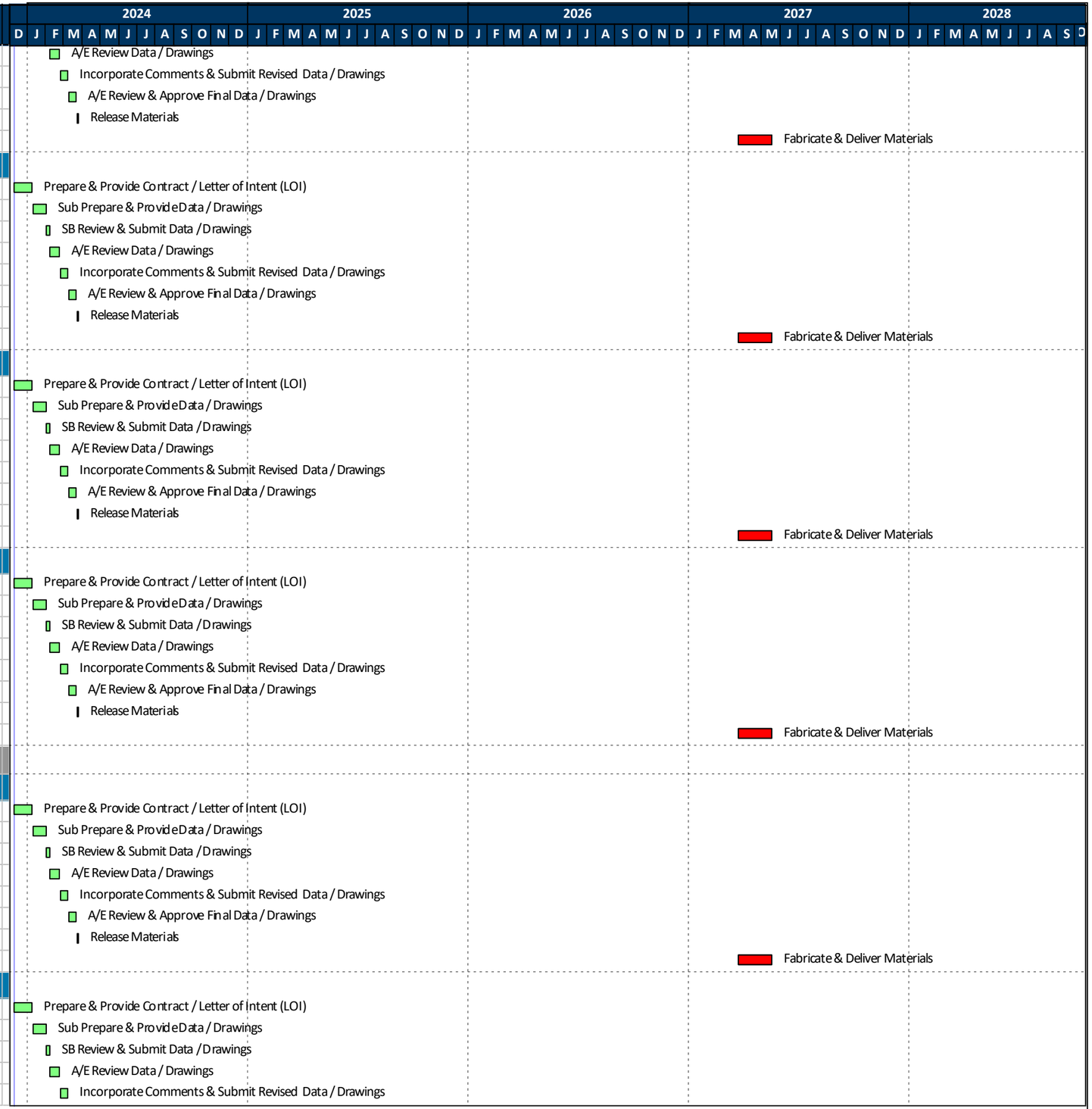
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-2810	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3380	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3950	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4520	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5090	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
262816 - Switches, Fuses, & Circuit Breakers		862	862	862	11-Dec-23	19-May-27
SBMTL-1090	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1660	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2230	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2800	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3370	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3940	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4510	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5080	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
263623 - Automatic Transfer Switch (ATS)		862	862	862	11-Dec-23	19-May-27
SBMTL-1070	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1640	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2210	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2780	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3350	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3920	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4490	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5060	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
265000 - Lighting Fixtures		862	862	862	11-Dec-23	19-May-27
SBMTL-1080	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1650	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2220	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2790	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3360	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3930	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4500	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5070	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 27 - Communications		862	862	862	11-Dec-23	19-May-27
270536 - Cable Trays		862	862	862	11-Dec-23	19-May-27
SBMTL-1060	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1630	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2200	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2770	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3340	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3910	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4480	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5050	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
274100 - Audio Video Systems		862	862	862	11-Dec-23	19-May-27
SBMTL-1050	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1620	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2190	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2760	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3330	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24



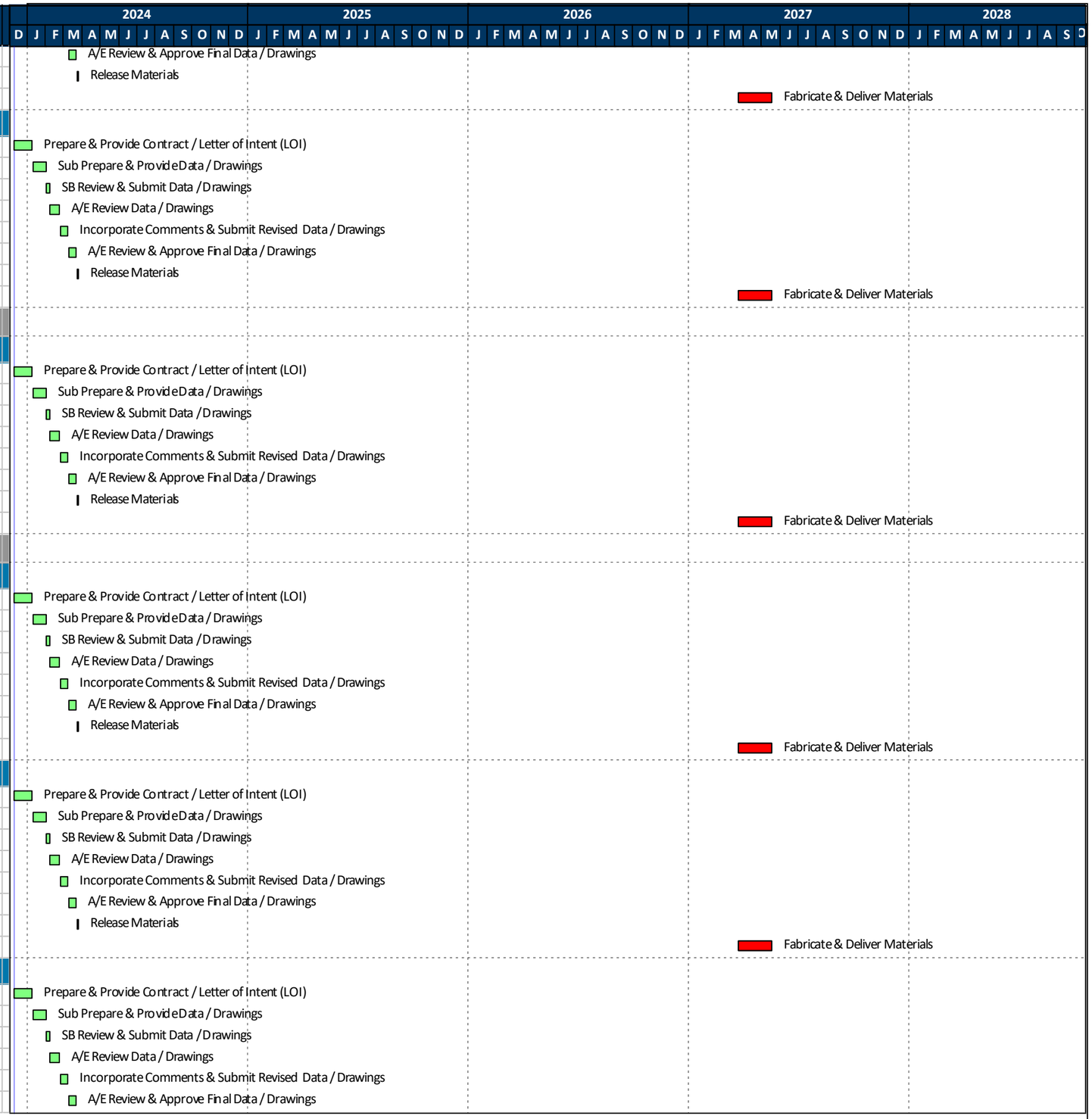
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Negative (<0 TF)
Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
Impacts
Impacted
Summary
Milestone
Critical Milestone

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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-3900	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4470	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5040	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
281300 - Access Control System		862	862	862	11-Dec-23	19-May-27
SBMTL-1040	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1610	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2180	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2750	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3320	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3890	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4460	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5030	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 28 - Security System Monitoring & Controls		862	862	862	11-Dec-23	19-May-27
284600 - Addressable Fire Alarm System		862	862	862	11-Dec-23	19-May-27
SBMTL-1030	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1600	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2170	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2740	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3310	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3880	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4450	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5020	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Div. 33 - Utilities		862	862	862	11-Dec-23	19-May-27
331000 - Water Utilities		862	862	862	11-Dec-23	19-May-27
SBMTL-1020	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1590	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2160	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2730	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3300	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3870	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4440	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5010	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
333000 - Sanitary Sewage Utilities		862	862	862	11-Dec-23	19-May-27
SBMTL-1010	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1580	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2150	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2720	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3290	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3860	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24
SBMTL-4430	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-5000	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
334000 - Storm Drainage Utilities		862	862	862	11-Dec-23	19-May-27
SBMTL-1000	Prepare & Provide Contract / Letter of Intent (LOI)	20	20	20	11-Dec-23	10-Jan-24
SBMTL-1570	Sub Prepare & Provide Data / Drawings	15	15	15	11-Jan-24	01-Feb-24
SBMTL-2140	SB Review & Submit Data / Drawings	5	5	5	02-Feb-24	08-Feb-24
SBMTL-2710	A/E Review Data / Drawings	10	10	10	09-Feb-24	23-Feb-24
SBMTL-3280	Incorporate Comments & Submit Revised Data / Drawi	10	10	10	26-Feb-24	08-Mar-24
SBMTL-3850	A/E Review & Approve Final Data / Drawings	10	10	10	11-Mar-24	22-Mar-24



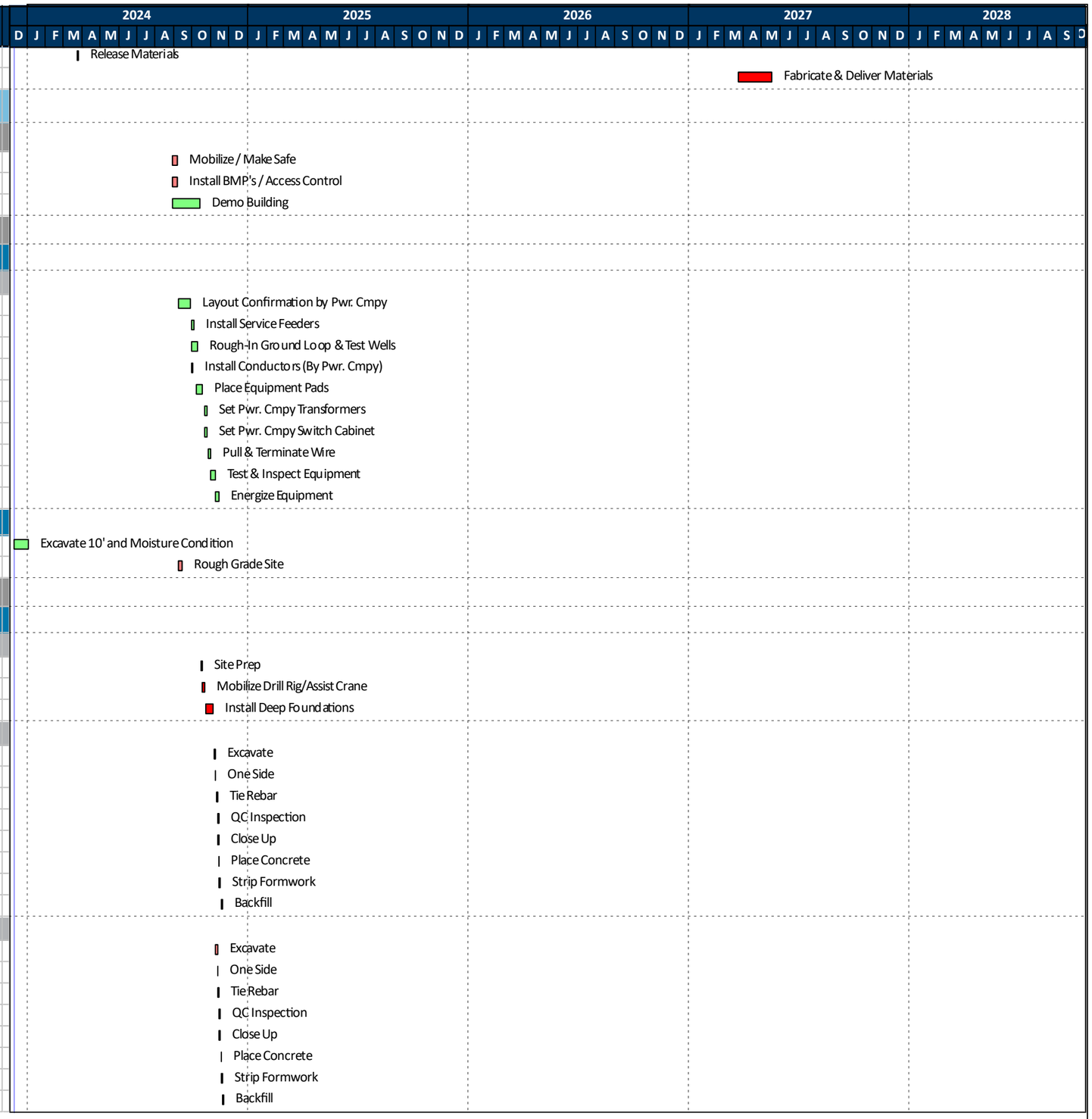
Remaining Work
Negative (<0 TF)
Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
Impacts
Impacted
Summary
Milestone
Critical Milestone

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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
SBMTL-4420	Release Materials	2	2	2	25-Mar-24	26-Mar-24
SBMTL-4990	Fabricate & Deliver Materials	40	40	40	25-Mar-27	19-May-27
Construction (Work Days UON)		826	826	826	11-Dec-23	30-Mar-27
Mobilization / Establishment / Demo		31	31	31	30-Aug-24	14-Oct-24
MOB-1010	Mobilize / Make Safe	5	5	5	30-Aug-24	06-Sep-24
MOB-1000	Install BMP's / Access Control	5	5	5	30-Aug-24	06-Sep-24
MOB-1020	Demo Building	31	31	31	30-Aug-24	14-Oct-24
Civil		236	236	236	11-Dec-23	14-Nov-24
Utilities		49	49	49	09-Sep-24	14-Nov-24
Site Power		49	49	49	09-Sep-24	14-Nov-24
SPWR-1180	Layout Confirmation by Pwr. Cmpy	15	15	15	09-Sep-24	27-Sep-24
SPWR-1130	Install Service Feeders	5	5	5	30-Sep-24	04-Oct-24
SPWR-1160	Rough-In Ground Loop & Test Wells	8	8	8	30-Sep-24	09-Oct-24
SPWR-1190	Install Conductors (By Pwr. Cmpy)	3	3	3	30-Sep-24	02-Oct-24
SPWR-1170	Place Equipment Pads	10	10	10	07-Oct-24	18-Oct-24
SPWR-1110	Set Pwr. Cmpy Transformers	5	5	5	21-Oct-24	25-Oct-24
SPWR-1150	Set Pwr. Cmpy Switch Cabinet	5	5	5	21-Oct-24	25-Oct-24
SPWR-1200	Pull & Terminate Wire	4	4	4	28-Oct-24	31-Oct-24
SPWR-1210	Test & Inspect Equipment	5	5	5	01-Nov-24	07-Nov-24
SPWR-1220	Energize Equipment	5	5	5	08-Nov-24	14-Nov-24
Earthwork		192	192	192	11-Dec-23	13-Sep-24
CIV-2110	Excavate 10' and Moisture Condition	15	15	15	11-Dec-23	03-Jan-24
CIV-2090	Rough Grade Site	5	5	5	09-Sep-24	13-Sep-24
Parking Structure		428	428	428	11-Dec-23	22-Aug-25
Substructure		98	98	98	15-Oct-24	10-Mar-25
Deep Foundations		16	16	16	15-Oct-24	05-Nov-24
SIT-2060	Site Prep	3	3	3	15-Oct-24	17-Oct-24
SIT-2070	Mobilize Drill Rig/Assist Crane	3	3	3	18-Oct-24	22-Oct-24
FND-2720	Install Deep Foundations	10	10	10	23-Oct-24	05-Nov-24
Grade Beams Placement 01 (~110 lf)		10	10	10	06-Nov-24	19-Nov-24
FND-2920	Excavate	2	2	2	06-Nov-24	07-Nov-24
FND-2930	One Side	1	1	1	08-Nov-24	08-Nov-24
FND-2910	Tie Rebar	2	2	2	11-Nov-24	12-Nov-24
FND-2900	QC Inspection	1	1	1	13-Nov-24	13-Nov-24
FND-2990	Close Up	1	1	1	13-Nov-24	13-Nov-24
FND-2890	Place Concrete	1	1	1	14-Nov-24	14-Nov-24
FND-2880	Strip Formwork	1	1	1	15-Nov-24	15-Nov-24
FND-3000	Backfill	2	2	2	18-Nov-24	19-Nov-24
Grade Beams Placement 02 (~110 lf)		10	10	10	08-Nov-24	21-Nov-24
FND-3050	Excavate	2	2	2	08-Nov-24	11-Nov-24
FND-3060	One Side	1	1	1	12-Nov-24	12-Nov-24
FND-3040	Tie Rebar	2	2	2	13-Nov-24	14-Nov-24
FND-3030	QC Inspection	1	1	1	15-Nov-24	15-Nov-24
FND-3070	Close Up	1	1	1	15-Nov-24	15-Nov-24
FND-3020	Place Concrete	1	1	1	18-Nov-24	18-Nov-24
FND-3010	Strip Formwork	1	1	1	19-Nov-24	19-Nov-24
FND-3080	Backfill	2	2	2	20-Nov-24	21-Nov-24



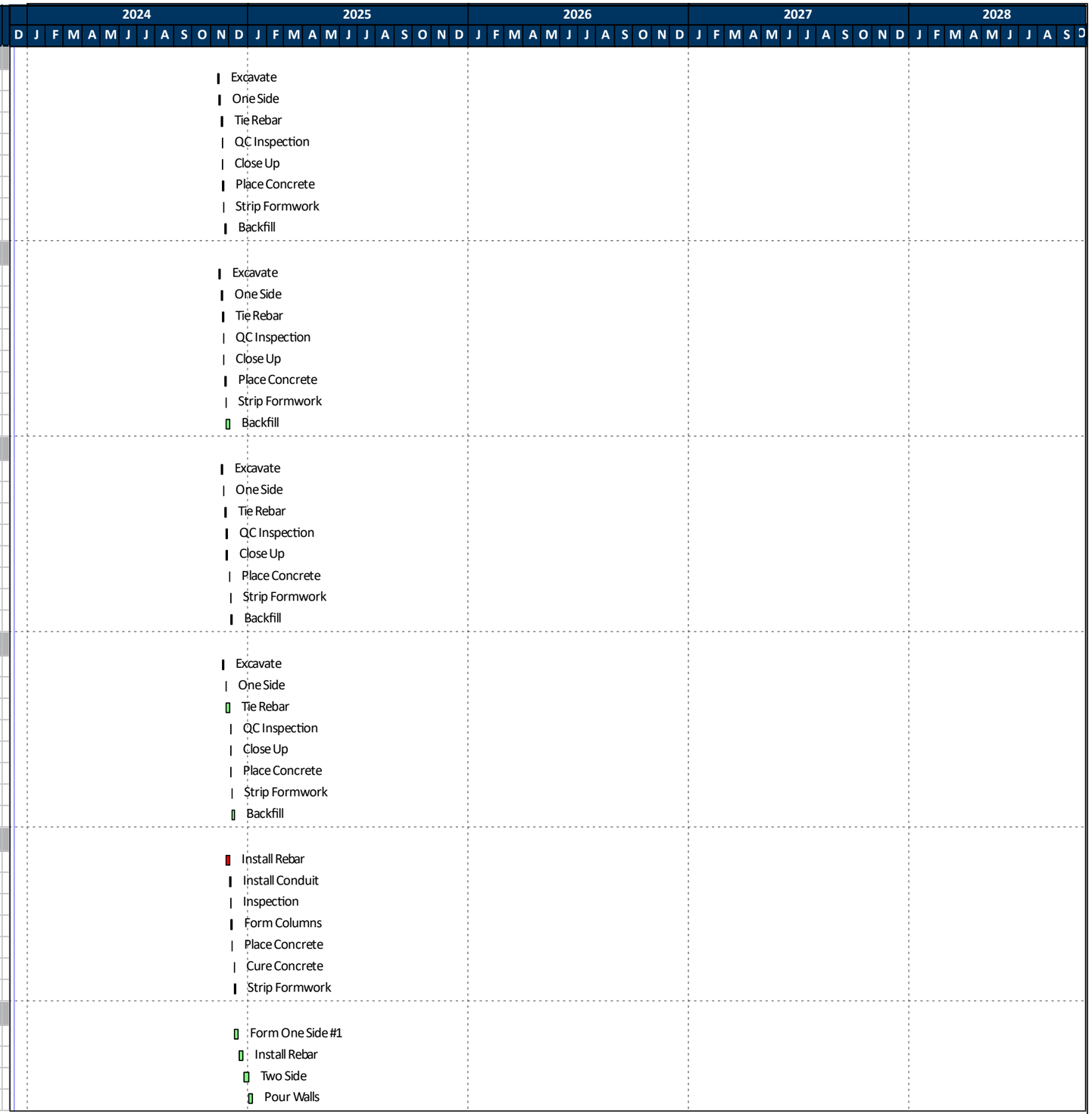
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
Grade Beams Placement 03 (~1 10 lf)		11	11	11	12-Nov-24	26-Nov-24
FND-3130	Excavate	2	2	2	12-Nov-24	13-Nov-24
FND-3140	One Side	1	1	1	15-Nov-24	15-Nov-24
FND-3120	Tie Rebar	2	2	2	18-Nov-24	19-Nov-24
FND-3110	QC Inspection	1	1	1	20-Nov-24	20-Nov-24
FND-3150	Close Up	1	1	1	20-Nov-24	20-Nov-24
FND-3100	Place Concrete	1	1	1	21-Nov-24	21-Nov-24
FND-3090	Strip Formwork	1	1	1	22-Nov-24	22-Nov-24
FND-3160	Backfill	2	2	2	25-Nov-24	26-Nov-24
Grade Beams Placement 04 (~1 10 lf)		11	11	11	14-Nov-24	02-Dec-24
FND-3210	Excavate	2	2	2	14-Nov-24	15-Nov-24
FND-3220	One Side	1	1	1	19-Nov-24	19-Nov-24
FND-3200	Tie Rebar	2	2	2	20-Nov-24	21-Nov-24
FND-3190	QC Inspection	1	1	1	22-Nov-24	22-Nov-24
FND-3230	Close Up	1	1	1	22-Nov-24	22-Nov-24
FND-3180	Place Concrete	1	1	1	25-Nov-24	25-Nov-24
FND-3170	Strip Formwork	1	1	1	26-Nov-24	26-Nov-24
FND-3240	Backfill	2	2	2	27-Nov-24	02-Dec-24
Grade Beams Placement 05 (~1 10 lf)		12	12	12	18-Nov-24	05-Dec-24
FND-3290	Excavate	2	2	2	18-Nov-24	19-Nov-24
FND-3300	One Side	1	1	1	22-Nov-24	22-Nov-24
FND-3280	Tie Rebar	2	2	2	25-Nov-24	26-Nov-24
FND-3270	QC Inspection	1	1	1	27-Nov-24	27-Nov-24
FND-3310	Close Up	1	1	1	27-Nov-24	27-Nov-24
FND-3260	Place Concrete	1	1	1	02-Dec-24	02-Dec-24
FND-3250	Strip Formwork	1	1	1	03-Dec-24	03-Dec-24
FND-3320	Backfill	2	2	2	04-Dec-24	05-Dec-24
Grade Beams Placement 06 (~1 10 lf)		12	12	12	20-Nov-24	09-Dec-24
FND-3370	Excavate	2	2	2	20-Nov-24	21-Nov-24
FND-3380	One Side	1	1	1	26-Nov-24	26-Nov-24
FND-3360	Tie Rebar	2	2	2	27-Nov-24	02-Dec-24
FND-3350	QC Inspection	1	1	1	03-Dec-24	03-Dec-24
FND-3390	Close Up	1	1	1	03-Dec-24	03-Dec-24
FND-3340	Place Concrete	1	1	1	04-Dec-24	04-Dec-24
FND-3330	Strip Formwork	1	1	1	05-Dec-24	05-Dec-24
FND-3400	Backfill	2	2	2	06-Dec-24	09-Dec-24
Columns - Area 1		9	9	9	27-Nov-24	11-Dec-24
SUB-3390	Install Rebar	2	2	2	27-Nov-24	02-Dec-24
SUB-3400	Install Conduit	2	2	2	02-Dec-24	03-Dec-24
SUB-3480	Inspection	1	1	1	03-Dec-24	03-Dec-24
SUB-3410	Form Columns	2	2	2	04-Dec-24	05-Dec-24
SUB-3420	Place Concrete	1	1	1	06-Dec-24	06-Dec-24
SUB-3340	Cure Concrete	1	1	1	09-Dec-24	09-Dec-24
SUB-3350	Strip Formwork	2	2	2	10-Dec-24	11-Dec-24
Ramp Walls		60	60	60	10-Dec-24	10-Mar-25
A9870	Form One Side #1	5	5	5	10-Dec-24	16-Dec-24
A9880	Install Rebar	5	5	5	17-Dec-24	23-Dec-24
A9890	Two Side	5	5	5	26-Dec-24	02-Jan-25
A9900	Pour Walls	5	5	5	03-Jan-25	09-Jan-25



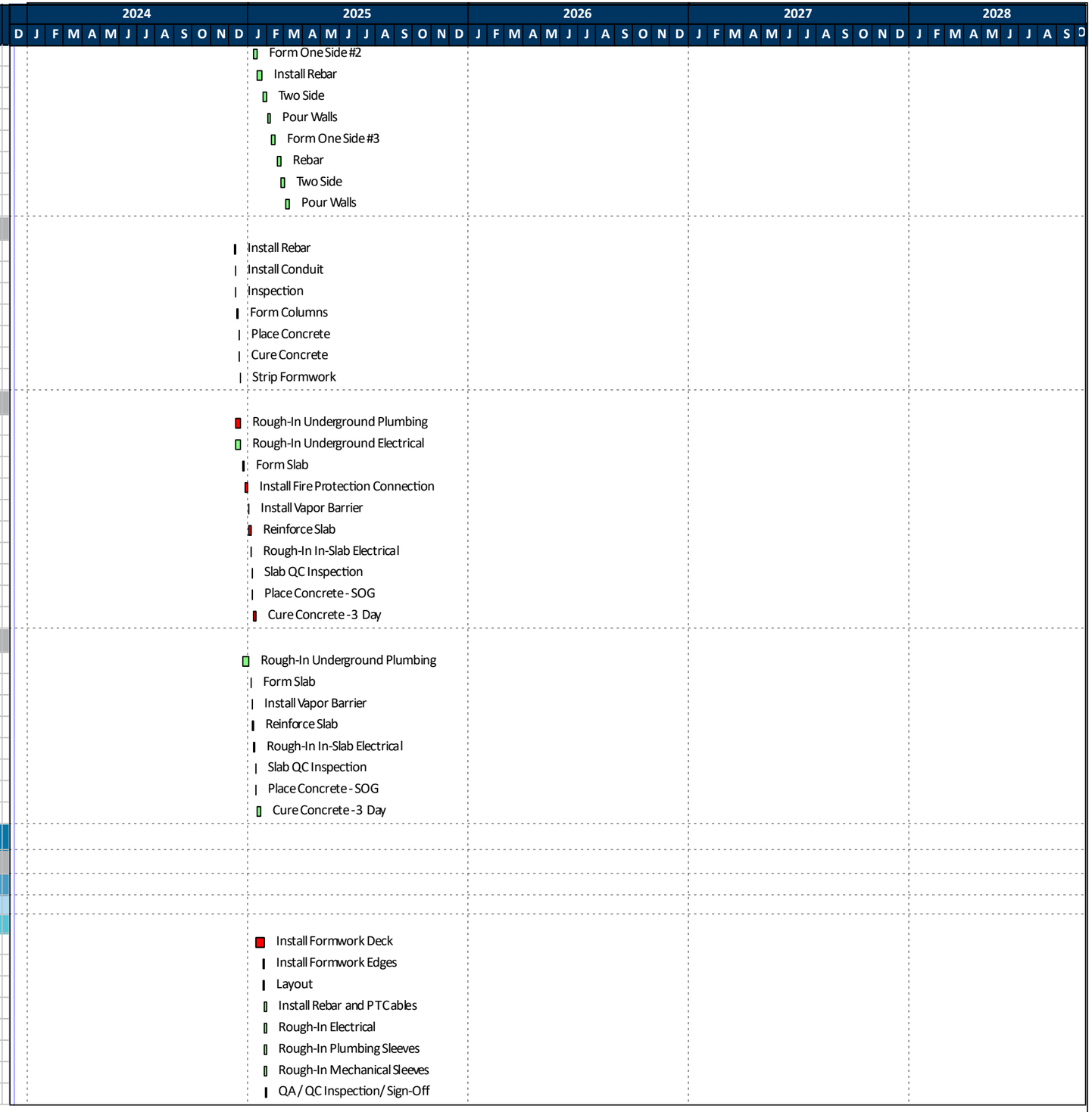
Remaining Work
Negative (<0 TF)
Critical Work
Actual Work
Near Critical (1-10 TF)
Actual Level of Effort
Impacts
Impacted
Summary
Milestone
Critical Milestone

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
A9910	Form One Side #2	5	5	5	10-Jan-25	16-Jan-25
A9920	Install Rebar	5	5	5	17-Jan-25	24-Jan-25
A9930	Two Side	5	5	5	27-Jan-25	31-Jan-25
A9940	Pour Walls	5	5	5	03-Feb-25	07-Feb-25
A9950	Form One Side #3	5	5	5	10-Feb-25	14-Feb-25
A9960	Rebar	5	5	5	18-Feb-25	24-Feb-25
A9970	Two Side	5	5	5	25-Feb-25	03-Mar-25
A9980	Pour Walls	5	5	5	04-Mar-25	10-Mar-25
Columns - Area 2		9	9	9	10-Dec-24	20-Dec-24
SUB-3510	Install Rebar	2	2	2	10-Dec-24	11-Dec-24
SUB-3520	Install Conduit	2	2	2	11-Dec-24	12-Dec-24
SUB-3550	Inspection	1	1	1	12-Dec-24	12-Dec-24
SUB-3530	Form Columns	2	2	2	13-Dec-24	16-Dec-24
SUB-3540	Place Concrete	1	1	1	17-Dec-24	17-Dec-24
SUB-3490	Cure Concrete	1	1	1	18-Dec-24	18-Dec-24
SUB-3500	Strip Formwork	2	2	2	19-Dec-24	20-Dec-24
SOG Area 01 (~17,000sf)		21	21	21	12-Dec-24	14-Jan-25
SOG-2220	Rough-In Underground Plumbing	7	7	7	12-Dec-24	20-Dec-24
SOG-2340	Rough-In Underground Electrical	7	7	7	12-Dec-24	20-Dec-24
SOG-2180	Form Slab	2	2	2	23-Dec-24	26-Dec-24
SOG-2170	Install Fire Protection Connection	3	3	3	27-Dec-24	31-Dec-24
SOG-2250	Install Vapor Barrier	1	1	1	02-Jan-25	02-Jan-25
SOG-2240	Reinforce Slab	2	2	2	03-Jan-25	06-Jan-25
SOG-2230	Rough-In In-Slab Electrical	2	2	2	06-Jan-25	07-Jan-25
SOG-2210	Slab QC Inspection	1	1	1	08-Jan-25	08-Jan-25
SOG-2200	Place Concrete - SOG	1	1	1	09-Jan-25	09-Jan-25
SOG-2190	Cure Concrete - 3 Day	3	3	3	10-Jan-25	14-Jan-25
SOG Area 02 (~17,000sf)		18	18	18	23-Dec-24	21-Jan-25
SOG-2300	Rough-In Underground Plumbing	7	7	7	23-Dec-24	03-Jan-25
SOG-2260	Form Slab	2	2	2	06-Jan-25	07-Jan-25
SOG-2330	Install Vapor Barrier	1	1	1	08-Jan-25	08-Jan-25
SOG-2320	Reinforce Slab	2	2	2	09-Jan-25	10-Jan-25
SOG-2310	Rough-In In-Slab Electrical	2	2	2	10-Jan-25	13-Jan-25
SOG-2290	Slab QC Inspection	1	1	1	14-Jan-25	14-Jan-25
SOG-2280	Place Concrete - SOG	1	1	1	15-Jan-25	15-Jan-25
SOG-2270	Cure Concrete - 3 Day	3	3	3	16-Jan-25	21-Jan-25
Superstructure		72	72	72	15-Jan-25	28-Apr-25
CIP Concrete - PT		72	72	72	15-Jan-25	28-Apr-25
Level 02		62	62	62	15-Jan-25	14-Apr-25
Placement 01		16	16	16	15-Jan-25	06-Feb-25
Horizontal		15	15	15	15-Jan-25	05-Feb-25
OF_ST_09_P1-186	Install Formwork Deck	8	8	8	15-Jan-25	27-Jan-25
OF_ST_09_P1-187	Install Formwork Edges	2	2	2	27-Jan-25	28-Jan-25
OF_ST_09_P1-188	Layout	2	2	2	27-Jan-25	28-Jan-25
OF_ST_09_P1-189	Install Rebar and PT Cables	4	4	4	28-Jan-25	31-Jan-25
OF_ST_09_P1-190	Rough-In Electrical	3	3	3	29-Jan-25	31-Jan-25
OF_ST_09_P1-197	Rough-In Plumbing Sleeves	3	3	3	29-Jan-25	31-Jan-25
OF_ST_09_P1-198	Rough-In Mechanical Sleeves	3	3	3	29-Jan-25	31-Jan-25
OF_ST_09_P1-191	QA / QC Inspection / Sign-Off	1	1	1	31-Jan-25	31-Jan-25



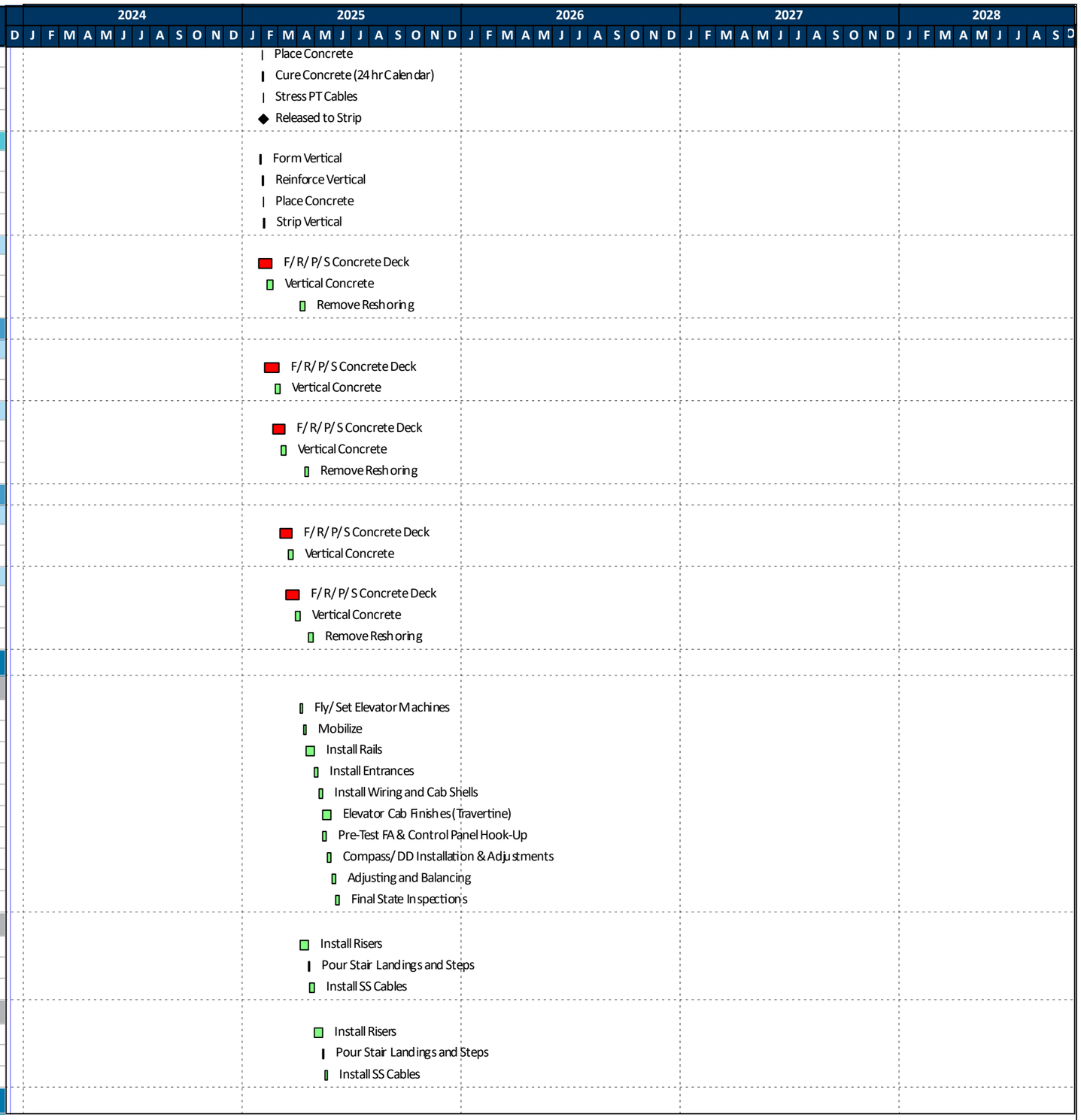
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
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Activity ID	Activity Name	OD	RD	ACD	Start	Finish
OF_ST_09_P1-192	Place Concrete	1	1	1	03-Feb-25	03-Feb-25
OF_ST_09_P1-196	Cure Concrete (24 hr Calendar)	1	1	1	04-Feb-25	04-Feb-25
OF_ST_09_P1-193	Stress PT Cables	1	1	1	05-Feb-25	05-Feb-25
OF_ST_09_P1-194	Released to Strip	0	0	0		05-Feb-25
Vertical		6	6	6	30-Jan-25	06-Feb-25
A9430	Form Vertical	2	2	2	30-Jan-25	31-Jan-25
A9440	Reinforce Vertical	2	2	2	03-Feb-25	04-Feb-25
A9450	Place Concrete	1	1	1	05-Feb-25	05-Feb-25
A9460	Strip Vertical	1	1	1	06-Feb-25	06-Feb-25
Placement 02		54	54	54	28-Jan-25	14-Apr-25
A9470	F/R/P/S Concrete Deck	16	16	16	28-Jan-25	19-Feb-25
A9480	Vertical Concrete	6	6	6	12-Feb-25	20-Feb-25
OF_ST_09_P1-1950	Remove Reshoring	5	5	5	08-Apr-25	14-Apr-25
Level 03		51	51	51	07-Feb-25	21-Apr-25
Placement 01		17	17	17	07-Feb-25	04-Mar-25
A9590	F/R/P/S Concrete Deck	16	16	16	07-Feb-25	03-Mar-25
A9600	Vertical Concrete	6	6	6	25-Feb-25	04-Mar-25
Placement 02		43	43	43	20-Feb-25	21-Apr-25
A9570	F/R/P/S Concrete Deck	16	16	16	20-Feb-25	13-Mar-25
A9580	Vertical Concrete	6	6	6	07-Mar-25	14-Mar-25
OF_ST_09_P1-1990	Remove Reshoring	5	5	5	15-Apr-25	21-Apr-25
Level 04		40	40	40	04-Mar-25	28-Apr-25
Placement 01		17	17	17	04-Mar-25	26-Mar-25
A9550	F/R/P/S Concrete Deck	16	16	16	04-Mar-25	25-Mar-25
A9560	Vertical Concrete	6	6	6	19-Mar-25	26-Mar-25
Placement 02		32	32	32	14-Mar-25	28-Apr-25
A9530	F/R/P/S Concrete Deck	16	16	16	14-Mar-25	04-Apr-25
A9540	Vertical Concrete	6	6	6	31-Mar-25	07-Apr-25
OF_ST_09_P1-2000	Remove Reshoring	5	5	5	22-Apr-25	28-Apr-25
Vertical Transportation		48	48	48	07-Apr-25	12-Jun-25
Elevators		48	48	48	07-Apr-25	12-Jun-25
OF_ELV-2450	Fly/Set Elevator Machines	5	5	5	07-Apr-25	11-Apr-25
OF_ELV-2460	Mobilize	3	3	3	14-Apr-25	16-Apr-25
OF_ELV-2470	Install Rails	10	10	10	17-Apr-25	30-Apr-25
OF_ELV-2480	Install Entrances	5	5	5	01-May-25	07-May-25
OF_ELV-2490	Install Wiring and Cab Shells	5	5	5	08-May-25	14-May-25
OF_ELV-2440	Elevator Cab Finishes (Travertine)	10	10	10	15-May-25	29-May-25
OF_ELV-2500	Pre-Test FA & Control Panel Hook-Up	5	5	5	15-May-25	21-May-25
OF_ELV-2510	Compass/DD Installation & Adjustments	5	5	5	22-May-25	29-May-25
OF_ELV-2520	Adjusting and Balancing	5	5	5	30-May-25	05-Jun-25
OF_ELV-2530	Final State Inspections	5	5	5	06-Jun-25	12-Jun-25
Stair 1		17	17	17	08-Apr-25	30-Apr-25
A9810	Install Risers	10	10	10	08-Apr-25	21-Apr-25
A9820	Pour Stair Landings and Steps	2	2	2	22-Apr-25	23-Apr-25
A9830	Install SS Cables	5	5	5	24-Apr-25	30-Apr-25
Stair 2		17	17	17	01-May-25	23-May-25
A9840	Install Risers	10	10	10	01-May-25	14-May-25
A9850	Pour Stair Landings and Steps	2	2	2	15-May-25	16-May-25
A9860	Install SS Cables	5	5	5	19-May-25	23-May-25
Enclosure		396	396	396	11-Dec-23	09-Jul-25



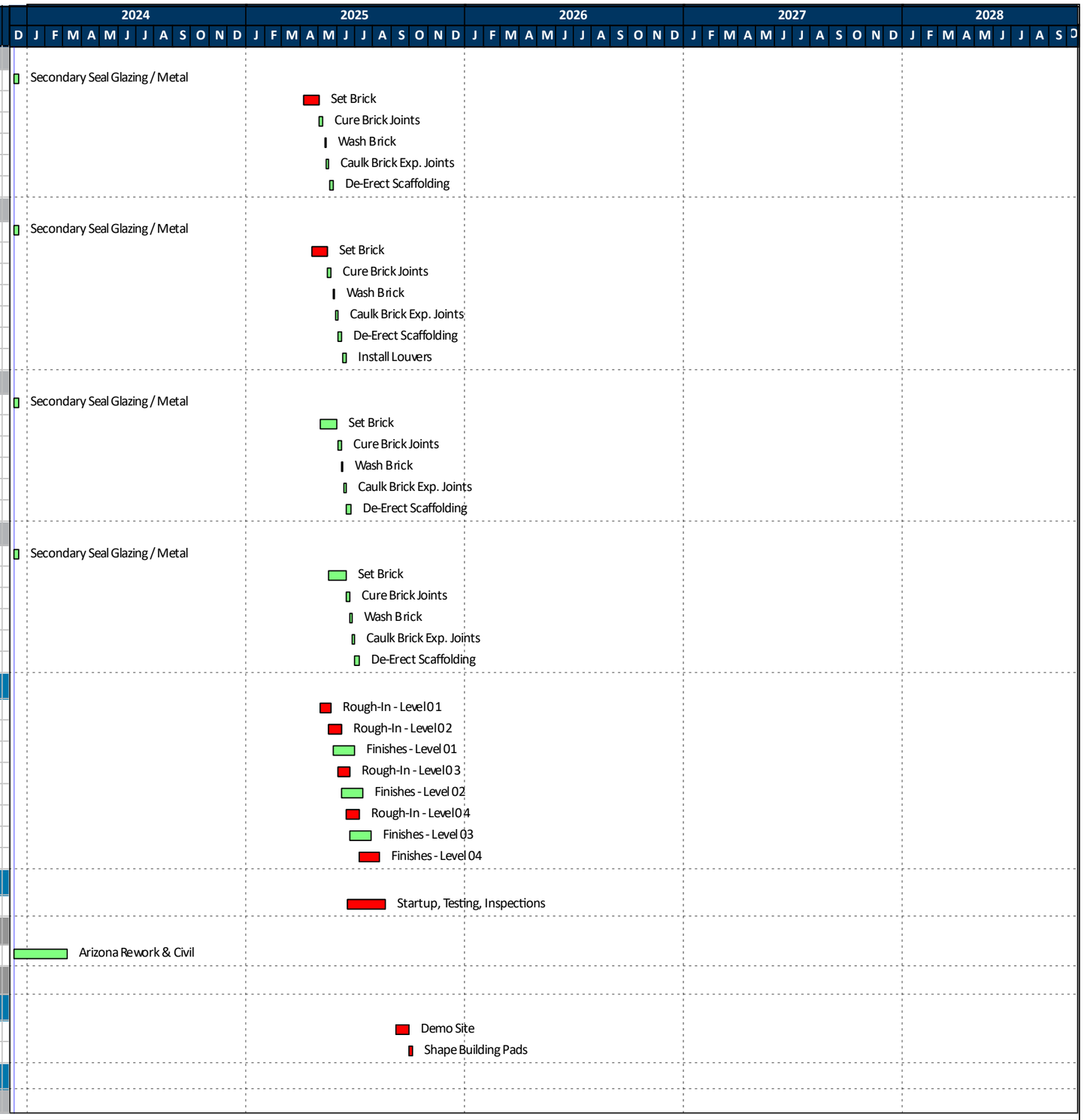
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
South Elevation		366	366	366	11-Dec-23	27-May-25
RE_EXTEL-3690	Secondary Seal Glazing / Metal	6	6	6	11-Dec-23	18-Dec-23
RE_EXTEL-3650	Set Brick	20	20	20	07-Apr-25	02-May-25
RE_EXTEL-3680	Cure Brick Joints	7	7	7	03-May-25	09-May-25
RE_EXTEL-3480	Wash Brick	3	3	3	12-May-25	14-May-25
RE_EXTEL-3470	Caulk Brick Exp. Joints	3	3	3	15-May-25	19-May-25
RE_EXTEL-3490	De-Erect Scaffolding	5	5	5	20-May-25	27-May-25
West Elevation		381	381	381	11-Dec-23	17-Jun-25
RE_EXTEL-3640	Secondary Seal Glazing / Metal	6	6	6	11-Dec-23	18-Dec-23
RE_EXTEL-3600	Set Brick	20	20	20	21-Apr-25	16-May-25
RE_EXTEL-3630	Cure Brick Joints	7	7	7	17-May-25	23-May-25
RE_EXTEL-3450	Wash Brick	3	3	3	27-May-25	29-May-25
RE_EXTEL-3440	Caulk Brick Exp. Joints	3	3	3	30-May-25	03-Jun-25
RE_EXTEL-3460	De-Erect Scaffolding	5	5	5	04-Jun-25	10-Jun-25
RE_EXTEL-3660	Install Louvers	5	5	5	11-Jun-25	17-Jun-25
North Elevation		386	386	386	11-Dec-23	24-Jun-25
RE_EXTEL-3590	Secondary Seal Glazing / Metal	6	6	6	11-Dec-23	18-Dec-23
RE_EXTEL-3550	Set Brick	20	20	20	05-May-25	02-Jun-25
RE_EXTEL-3580	Cure Brick Joints	7	7	7	03-Jun-25	09-Jun-25
RE_EXTEL-3420	Wash Brick	3	3	3	10-Jun-25	12-Jun-25
RE_EXTEL-3410	Caulk Brick Exp. Joints	3	3	3	13-Jun-25	17-Jun-25
RE_EXTEL-3430	De-Erect Scaffolding	5	5	5	18-Jun-25	24-Jun-25
East Elevation		396	396	396	11-Dec-23	09-Jul-25
RE_EXTEL-3540	Secondary Seal Glazing / Metal	6	6	6	11-Dec-23	18-Dec-23
RE_EXTEL-3500	Set Brick	20	20	20	19-May-25	16-Jun-25
RE_EXTEL-3530	Cure Brick Joints	7	7	7	17-Jun-25	23-Jun-25
RE_EXTEL-3390	Wash Brick	3	3	3	24-Jun-25	26-Jun-25
RE_EXTEL-3380	Caulk Brick Exp. Joints	3	3	3	27-Jun-25	01-Jul-25
RE_EXTEL-3400	De-Erect Scaffolding	5	5	5	02-Jul-25	09-Jul-25
Interiors		70	70	70	05-May-25	12-Aug-25
A9610	Rough-In - Level01	15	15	15	05-May-25	23-May-25
A9620	Rough-In - Level02	15	15	15	19-May-25	09-Jun-25
A9650	Finishes - Level 01	25	25	25	27-May-25	30-Jun-25
A9630	Rough-In - Level03	15	15	15	03-Jun-25	23-Jun-25
A9660	Finishes - Level 02	25	25	25	10-Jun-25	15-Jul-25
A9640	Rough-In - Level04	15	15	15	17-Jun-25	08-Jul-25
A9670	Finishes - Level 03	25	25	25	24-Jun-25	29-Jul-25
A9680	Finishes - Level 04	25	25	25	09-Jul-25	12-Aug-25
Startup, Testing, Inspections		45	45	45	20-Jun-25	22-Aug-25
A9690	Startup, Testing, Inspections	45	45	45	20-Jun-25	22-Aug-25
Road Work (Arizona Rework & Civil)		60	60	60	11-Dec-23	08-Mar-24
AZ-1000	Arizona Rework & Civil	60	60	60	11-Dec-23	08-Mar-24
Building		388	388	388	09-Sep-25	30-Mar-27
Site Prep & Demo		20	20	20	09-Sep-25	06-Oct-25
CIV-2100	Demo Site	15	15	15	09-Sep-25	29-Sep-25
CIV-2080	Shape Building Pads	5	5	5	30-Sep-25	06-Oct-25
Substructure		91	91	91	07-Oct-25	20-Feb-26
Earthwork/ Excavation		20	20	20	07-Oct-25	03-Nov-25



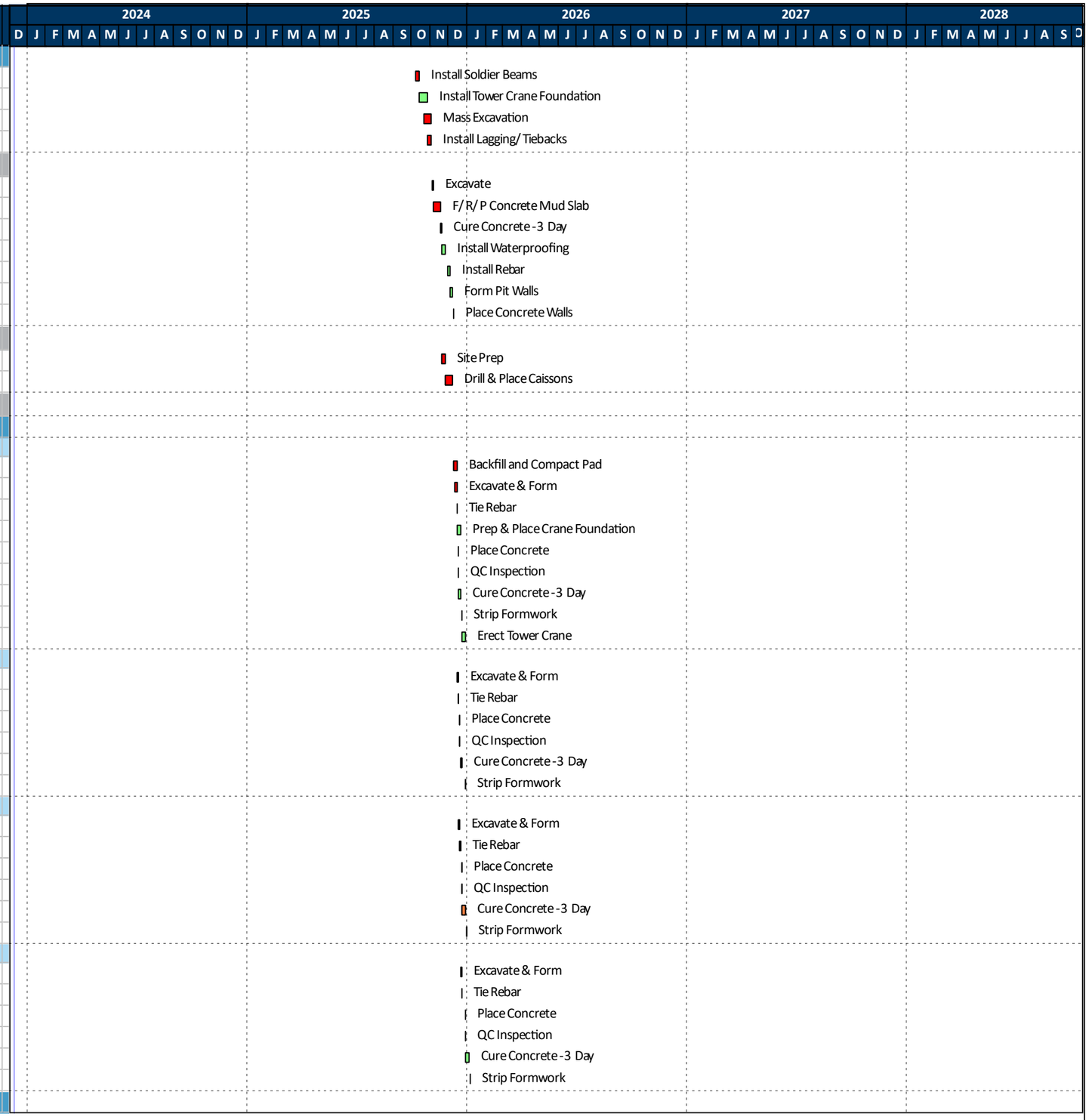
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

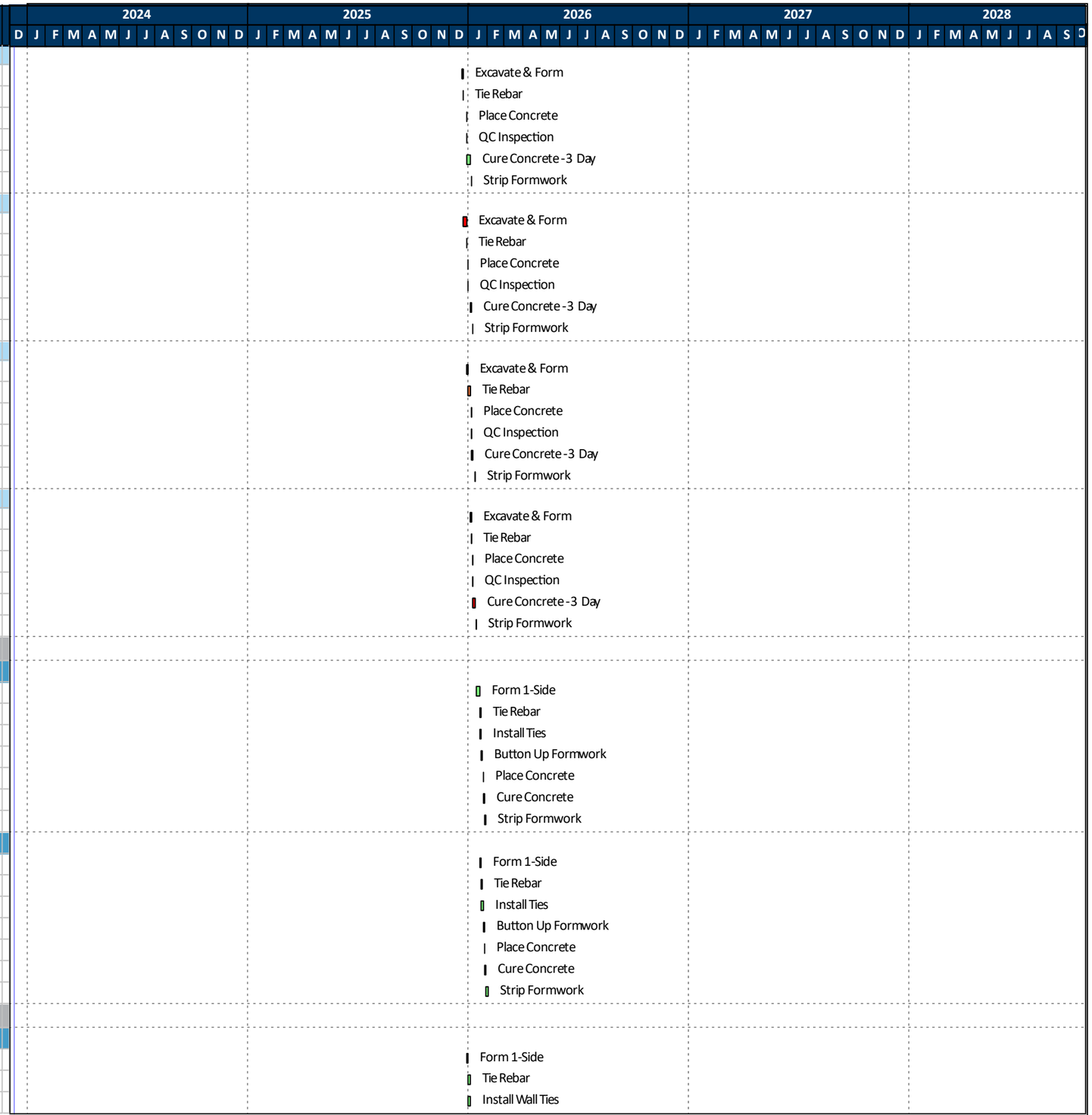
SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

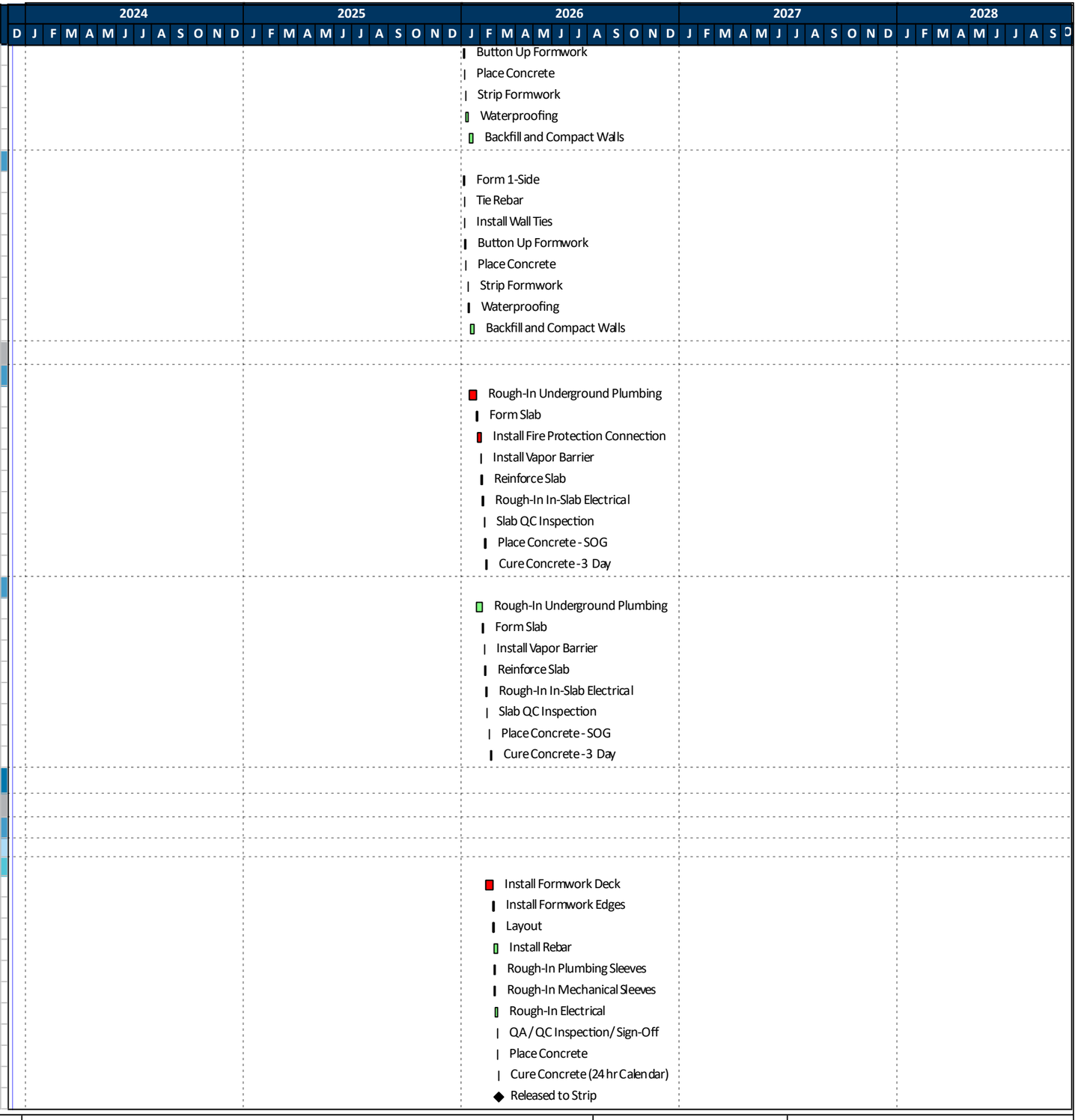
Activity ID	Activity Name	OD	RD	ACD	Start	Finish
Level B1		20	20	20	07-Oct-25	03-Nov-25
SUB-2000	Install Soldier Beams	5	5	5	07-Oct-25	13-Oct-25
SUB-2910	Install Tower Crane Foundation	10	10	10	14-Oct-25	27-Oct-25
SUB-2020	Mass Excavation	10	10	10	21-Oct-25	03-Nov-25
SUB-2010	Install Lagging/ Tiebacks	5	5	5	28-Oct-25	03-Nov-25
Elevator / Pits		24	24	24	04-Nov-25	09-Dec-25
SUB-3230	Excavate	3	3	3	04-Nov-25	06-Nov-25
SUB-3240	F/ R/ P Concrete Mud Slab	7	7	7	07-Nov-25	17-Nov-25
SUB-3250	Cure Concrete - 3 Day	3	3	3	18-Nov-25	20-Nov-25
SUB-3300	Install Waterproofing	4	4	4	21-Nov-25	26-Nov-25
SUB-3310	Install Rebar	3	3	3	01-Dec-25	03-Dec-25
SUB-3320	Form Pit Walls	3	3	3	04-Dec-25	08-Dec-25
SUB-3330	Place Concrete Walls	1	1	1	09-Dec-25	09-Dec-25
Deep Foundations		10	10	10	21-Nov-25	08-Dec-25
SIT-2050	Site Prep	3	3	3	21-Nov-25	25-Nov-25
FND-2710	Drill & Place Caissons	7	7	7	26-Nov-25	08-Dec-25
Foundations		23	23	23	09-Dec-25	14-Jan-26
Pier Caps		17	17	17	09-Dec-25	06-Jan-26
Pier Caps Placement 01 (10ea)		14	14	14	09-Dec-25	30-Dec-25
FND-2010	Backfill and Compact Pad	5	5	5	09-Dec-25	15-Dec-25
FND-2030	Excavate & Form	2	2	2	12-Dec-25	15-Dec-25
FND-2040	Tie Rebar	2	2	2	15-Dec-25	16-Dec-25
FND-2050	Prep & Place Crane Foundation	5	5	5	16-Dec-25	22-Dec-25
FND-2080	Place Concrete	1	1	1	17-Dec-25	17-Dec-25
FND-2090	QC Inspection	1	1	1	17-Dec-25	17-Dec-25
FND-2100	Cure Concrete - 3 Day	3	3	3	18-Dec-25	22-Dec-25
FND-2130	Strip Formwork	1	1	1	23-Dec-25	23-Dec-25
FND-2170	Erect Tower Crane	3	3	3	24-Dec-25	30-Dec-25
Pier Caps Placement 02 (10ea)		8	8	8	16-Dec-25	29-Dec-25
FND-2060	Excavate & Form	2	2	2	16-Dec-25	17-Dec-25
FND-2070	Tie Rebar	2	2	2	17-Dec-25	18-Dec-25
FND-2110	Place Concrete	1	1	1	19-Dec-25	19-Dec-25
FND-2120	QC Inspection	1	1	1	19-Dec-25	19-Dec-25
FND-2150	Cure Concrete - 3 Day	3	3	3	22-Dec-25	24-Dec-25
FND-2250	Strip Formwork	1	1	1	29-Dec-25	29-Dec-25
Pier Caps Placement 03 (10ea)		8	8	8	18-Dec-25	31-Dec-25
FND-2140	Excavate & Form	2	2	2	18-Dec-25	19-Dec-25
FND-2180	Tie Rebar	2	2	2	19-Dec-25	22-Dec-25
FND-2230	Place Concrete	1	1	1	23-Dec-25	23-Dec-25
FND-2240	QC Inspection	1	1	1	23-Dec-25	23-Dec-25
FND-2290	Cure Concrete - 3 Day	3	3	3	24-Dec-25	30-Dec-25
FND-2340	Strip Formwork	1	1	1	31-Dec-25	31-Dec-25
Pier Caps Placement 04 (10ea)		8	8	8	22-Dec-25	06-Jan-26
FND-2200	Excavate & Form	2	2	2	22-Dec-25	23-Dec-25
FND-2220	Tie Rebar	2	2	2	23-Dec-25	24-Dec-25
FND-2320	Place Concrete	1	1	1	29-Dec-25	29-Dec-25
FND-2330	QC Inspection	1	1	1	29-Dec-25	29-Dec-25
FND-2390	Cure Concrete - 3 Day	3	3	3	30-Dec-25	05-Jan-26
FND-2470	Strip Formwork	1	1	1	06-Jan-26	06-Jan-26
Grade Beams		14	14	14	22-Dec-25	14-Jan-26



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
Grade Beams Placement 01		8	8	8	22-Dec-25	06-Jan-26
FND-2160	Excavate & Form	2	2	2	22-Dec-25	23-Dec-25
FND-2190	Tie Rebar	2	2	2	23-Dec-25	24-Dec-25
FND-2260	Place Concrete	1	1	1	29-Dec-25	29-Dec-25
FND-2270	QC Inspection	1	1	1	29-Dec-25	29-Dec-25
FND-2300	Cure Concrete - 3 Day	3	3	3	30-Dec-25	05-Jan-26
FND-2350	Strip Formwork	1	1	1	06-Jan-26	06-Jan-26
Grade Beams Placement 02		8	8	8	24-Dec-25	08-Jan-26
FND-2210	Excavate & Form	2	2	2	24-Dec-25	29-Dec-25
FND-2280	Tie Rebar	2	2	2	29-Dec-25	30-Dec-25
FND-2370	Place Concrete	1	1	1	31-Dec-25	31-Dec-25
FND-2380	QC Inspection	1	1	1	31-Dec-25	31-Dec-25
FND-2400	Cure Concrete - 3 Day	3	3	3	05-Jan-26	07-Jan-26
FND-2500	Strip Formwork	1	1	1	08-Jan-26	08-Jan-26
Grade Beams Placement 03		8	8	8	30-Dec-25	12-Jan-26
FND-2310	Excavate & Form	2	2	2	30-Dec-25	31-Dec-25
FND-2360	Tie Rebar	2	2	2	31-Dec-25	05-Jan-26
FND-2420	Place Concrete	1	1	1	06-Jan-26	06-Jan-26
FND-2430	QC Inspection	1	1	1	06-Jan-26	06-Jan-26
FND-2450	Cure Concrete - 3 Day	3	3	3	07-Jan-26	09-Jan-26
FND-2480	Strip Formwork	1	1	1	12-Jan-26	12-Jan-26
Grade Beams Placement 04		8	8	8	05-Jan-26	14-Jan-26
FND-2410	Excavate & Form	2	2	2	05-Jan-26	06-Jan-26
FND-2440	Tie Rebar	2	2	2	06-Jan-26	07-Jan-26
FND-2510	Place Concrete	1	1	1	08-Jan-26	08-Jan-26
FND-2520	QC Inspection	1	1	1	08-Jan-26	08-Jan-26
FND-2540	Cure Concrete - 3 Day	3	3	3	09-Jan-26	13-Jan-26
FND-2630	Strip Formwork	1	1	1	14-Jan-26	14-Jan-26
Level B1 (Vertical Concrete)		12	12	12	15-Jan-26	02-Feb-26
Level B1 - Area 1		10	10	10	15-Jan-26	29-Jan-26
SUB-2250	Form 1-Side	3	3	3	15-Jan-26	20-Jan-26
SUB-2260	Tie Rebar	2	2	2	20-Jan-26	21-Jan-26
SUB-2280	Install Ties	2	2	2	21-Jan-26	22-Jan-26
SUB-2300	Button Up Formwork	2	2	2	22-Jan-26	23-Jan-26
SUB-2340	Place Concrete	1	1	1	26-Jan-26	26-Jan-26
SUB-2350	Cure Concrete	1	1	1	27-Jan-26	27-Jan-26
SUB-2380	Strip Formwork	2	2	2	28-Jan-26	29-Jan-26
Level B1 - Area 2		10	10	10	20-Jan-26	02-Feb-26
SUB-2390	Form 1-Side	3	3	3	20-Jan-26	22-Jan-26
SUB-2430	Tie Rebar	2	2	2	22-Jan-26	23-Jan-26
SUB-2460	Install Ties	2	2	2	23-Jan-26	26-Jan-26
SUB-2480	Button Up Formwork	2	2	2	26-Jan-26	27-Jan-26
SUB-2530	Place Concrete	1	1	1	28-Jan-26	28-Jan-26
SUB-2540	Cure Concrete	1	1	1	29-Jan-26	29-Jan-26
SUB-2560	Strip Formwork	2	2	2	30-Jan-26	02-Feb-26
Perimeter Cast-In-Place Walls		15	15	15	30-Dec-25	22-Jan-26
B1 Wall Placement 01 (~110lf)		13	13	13	30-Dec-25	20-Jan-26
CIPW-2110	Form 1-Side	2	2	2	30-Dec-25	31-Dec-25
CIPW-2130	Tie Rebar	2	2	2	31-Dec-25	05-Jan-26
CIPW-2140	Install Wall Ties	2	2	2	31-Dec-25	05-Jan-26



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
CIPW-2170	Button Up Formwork	2	2	2	05-Jan-26	06-Jan-26
CIPW-2220	Place Concrete	1	1	1	07-Jan-26	07-Jan-26
CIPW-2240	Strip Formwork	1	1	1	08-Jan-26	08-Jan-26
CIPW-2260	Waterproofing	3	3	3	09-Jan-26	13-Jan-26
CIPW-2300	Backfill and Compact Walls	4	4	4	14-Jan-26	20-Jan-26
B1 Wall Placement 02 (~110lf)		13	13	13	05-Jan-26	22-Jan-26
CIPW-2180	Form 1-Side	2	2	2	05-Jan-26	06-Jan-26
CIPW-2200	Tie Rebar	2	2	2	06-Jan-26	07-Jan-26
CIPW-2210	Install Wall Ties	2	2	2	06-Jan-26	07-Jan-26
CIPW-2230	Button Up Formwork	2	2	2	07-Jan-26	08-Jan-26
CIPW-2270	Place Concrete	1	1	1	09-Jan-26	09-Jan-26
CIPW-2280	Strip Formwork	1	1	1	12-Jan-26	12-Jan-26
CIPW-2290	Waterproofing	3	3	3	13-Jan-26	15-Jan-26
CIPW-2310	Backfill and Compact Walls	4	4	4	16-Jan-26	22-Jan-26
Slab on Grade		25	25	25	15-Jan-26	20-Feb-26
SOG Area 01 (~13,000sf)		21	21	21	15-Jan-26	13-Feb-26
SOG-2000	Rough-In Underground Plumbing	7	7	7	15-Jan-26	26-Jan-26
SOG-2010	Form Slab	2	2	2	27-Jan-26	28-Jan-26
SOG-2020	Install Fire Protection Connection	3	3	3	29-Jan-26	02-Feb-26
SOG-2060	Install Vapor Barrier	1	1	1	03-Feb-26	03-Feb-26
SOG-2070	Reinforce Slab	2	2	2	04-Feb-26	05-Feb-26
SOG-2080	Rough-In In-Slab Electrical	2	2	2	05-Feb-26	06-Feb-26
SOG-2100	Slab QC Inspection	1	1	1	09-Feb-26	09-Feb-26
SOG-2120	Place Concrete - SOG	1	1	1	10-Feb-26	10-Feb-26
SOG-2130	Cure Concrete - 3 Day	3	3	3	11-Feb-26	13-Feb-26
SOG Area 02 (~13,000sf)		18	18	18	27-Jan-26	20-Feb-26
SOG-2030	Rough-In Underground Plumbing	7	7	7	27-Jan-26	04-Feb-26
SOG-2040	Form Slab	2	2	2	05-Feb-26	06-Feb-26
SOG-2050	Install Vapor Barrier	1	1	1	09-Feb-26	09-Feb-26
SOG-2090	Reinforce Slab	2	2	2	10-Feb-26	11-Feb-26
SOG-2110	Rough-In In-Slab Electrical	2	2	2	11-Feb-26	12-Feb-26
SOG-2140	Slab QC Inspection	1	1	1	13-Feb-26	13-Feb-26
SOG-2150	Place Concrete - SOG	1	1	1	17-Feb-26	17-Feb-26
SOG-2160	Cure Concrete - 3 Day	3	3	3	18-Feb-26	20-Feb-26
Superstructure		106	106	106	11-Feb-26	13-Jul-26
CIP Concrete		27	27	27	11-Feb-26	20-Mar-26
Level 02		27	27	27	11-Feb-26	20-Mar-26
Placement 01		24	24	24	11-Feb-26	17-Mar-26
Horizontal		24	24	24	11-Feb-26	17-Mar-26
OF_ST_09_P1-172	Install Formwork Deck	8	8	8	11-Feb-26	23-Feb-26
OF_ST_09_P1-173	Install Formwork Edges	2	2	2	23-Feb-26	24-Feb-26
OF_ST_09_P1-174	Layout	2	2	2	23-Feb-26	24-Feb-26
OF_ST_09_P1-175	Install Rebar	4	4	4	25-Feb-26	02-Mar-26
OF_ST_09_P1-184	Rough-In Plumbing Sleeves	3	3	3	25-Feb-26	27-Feb-26
OF_ST_09_P1-185	Rough-In Mechanical Sleeves	3	3	3	25-Feb-26	27-Feb-26
OF_ST_09_P1-176	Rough-In Electrical	3	3	3	26-Feb-26	02-Mar-26
OF_ST_09_P1-177	QA / QC Inspection / Sign-Off	1	1	1	02-Mar-26	02-Mar-26
OF_ST_09_P1-178	Place Concrete	1	1	1	03-Mar-26	03-Mar-26
OF_ST_09_P1-183	Cure Concrete (24 hr Calendar)	1	1	1	04-Mar-26	04-Mar-26
OF_ST_09_P1-181	Released to Strip	0	0	0		04-Mar-26



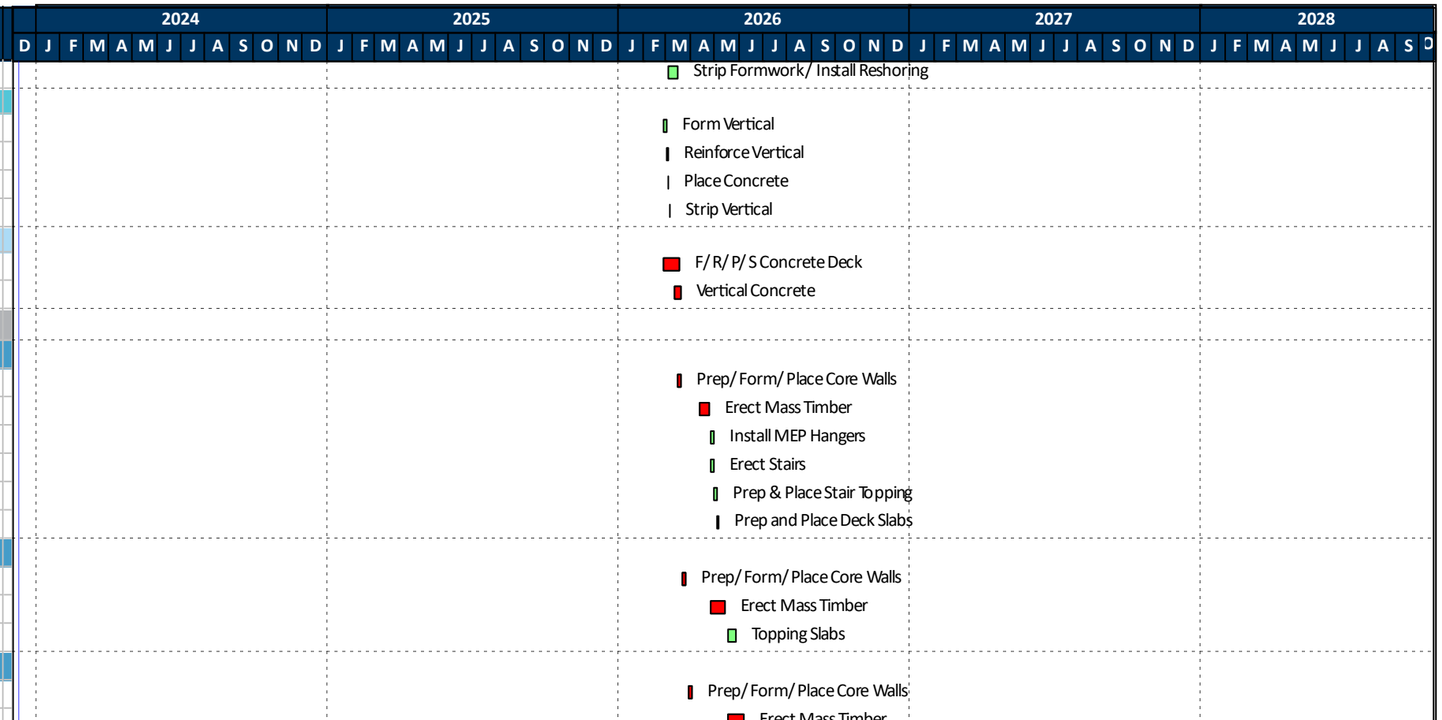
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

Activity ID	Activity Name	OD	RD	ACD	Start	Finish
OF_ST_09_P1-182	Strip Formwork/ Install Reshoring	9	9	9	05-Mar-26	17-Mar-26
Vertical		6	6	6	27-Feb-26	06-Mar-26
A9390	Form Vertical	2	2	2	27-Feb-26	02-Mar-26
A9400	Reinforce Vertical	2	2	2	03-Mar-26	04-Mar-26
A9410	Place Concrete	1	1	1	05-Mar-26	05-Mar-26
A9420	Strip Vertical	1	1	1	06-Mar-26	06-Mar-26
Placement 02		17	17	17	26-Feb-26	20-Mar-26
A9700	F/ R/ P/ S Concrete Deck	16	16	16	26-Feb-26	19-Mar-26
A9710	Vertical Concrete	6	6	6	13-Mar-26	20-Mar-26
Mass Timber		84	84	84	16-Mar-26	13-Jul-26
Level 02		39	39	39	16-Mar-26	07-May-26
VRT-2010	Prep/ Form/ Place Core Walls	5	5	5	16-Mar-26	20-Mar-26
STL-2000	Erect Mass Timber	10	10	10	13-Apr-26	24-Apr-26
DDP-2020	Install MEP Hangers	5	5	5	27-Apr-26	01-May-26
VRT-2140	Erect Stairs	4	4	4	27-Apr-26	30-Apr-26
VRT-2280	Prep & Place Stair Topping	3	3	3	01-May-26	05-May-26
DDP-2080	Prep and Place Deck Slabs	4	4	4	04-May-26	07-May-26
Level 03		49	49	49	23-Mar-26	29-May-26
VRT-2290	Prep/ Form/ Place Core Walls	5	5	5	23-Mar-26	27-Mar-26
VRT-2330	Erect Mass Timber	15	15	15	27-Apr-26	15-May-26
VRT-2340	Topping Slabs	9	9	9	18-May-26	29-May-26
Level 04 - Roof Deck		59	59	59	30-Mar-26	19-Jun-26
VRT-2300	Prep/ Form/ Place Core Walls	5	5	5	30-Mar-26	03-Apr-26
VRT-2390	Erect Mass Timber	15	15	15	18-May-26	08-Jun-26
VRT-2400	Topping Slabs	9	9	9	09-Jun-26	19-Jun-26
Level 05 - Roof Top		69	69	69	06-Apr-26	13-Jul-26
VRT-2310	Prep/ Form/ Place Core Walls	5	5	5	06-Apr-26	10-Apr-26
VRT-2370	Erect Mass Timber	15	15	15	09-Jun-26	29-Jun-26
VRT-2380	Topping Slabs	9	9	9	30-Jun-26	13-Jul-26
Enclosure		71	71	71	14-Jul-26	21-Oct-26
Roof		57	57	57	14-Jul-26	01-Oct-26
Roofing System		36	36	36	14-Jul-26	01-Sep-26
ROOF-1000	Set Roof Curbs	2	2	2	14-Jul-26	15-Jul-26
ROOF-1010	Prepare and Clean Roof Deck	5	5	5	14-Jul-26	20-Jul-26
ROOF-1020	Install Roof Jacks/ Drains	5	5	5	14-Jul-26	20-Jul-26
ROOF-1030	Install Thermal Barrier	5	5	5	21-Jul-26	27-Jul-26
ROOF-1040	Install Vapor Barrier	5	5	5	28-Jul-26	03-Aug-26
ROOF-1050	Install Insulation	5	5	5	04-Aug-26	10-Aug-26
ROOF-1060	Install Sheathing Over Insulation	5	5	5	11-Aug-26	17-Aug-26
ROOF-1070	Install Roof Membrane	5	5	5	18-Aug-26	24-Aug-26
ROOF-1080	Progress Inspection	1	1	1	20-Aug-26	20-Aug-26
ROOF-1090	Roof Dry-In Complete	0	0	0		24-Aug-26
ROOF-1100	Install Walkpads	5	5	5	25-Aug-26	31-Aug-26
ROOF-1110	Install Parapet Caps/ Flashings	5	5	5	25-Aug-26	31-Aug-26
ROOF-1120	Install Perimeter Flashings	5	5	5	25-Aug-26	31-Aug-26
ROOF-1130	Warranty Inspection	1	1	1	01-Sep-26	01-Sep-26
Rough-In		14	14	14	25-Aug-26	14-Sep-26
RF_MEP-1000	Set Mech Equipment/ Fans	5	5	5	25-Aug-26	31-Aug-26
RF_MEP-1010	Set RTU's	4	4	4	25-Aug-26	28-Aug-26
RF_MEP-1020	Rough-In Electrical	5	5	5	31-Aug-26	04-Sep-26



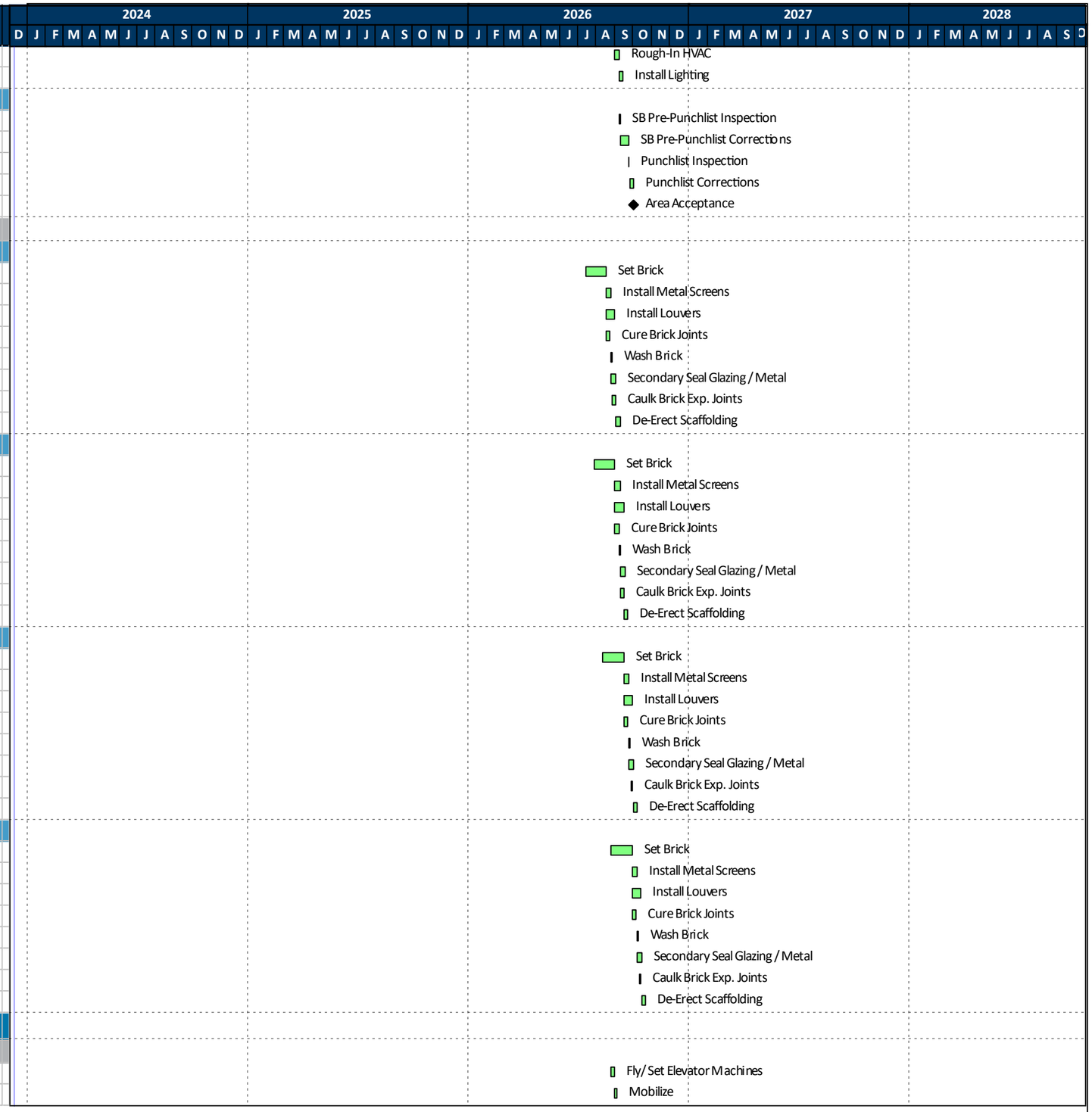
Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
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Celina Government Center
All Activities

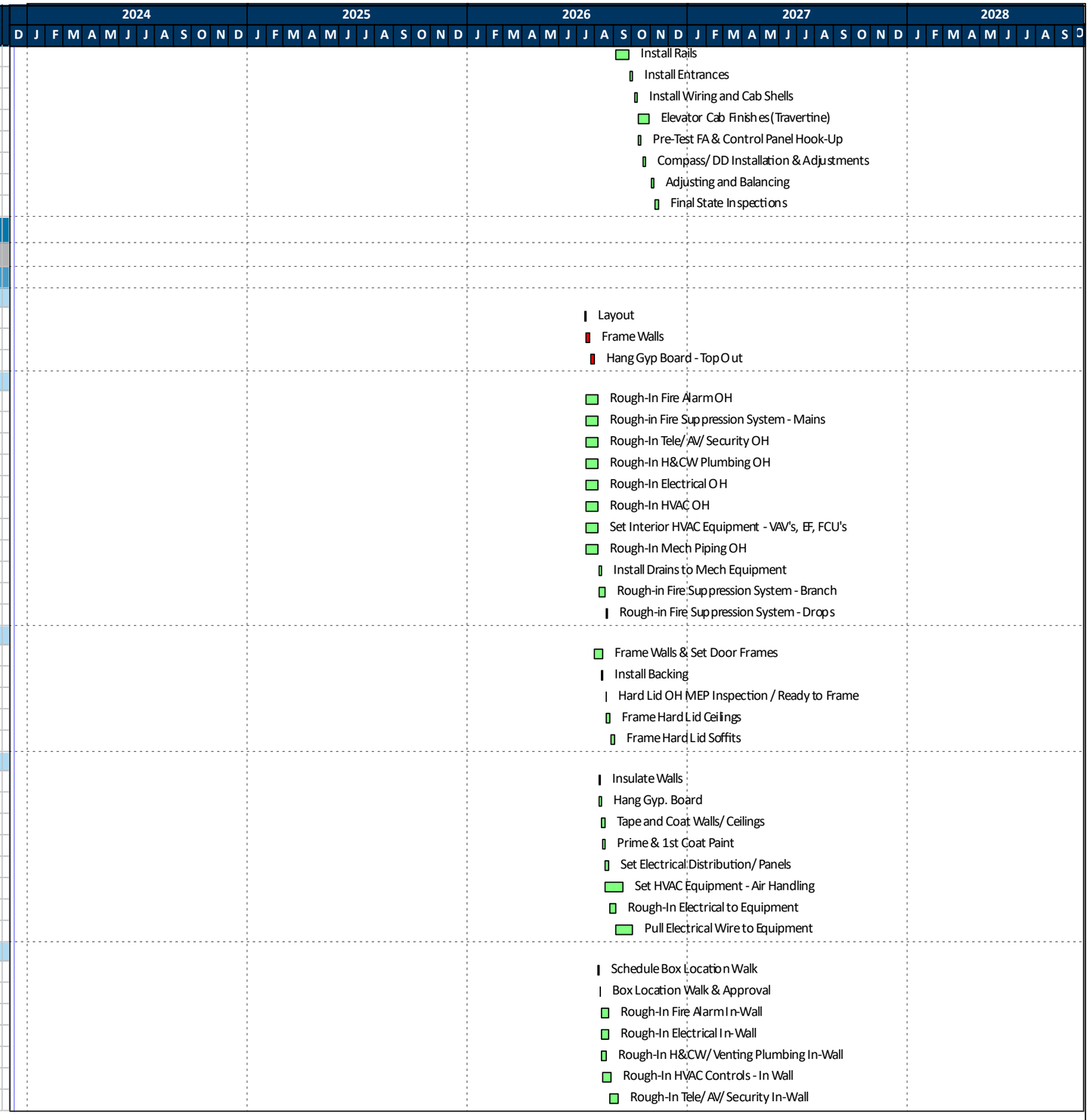
SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23

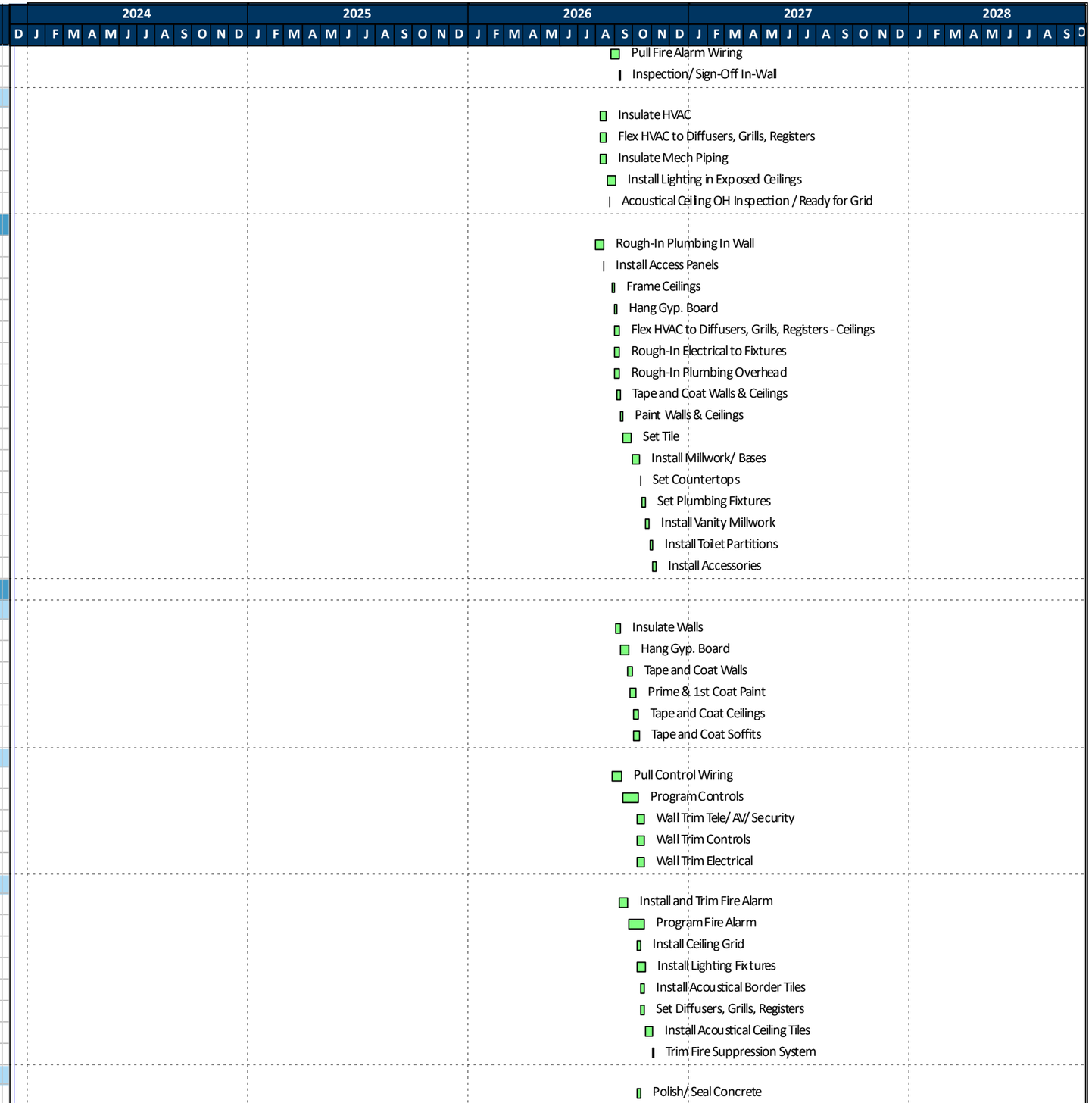
Activity ID	Activity Name	OD	RD	ACD	Start	Finish
RF_MEP-1030	Rough-In HVAC	5	5	5	01-Sep-26	08-Sep-26
RF_MEP-1040	Install Lighting	5	5	5	08-Sep-26	14-Sep-26
Punchlist		17	17	17	09-Sep-26	01-Oct-26
RF_PUN-1000	SB Pre-Punchlist Inspection	1	1	1	09-Sep-26	09-Sep-26
RF_PUN-1010	SB Pre-Punchlist Corrections	10	10	10	10-Sep-26	23-Sep-26
RF_PUN-1020	Punchlist Inspection	1	1	1	24-Sep-26	24-Sep-26
RF_PUN-1030	Punchlist Corrections	5	5	5	25-Sep-26	01-Oct-26
RF_PUN-1040	Area Acceptance	0	0	0		01-Oct-26
Skin		71	71	71	14-Jul-26	21-Oct-26
South Elevation		41	41	41	14-Jul-26	09-Sep-26
RE_EXTEL-3060	Set Brick	25	25	25	14-Jul-26	17-Aug-26
RE_EXTEL-3100	Install Metal Screens	6	6	6	18-Aug-26	25-Aug-26
RE_EXTEL-3110	Install Louvers	10	10	10	18-Aug-26	31-Aug-26
RE_EXTEL-3120	Cure Brick Joints	7	7	7	18-Aug-26	24-Aug-26
RE_EXTEL-3130	Wash Brick	3	3	3	25-Aug-26	27-Aug-26
RE_EXTEL-3170	Secondary Seal Glazing / Metal	6	6	6	26-Aug-26	02-Sep-26
RE_EXTEL-3180	Caulk Brick Exp. Joints	3	3	3	28-Aug-26	01-Sep-26
RE_EXTEL-3230	De-Erect Scaffolding	5	5	5	02-Sep-26	09-Sep-26
West Elevation		40	40	40	28-Jul-26	22-Sep-26
RE_EXTEL-3070	Set Brick	25	25	25	28-Jul-26	31-Aug-26
RE_EXTEL-3140	Install Metal Screens	6	6	6	01-Sep-26	09-Sep-26
RE_EXTEL-3150	Install Louvers	10	10	10	01-Sep-26	15-Sep-26
RE_EXTEL-3160	Cure Brick Joints	7	7	7	01-Sep-26	07-Sep-26
RE_EXTEL-3190	Wash Brick	3	3	3	08-Sep-26	10-Sep-26
RE_EXTEL-3240	Secondary Seal Glazing / Metal	6	6	6	10-Sep-26	17-Sep-26
RE_EXTEL-3250	Caulk Brick Exp. Joints	3	3	3	11-Sep-26	15-Sep-26
RE_EXTEL-3300	De-Erect Scaffolding	5	5	5	16-Sep-26	22-Sep-26
North Elevation		41	41	41	11-Aug-26	07-Oct-26
RE_EXTEL-3080	Set Brick	25	25	25	11-Aug-26	15-Sep-26
RE_EXTEL-3200	Install Metal Screens	6	6	6	16-Sep-26	23-Sep-26
RE_EXTEL-3210	Install Louvers	10	10	10	16-Sep-26	29-Sep-26
RE_EXTEL-3220	Cure Brick Joints	7	7	7	16-Sep-26	22-Sep-26
RE_EXTEL-3260	Wash Brick	3	3	3	23-Sep-26	25-Sep-26
RE_EXTEL-3310	Secondary Seal Glazing / Metal	6	6	6	24-Sep-26	01-Oct-26
RE_EXTEL-3320	Caulk Brick Exp. Joints	3	3	3	28-Sep-26	30-Sep-26
RE_EXTEL-3340	De-Erect Scaffolding	5	5	5	01-Oct-26	07-Oct-26
East Elevation		41	41	41	25-Aug-26	21-Oct-26
RE_EXTEL-3090	Set Brick	25	25	25	25-Aug-26	29-Sep-26
RE_EXTEL-3270	Install Metal Screens	6	6	6	30-Sep-26	07-Oct-26
RE_EXTEL-3280	Install Louvers	10	10	10	30-Sep-26	13-Oct-26
RE_EXTEL-3290	Cure Brick Joints	7	7	7	30-Sep-26	06-Oct-26
RE_EXTEL-3330	Wash Brick	3	3	3	07-Oct-26	09-Oct-26
RE_EXTEL-3350	Secondary Seal Glazing / Metal	6	6	6	08-Oct-26	15-Oct-26
RE_EXTEL-3360	Caulk Brick Exp. Joints	3	3	3	12-Oct-26	14-Oct-26
RE_EXTEL-3370	De-Erect Scaffolding	5	5	5	15-Oct-26	21-Oct-26
Vertical Transportation		58	58	58	25-Aug-26	13-Nov-26
Elevators		58	58	58	25-Aug-26	13-Nov-26
OF_ELV-2340	Fly/ Set Elevator Machines	5	5	5	25-Aug-26	31-Aug-26
OF_ELV-2350	Mobilize	3	3	3	01-Sep-26	03-Sep-26



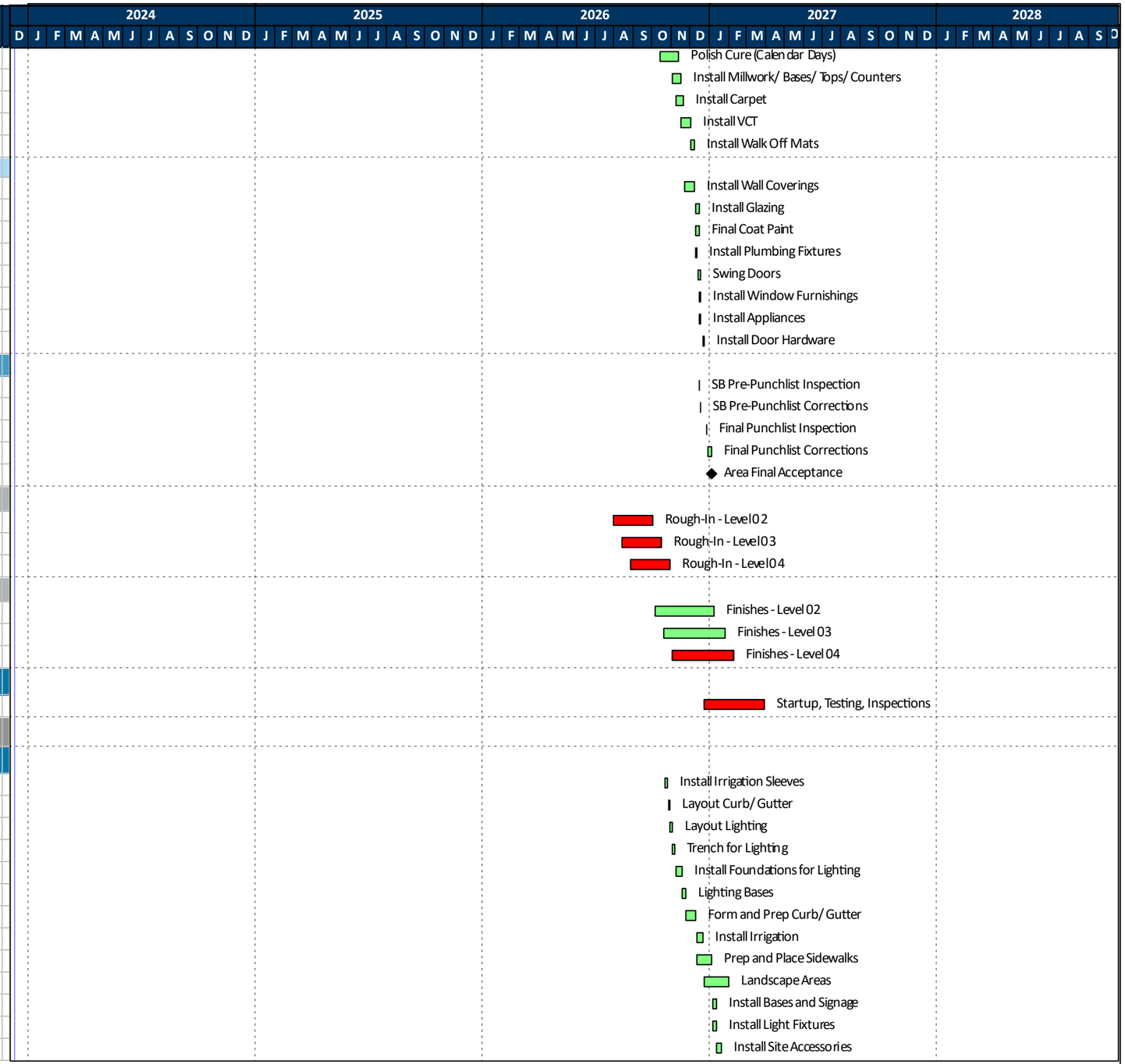
Activity ID	Activity Name	OD	RD	ACD	Start	Finish
OF_ELV-2360	Install Rails	15	15	15	04-Sep-26	25-Sep-26
OF_ELV-2370	Install Entrances	5	5	5	28-Sep-26	02-Oct-26
OF_ELV-2380	Install Wiring and Cab Shells	5	5	5	05-Oct-26	09-Oct-26
OF_ELV-2390	Elevator Cab Finishes (Travertine)	15	15	15	12-Oct-26	30-Oct-26
OF_ELV-2400	Pre-Test FA & Control Panel Hook-Up	5	5	5	12-Oct-26	16-Oct-26
OF_ELV-2410	Compass/ DD Installation & Adjustments	5	5	5	19-Oct-26	23-Oct-26
OF_ELV-2420	Adjusting and Balancing	5	5	5	02-Nov-26	06-Nov-26
OF_ELV-2430	Final State Inspections	5	5	5	09-Nov-26	13-Nov-26
Interiors		143	143	143	14-Jul-26	08-Feb-27
Level 01- Typical Floor Buildout		120	120	120	14-Jul-26	05-Jan-27
Framing and Rough-In		58	58	58	14-Jul-26	02-Oct-26
Priority Areas		13	13	13	14-Jul-26	30-Jul-26
INT_LV01-1120	Layout	3	3	3	14-Jul-26	16-Jul-26
INT_LV01-1210	Frame Walls	5	5	5	17-Jul-26	23-Jul-26
INT_LV01-1240	Hang Gyp Board - Top Out	5	5	5	24-Jul-26	30-Jul-26
Overhead Rough-In		26	26	26	17-Jul-26	21-Aug-26
INT_LV01-1130	Rough-In Fire Alarm OH	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1140	Rough-in Fire Suppression System - Mains	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1150	Rough-In Tele/ AV/ Security OH	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1160	Rough-In H&CW Plumbing OH	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1170	Rough-In Electrical OH	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1180	Rough-In HVAC OH	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1190	Set Interior HVAC Equipment - VAV's, EF, FCU's	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1200	Rough-In Mech Piping OH	15	15	15	17-Jul-26	06-Aug-26
INT_LV01-1260	Install Drains to Mech Equipment	4	4	4	07-Aug-26	12-Aug-26
INT_LV01-1280	Rough-in Fire Suppression System - Branch	8	8	8	07-Aug-26	18-Aug-26
INT_LV01-1410	Rough-in Fire Suppression System - Drops	3	3	3	19-Aug-26	21-Aug-26
Framing		24	24	24	31-Jul-26	02-Sep-26
INT_LV01-1270	Frame Walls & Set Door Frames	10	10	10	31-Jul-26	13-Aug-26
INT_LV01-1400	Install Backing	3	3	3	12-Aug-26	14-Aug-26
INT_LV01-1540	Hard Lid OH MEP Inspection / Ready to Frame	1	1	1	19-Aug-26	19-Aug-26
INT_LV01-1420	Frame Hard Lid Ceilings	5	5	5	20-Aug-26	26-Aug-26
INT_LV01-1480	Frame Hard Lid Soffits	5	5	5	27-Aug-26	02-Sep-26
Elect/ Mech Rooms		40	40	40	07-Aug-26	02-Oct-26
INT_LV01-1320	Insulate Walls	2	2	2	07-Aug-26	10-Aug-26
INT_LV01-1330	Hang Gyp. Board	3	3	3	07-Aug-26	11-Aug-26
INT_LV01-1340	Tape and Coat Walls/ Ceilings	5	5	5	11-Aug-26	17-Aug-26
INT_LV01-1370	Prime & 1st Coat Paint	2	2	2	14-Aug-26	17-Aug-26
INT_LV01-1380	Set Electrical Distribution/ Panels	5	5	5	18-Aug-26	24-Aug-26
INT_LV01-1390	Set HVAC Equipment - Air Handling	20	20	20	18-Aug-26	15-Sep-26
INT_LV01-1460	Rough-In Electrical to Equipment	8	8	8	25-Aug-26	03-Sep-26
INT_LV01-1510	Pull Electrical Wire to Equipment	20	20	20	04-Sep-26	02-Oct-26
In Wall Rough-In		26	26	26	05-Aug-26	10-Sep-26
INT_LV01-1950	Schedule Box Location Walk	3	3	3	05-Aug-26	07-Aug-26
INT_LV01-1960	Box Location Walk & Approval	1	1	1	10-Aug-26	10-Aug-26
INT_LV01-1440	Rough-In Fire Alarm In-Wall	10	10	10	11-Aug-26	24-Aug-26
INT_LV01-1470	Rough-In Electrical In-Wall	10	10	10	11-Aug-26	24-Aug-26
INT_LV01-1360	Rough-In H&CW/ Venting Plumbing In-Wall	7	7	7	12-Aug-26	20-Aug-26
INT_LV01-1430	Rough-In HVAC Controls - In Wall	10	10	10	14-Aug-26	27-Aug-26
INT_LV01-1450	Rough-In Tele/ AV/ Security In-Wall	10	10	10	25-Aug-26	08-Sep-26



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
INT_LV01-1520	Pull Fire Alarm Wiring	10	10	10	25-Aug-26	08-Sep-26
INT_LV01-1580	Inspection/ Sign-Off In-Wall	2	2	2	09-Sep-26	10-Sep-26
Ceiling Rough-In		19	19	19	07-Aug-26	02-Sep-26
INT_LV01-1290	Insulate HVAC	8	8	8	07-Aug-26	18-Aug-26
INT_LV01-1490	Flex HVAC to Diffusers, Grills, Registers	8	8	8	07-Aug-26	18-Aug-26
INT_LV01-1310	Insulate Mech Piping	8	8	8	07-Aug-26	18-Aug-26
INT_LV01-1550	Install Lighting in Exposed Ceilings	10	10	10	20-Aug-26	02-Sep-26
INT_LV01-1530	Acoustical Ceiling OH Inspection / Ready for Grid	1	1	1	24-Aug-26	24-Aug-26
Bathrooms		71	71	71	31-Jul-26	09-Nov-26
INT_LV01-1020	Rough-In Plumbing In Wall	10	10	10	31-Jul-26	13-Aug-26
INT_LV01-1060	Install Access Panels	1	1	1	14-Aug-26	14-Aug-26
INT_LV01-1010	Frame Ceilings	3	3	3	27-Aug-26	31-Aug-26
INT_LV01-1080	Hang Gyp. Board	3	3	3	01-Sep-26	03-Sep-26
INT_LV01-1030	Flex HVAC to Diffusers, Grills, Registers - Ceilings	5	5	5	01-Sep-26	08-Sep-26
INT_LV01-1040	Rough-In Electrical to Fixtures	5	5	5	01-Sep-26	08-Sep-26
INT_LV01-1050	Rough-In Plumbing Overhead	5	5	5	01-Sep-26	08-Sep-26
INT_LV01-1090	Tape and Coat Walls & Ceilings	3	3	3	04-Sep-26	09-Sep-26
INT_LV01-1100	Paint Walls & Ceilings	3	3	3	10-Sep-26	14-Sep-26
INT_LV01-1110	Set Tile	10	10	10	15-Sep-26	28-Sep-26
INT_LV01-1970	Install Millwork/ Bases	10	10	10	29-Sep-26	12-Oct-26
INT_LV01-1220	Set Countertops	2	2	2	13-Oct-26	14-Oct-26
INT_LV01-1230	Set Plumbing Fixtures	5	5	5	15-Oct-26	21-Oct-26
INT_LV01-1250	Install Vanity Millwork	5	5	5	22-Oct-26	28-Oct-26
INT_LV01-1300	Install Toilet Partitions	3	3	3	29-Oct-26	02-Nov-26
INT_LV01-1350	Install Accessories	5	5	5	03-Nov-26	09-Nov-26
Finishes		81	81	81	28-Aug-26	23-Dec-26
Paint and Drywall		28	28	28	02-Sep-26	12-Oct-26
INT_LV01-1590	Insulate Walls	5	5	5	02-Sep-26	09-Sep-26
INT_LV01-1600	Hang Gyp. Board	10	10	10	11-Sep-26	24-Sep-26
INT_LV01-1610	Tape and Coat Walls	7	7	7	22-Sep-26	30-Sep-26
INT_LV01-1630	Prime & 1st Coat Paint	8	8	8	25-Sep-26	06-Oct-26
INT_LV01-1640	Tape and Coat Ceilings	7	7	7	01-Oct-26	09-Oct-26
INT_LV01-1710	Tape and Coat Soffits	7	7	7	02-Oct-26	12-Oct-26
Wall Trim		37	37	37	28-Aug-26	20-Oct-26
INT_LV01-1500	Pull Control Wiring	10	10	10	28-Aug-26	11-Sep-26
INT_LV01-1560	Program Controls	20	20	20	14-Sep-26	09-Oct-26
INT_LV01-1650	Wall Trim Tele/ AV/ Security	10	10	10	07-Oct-26	20-Oct-26
INT_LV01-1660	Wall Trim Controls	10	10	10	07-Oct-26	20-Oct-26
INT_LV01-1670	Wall Trim Electrical	10	10	10	07-Oct-26	20-Oct-26
Acoustical Ceilings		42	42	42	09-Sep-26	05-Nov-26
INT_LV01-1570	Install and Trim Fire Alarm	10	10	10	09-Sep-26	22-Sep-26
INT_LV01-1620	Program Fire Alarm	20	20	20	23-Sep-26	20-Oct-26
INT_LV01-1690	Install Ceiling Grid	5	5	5	07-Oct-26	13-Oct-26
INT_LV01-1700	Install Lighting Fixtures	10	10	10	08-Oct-26	21-Oct-26
INT_LV01-1730	Install Acoustical Border Tiles	5	5	5	14-Oct-26	20-Oct-26
INT_LV01-1740	Set Diffusers, Grills, Registers	5	5	5	14-Oct-26	20-Oct-26
INT_LV01-1750	Install Acoustical Ceiling Tiles	8	8	8	22-Oct-26	02-Nov-26
INT_LV01-1770	Trim Fire Suppression System	3	3	3	03-Nov-26	05-Nov-26
Flooring		42	42	42	07-Oct-26	07-Dec-26
INT_LV01-1680	Polish/ Seal Concrete	5	5	5	07-Oct-26	13-Oct-26



Activity ID	Activity Name	OD	RD	ACD	Start	Finish
INT_LV01-1720	Polish Cure (Calendar Days)	30	30	30	14-Oct-26	12-Nov-26
INT_LV01-1760	Install Millwork/ Bases/ Tops/ Counters	10	10	10	03-Nov-26	16-Nov-26
INT_LV01-1780	Install Carpet	10	10	10	09-Nov-26	20-Nov-26
INT_LV01-1790	Install VCT	10	10	10	17-Nov-26	02-Dec-26
INT_LV01-1810	Install Walk Off Mats	3	3	3	03-Dec-26	07-Dec-26
Finish and Commissioning		21	21	21	23-Nov-26	23-Dec-26
INT_LV01-1800	Install Wall Coverings	10	10	10	23-Nov-26	08-Dec-26
INT_LV01-1820	Install Glazing	5	5	5	09-Dec-26	15-Dec-26
INT_LV01-1830	Final Coat Paint	5	5	5	09-Dec-26	15-Dec-26
INT_LV01-1840	Install Plumbing Fixtures	3	3	3	09-Dec-26	11-Dec-26
INT_LV01-1850	Swing Doors	5	5	5	14-Dec-26	18-Dec-26
INT_LV01-1870	Install Window Furnishings	3	3	3	16-Dec-26	18-Dec-26
INT_LV01-1880	Install Appliances	3	3	3	16-Dec-26	18-Dec-26
INT_LV01-1900	Install Door Hardware	3	3	3	21-Dec-26	23-Dec-26
Punchlist		12	12	12	16-Dec-26	05-Jan-27
INT_LV01-1860	SB Pre-Punchlist Inspection	1	1	1	16-Dec-26	16-Dec-26
INT_LV01-1890	SB Pre-Punchlist Corrections	2	2	2	17-Dec-26	18-Dec-26
INT_LV01-1920	Final Punchlist Inspection	1	1	1	28-Dec-26	28-Dec-26
INT_LV01-1930	Final Punchlist Corrections	5	5	5	29-Dec-26	05-Jan-27
INT_LV01-1940	Area Final Acceptance	0	0	0		05-Jan-27
Rough-Ins		65	65	65	31-Jul-26	30-Oct-26
A9720	Rough-In - Level02	45	45	45	31-Jul-26	02-Oct-26
A9730	Rough-In - Level03	45	45	45	14-Aug-26	16-Oct-26
A9750	Rough-In - Level04	45	45	45	28-Aug-26	30-Oct-26
Finishes		85	85	85	05-Oct-26	08-Feb-27
A9740	Finishes - Level 02	65	65	65	05-Oct-26	08-Jan-27
A9760	Finishes - Level 03	65	65	65	19-Oct-26	25-Jan-27
A9780	Finishes - Level 04	65	65	65	02-Nov-26	08-Feb-27
Startup, Testing, Inspections		65	65	65	23-Dec-26	30-Mar-27
A9800	Startup, Testing, Inspections	65	65	65	23-Dec-26	30-Mar-27
Site Hardscape / Landscaping		67	67	67	22-Oct-26	01-Feb-27
Horizontal Concrete Areas		67	67	67	22-Oct-26	01-Feb-27
SEAST-1150	Install Irrigation Sleeves	3	3	3	22-Oct-26	26-Oct-26
SEAST-1160	Layout Curb/ Gutter	3	3	3	27-Oct-26	29-Oct-26
SEAST-1170	Layout Lighting	2	2	2	30-Oct-26	02-Nov-26
SEAST-1180	Trench for Lighting	4	4	4	03-Nov-26	06-Nov-26
SEAST-1190	Install Foundations for Lighting	7	7	7	09-Nov-26	17-Nov-26
SEAST-1200	Lighting Bases	5	5	5	18-Nov-26	24-Nov-26
SEAST-1210	Form and Prep Curb/ Gutter	10	10	10	25-Nov-26	10-Dec-26
SEAST-1220	Install Irrigation	8	8	8	11-Dec-26	22-Dec-26
SEAST-1230	Prep and Place Sidewalks	15	15	15	11-Dec-26	05-Jan-27
SEAST-1270	Landscape Areas	25	25	25	23-Dec-26	01-Feb-27
SEAST-1240	Install Bases and Signage	5	5	5	06-Jan-27	12-Jan-27
SEAST-1250	Install Light Fixtures	5	5	5	06-Jan-27	12-Jan-27
SEAST-1260	Install Site Accessories	5	5	5	13-Jan-27	20-Jan-27



Remaining Work | Actual Work | Impacts | Milestone
Negative (<0 TF) | Near Critical (1-10 TF) | Impacted | Critical Milestone
Critical Work | Actual Level of Effort | Summary

Celina Government Center
All Activities

SWINERTON

Run Date :23-Aug-24
Data Date: 11-Dec-23
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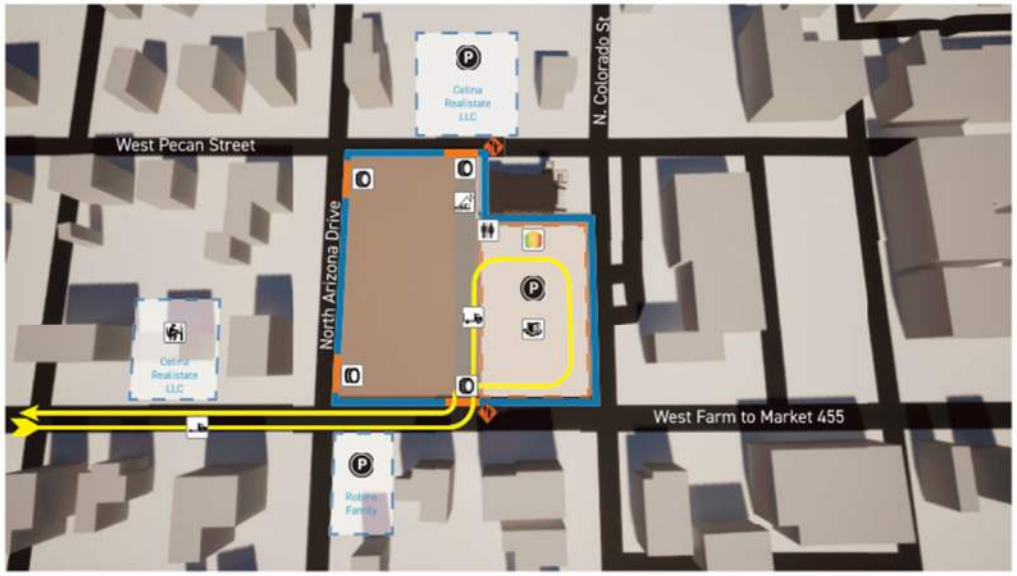
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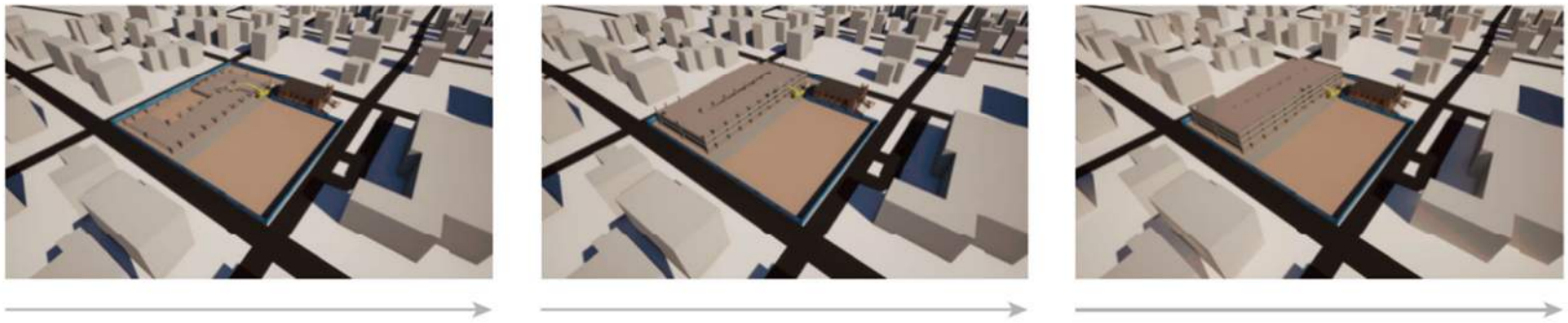
TAB 8

LOGISTICS PLAN

LOGISTICS

- Traffic Safety Team
  As needed for traffic control
- Construction Access Route
- Construction Site Fence
  Orange bar indicates gate(s)
- Egress/Access Scaffold Stair
- Parking
- Flat-Top Tower Crane
  Radius 200 feet
- Site Office
- Portable Restrooms & Hand Wash
- Concrete Pump Operations
- Material Staging & Storage
- Waste Dumpster





PHASE 1 - GARAGE LOGISTICS

SWINERTON



TAB 9

BID PARTICIPATION REPORT

Swinerton Builders

23611015P

Celina Government Center Garage GMP

Name	Email	Phone	Cell	Status	Base Bid
01 50 00: Web Cam		Lead: Christopher Dencklau		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
EarthCam, Inc.		--		Not Bidding	--
Mike Fletcher	mfletcher@earthcam.com	+1 469-829-1844	--	Viewed	
02 40 00: Building Demo		Lead: Christopher Dencklau		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
Demolition Specialties, LP		+1 972-438-3366		Bid Submitted	$102,000
Hadley Ingersoll	hadley@demotx.com	+1 972-438-3366	+1 979-703-3391	Invited	
Todd Ingersoll	todd@demotx.com	+1 972-438-3366	+1 817-915-5569	Viewed	
Elevating Sales Corp.		+1 714-404-2023		Not Bidding	--
Mike Spazafumo	mike@mydvbe.com	+1 714-404-2023	--	Viewed	
Kcorb Consulting		--		Not Bidding	--
Brockton Gardner	brock@kcorbconsulting.com	+1 817-239-0564	--	Viewed	
Liberty Demolition		--		Bid Submitted	$181,300
Daniel McNeely	danielm@liberty-demolition.com	+1 817-946-1408	--	Viewed	
Luke White	luke@liberty-demolition.com	+1 469-446-4602	--	Viewed	
North America Procurement Council Inc PBC		--		Not Bidding	--
Eric Johnson	sourcemanagement@napc.me	+1 302-450-1923	--	Viewed	

Precision Demolition		**+1 972-434-0800**		**Bidding**	--
Chris Wright	chris.wright@precisiondemolition.com	--	--	Viewed	
Estimating Department	estimating@precisiondemolition.com	+1 972-434-0800	+1 469-233-1700	Viewed	
Southwest Construction Services		**+1 214-879-9948**		**Bidding**	--
Estimating Coordinator	estimating@sw-construction.com	+1 214-256-7306	--	Viewed	
Kaleb Garrison	kgarrison@sw-construction.com	--	--	Viewed	
Ryon Pittsinger	rpittsinger@sw-construction.com	+1 214-502-7606	--	Viewed	
Steve Moriarty (Demolition)	smoriarty@sw-construction.com	+1 214-879-9948	+1 214-535-1180	Invited	
Tim Milburn	tmilburn@sw-construction.com	+1 214-243-8267	--	Invited	
Tactical Demolition		**+1 214-504-1931**		**Bid Submitted**	$143,900
Estimating Inbox	estimating@tacticaldemo.com	--	--	Viewed	
George Hollingsworth	ghollingsworth@tacticaldemo.com	+1 972-504-5392	--	Invited	
Joey Tamburin	jtamburin@tacticaldemo.com	+1 214-504-1931	+1 903-814-2607	Invited	
Zachary Payne	zpayne@tacticaldemo.com	+1 214-504-1931	+1 214-998-0528	Viewed	
The Demo Company		**+1 214-502-2091**		**Bidding**	--
Michael Brdecka	michael@thedemocompany.com	--	--	Viewed	
Miguel Reyes	miguel@thedemocompany.com	--	+1 469-422-5895	Invited	
Preconstruction Demo	precon@thedemocompany.com	+1 214-502-2091	--	Viewed	
Veit National Corporation		**+1 903-809-1555**		**Bid Submitted**	$100,834
Chester Grace	chester.grace@veitnational.com	+1 903-809-1555	--	Viewed	
Jessica Veit	jessica.veit@veitnational.com	--	--	Viewed	
Veit National Estimating	estimating@veitnational.com	+1 903-809-1555	+1 785-640-2476	Viewed	
Virtual Builders Exchange		**--**		**Not Bidding**	--
Jeannette Olguin	karen@virtualbx.com	+1 210-564-6900	--	Viewed	

03 00 00: Concrete Pumping | Lead: Benny Kuriakose | Bids Due: Aug 8, 2024 at 2:00 PM CDT

Brundage Bone Concrete Pumping		--		Not Bidding	--
matt barker	mattbarker@brundagebone.com	--	--	Invited	
C&C Pumping Services, Inc.		--		Not Bidding	--
Christopher Holdorf	cnholdorf@ccpumpingservices.com	+1 904-219-6187	--	Invited	
Jeremy Graulich	jgraulich@ccpumpingservices.com	+1 407-717-6870	--	Viewed	
Sean Gallaway	sgallaway@ccpumpingservices.com	+1 352-266-2908	--	Invited	
Pioneer Concrete Pumping Service, Inc.		--		Not Bidding	--
Jeff Rice	jeff.rice@pioneerconcrete.com	+1 972-313-8500	--	Invited	
Vista Ridge Concrete Pumping, Inc.		+1 972-316-0148		Bid Submitted	$1,000
Bob Guevremont	bobg@vrcpinc.com	+1 972-316-0148	--	Invited	
Kevin James	kevinj@vrcpinc.com	+1 972-316-0148	+1 972-904-6321	Viewed	

03 01 00: Concrete	Lead: Benny Kuriakose	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Capform, Inc.		+1 972-245-7292		Bidding	--
Adam Bellissimo	abellissimo@capforminc.com	+1 972-245-7292 ext. 310	+1 903-450-7187	Invited	
Blake Cearley (vendor)	blakec@maxondrilling.com	+1 817-564-6156	--	Viewed	
Cameron Smith (vendor)	csmith@lewiscraneandhoist.com	+1 817-225-1090	+1 817-899-7768	Viewed	
Cast-in-Place Concrete Dalcan, Inc. ...	jvillarreal@capforminc.com	(972) 245-7292	--	Invited	
Jovani Alejandro	ralejandro@capforminc.com	+1 682-217-9970	--	Viewed	
Mark Bellissimo	mbellissimo@capforminc.com	(972) 245-7292	--	Invited	
Robby Ferris (vendor)	rferris@suncoast-pt.com	+1 469-785-5349	--	Viewed	
Steve Carlisle	scarlisle@capforminc.com	+1 972-245-7292	--	Invited	
Tuan Pho	tpho@capforminc.com	+1 972-245-7292	+1 214-538-7959	Viewed	
humberto marti	hvillarroel-marti@capforminc.com	--	--	Viewed	

Lithko Contracting, LLC.		**+1 469-844-8563**		**Bid Submitted**	**$5,216,700**
Billy Van Straaten (vendor)	billy.vanstraaten@peri-usa.com	+1 682-419-7588	--	Viewed	
Byron Jackson (vendor)	byron.jackson@holcim.com	+1 972-207-6432	--	Viewed	
David Heith (vendor)	david@commercialforms.net	+1 800-256-4511	+1 903-675-2611	Viewed	
Isaac Cedillo	cedilloi@lithko.com	+1 469-974-1950	+1 469-974-1950	Viewed	
John Modisette (vendor)	john.m@voidform.com	+1 817-422-6471	--	Viewed	
Josh Halbert (vendor)	jhalbert@steelformrental.com	+1 972-287-4290	--	Viewed	
Josh Nolen	nolenj@lithko.com	+1 940-867-3703	--	Invited	
Mark Bradley (vendor)	mbradley@smyrnareadymix.com	+1 817-371-3762	--	Viewed	
Matt Nichols	nicholsm@lithko.com	--	--	Viewed	
Nick Zaraza (vendor)	nicholas.zaraza@doka.com	+1 201-937-4012	--	Viewed	
Orion (TAS Concrete Construction, L.L.C.)		**--**		**Not Bidding**	**--**
Billy Bass	william.bass@tasconcrete.com	+1 469-649-6056	--	Invited	
Orion Estimating	estimatingdallas@tasconcrete.com	+1 214-905-9950	+1 214-905-4194	Viewed	
Potter Concrete Ltd		**+1 972-887-5600**		**Bid Submitted**	**$4,915,000**
Amirreza Kazemi	akazemi@potterconcrete.com	+1 214-783-4485	--	Invited	
Angel Ramirez	anramirez@potterconcrete.com	+1 972-887-5600	+1 469-594-3806	Viewed	
Ani Cobbler (vendor)	precon@post-tension.com	+1 972-845-5500	--	Viewed	
David Heith (vendor)	david@commercialforms.net	+1 800-256-4511	+1 903-675-2611	Viewed	
Edgar Torres (vendor)	edgar.t@voidform.com	+1 817-823-2094	--	Viewed	
Matt Minninger	mminninger@potterconcrete.com	--	+1 318-381-2074	Viewed	
RG CONCRETE CO.		**+1 817-898-8423**		**Bidding**	**--**
Richard Gonzalez	richard@rgconcreteco.com	+1 817-898-8423	--	Viewed	

Rago Enterprises LLC		--		**Not Bidding**	--
Ariel Fraire (vendor)	ariel@kasteelllc.com	+1 817-894-4260	+1 817-894-4260	Viewed	
Dustin Veatch	dustin.veatch@ragoconcrete.com	+1 281-344-0225	--	Invited	
Jeff Villarreal	jeff.villarreal@ragoconcrete.com	+1 832-520-8851	--	Viewed	
Joe Bosley (vendor)	jbosley@maximcrane.com	+1 513-505-4278	--	Viewed	
Leonard Norris	leonard.norris@ragoconcrete.com	+1 281-344-0225	+1 832-586-5074	Viewed	
Michael Emigh (vendor)	memigh@maximcrane.com	+1 469-516-9605	+1 469-516-9605	Viewed	
Omar Torres	omar.torres@ragoconcrete.com	(281) 344-0225	--	Invited	
Peyton Baros	peyton.baros@ragoconcrete.com	+1 832-278-9639	--	Viewed	
Pt Usa Scoppa (vendor)	pscoppa@ptsus.net	+1 713-808-9672	--	Viewed	
ekaterina koniukhova (vendor)	ekoniukhova@ptsus.net	--	--	Viewed	
mike speight (vendor)	mike@bigdogdrilling.net	+1 972-771-0173	--	Viewed	
Sizelove Construction		**+1 817-267-4788**		**Bid Submitted**	**$5,649,140**
Blake Cearley (vendor)	blakec@maxondrilling.com	+1 817-564-6156	--	Viewed	
Hunter Davis (vendor)	sales@voidform.com	+1 817-429-0888	--	Viewed	
ITB Sizelove	itb@sizeloveconstruction.com	--	--	Invited	
James Durbin (vendor)	james.durbin@rmdkwikform.com	+1 214-878-7409	--	Viewed	
Josh Wyatt	josh@sizeloveconstruction.com	+1 214-908-7000	--	Viewed	
Mitchell Sizelove	mitchell@sizeloveconstruction.com	+1 817-267-4788 ext. 206	+1 214-878-2055	Invited	
Rodney Hitt (vendor)	rhitt@danielsteelind.com	+1 972-226-7656	--	Viewed	
Troy Routledge	troyr@sizeloveconstruction.com	+1 817-267-4788 ext. 217	--	Viewed	
United Forming Inc.		**+1 512-534-0041**		**Bidding**	--
Kevin OLeary	koleary@unitedforming.com	+1 512-243-0300	+1 512-534-0041	Viewed	
Michael Pedraza	mpedraza@unitedforming.com	+1 984-202-2627	+1 919-710-9606	Viewed	
abdul musamim	amusamim@unitedforming.com	--	--	Viewed	

03 05 00: Ready Mix Supplier | Lead: Benny Kuriakose | Bids Due: Aug 8, 2024 at 2:00 PM CDT

CowTown Redi Mix		--		Bidding	--
AMJAD ABU ARAB	aabuarab@cowtownrm.us	--	--	Viewed	
Dave Guice	dguice@cowtownrm.us	+1 214-674-4774	+1 817-480-6650	Invited	
Husam Tamimi	htamimi@cowtownrm.us	+1 682-360-9099	--	Invited	
Mario Medina	mmedina@cowtownrm.us	+1 817-759-1919	--	Invited	
Max Ulrich	maxcowtown@yahoo.com	+1 817-454-2371	--	Invited	
Martin Marietta Materials, Inc.		**+1 972-647-3804**		Bidding	--
Cecilia Slayton	cecilia.slayton@martinmarietta.com	+1 972-647-3804	+1 817-832-0978	Viewed	
Justin Hanks	justin.hanks@martinmarietta.com	+1 817-219-7966	--	Invited	
SRM Concrete		**+1 817-835-4100**		Bidding	--
Alan Stark	alan.stark@smyrnareadymix.com	+1 817-308-6047	+1 817-308-6047	Invited	
Drew Fleming	phillip.fleming@smyrnareadymix.com	--	+1 817-239-5087	Invited	

03 10 00: Concrete Formwork

Lead: Benny Kuriakose

Bids Due: Aug 8, 2024 at 2:00 PM CDT

Ceco Concrete		--		Bidding	--
Efrain Villarreal (vendor)	efrainv@orcosteel.com	+1 346-579-4739	--	Viewed	
James Kondziela (vendor)	jimk@k-constructors.com	+1 830-500-0495	--	Viewed	
John Mullins	jmullins@cecoconcrete.com	+1 210-496-5982	--	Viewed	
Jonathan Walker	jonathan.walker@cecoconcrete.com	+1 469-528-6011	+1 210-364-5867	Viewed	
Keith Miller (vendor)	kmiller@structuraltec.com	+1 856-281-0080	--	Viewed	
Kevin Mahany	kevin.mahany@cecoconcrete.com	--	+1 210-801-4022	Viewed	
Matthew Millhorn (vendor)	mattm@swfoundation.com	--	--	Viewed	
NicK Perry Main Contact (vendor)	nperry@rupley-speed.com	+1 214-637-3270	+1 903-288-2961	Viewed	
Sylvia Dewalt (vendor)	estimating@damcon.us	+1 713-796-2661	--	Viewed	

Cobiax USA		--		**Not Bidding**	--
MICHAEL Russillo	mrussillo@cobiaxusa.com	+1 781-381-0111	--	Viewed	
Mike Mota	mmota@cobiaxusa.com	+1 856-264-3851	--	Viewed	
Yannick Schelker	ysc@cobiax.com	--	--	Invited	
Doka		--		**Not Bidding**	--
Krystle Syms	krystle.syms@doka.com	+1 201-249-2367	--	Invited	
Skyline Forming, Inc.		--		**Not Bidding**	--
Info Bowman	inbox@skylineforming.com	+1 281-893-3331	--	Invited	
Ron King	skyline@zianet.com	+1 575-589-5481	+1 915-549-9858	Viewed	
UFP Concrete Forming Solutions		--		**Bidding**	--
Zachary Ries	zach.ries@ufpi.com	+1 614-949-6062	--	Viewed	

03 20 00: Concrete Reinforcing	Lead: Benny Kuriakose	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Aguilar Forming Rebar Construction, Inc.		--		**Not Bidding**	--
Brian Aguilar	aguilarestimating@gmail.com	--	--	Invited	
Darlene Aguilar	aguilar.darlene.afr@gmail.com	+1 469-401-0165	--	Invited	
Allied Supply Chain Support & Services Inc.		--		**Not Bidding**	--
David Jackson	extended2424@gmail.com	+1 817-914-7077	--	Invited	
David Jackson Jr.	djacksonjr@allied-scss.com	+1 833-242-7277	--	Invited	
Victoria Stevenson	vstevenson@allied-scss.com	+1 214-938-0374	--	Invited	
Victoria Stevenson	info@allied-scss.com	+1 214-938-0374	--	Invited	
CMC Rebar		--		**Not Bidding**	--
JESSSE SMART	jesse.smart@cmc.com	+1 214-920-2756	--	Invited	
Mike Trull	mke.trull@cmc.com	+1 214-920-2731	+1 214-878-2519	Invited	

CMC Steel Fabricators, Inc. dba CMC Rebar		--		Bidding	--
Alfredo Rivera	alfredo.rivera@cmc.com	+1 214-631-5250	--	Invited	
DANIEL LEAL	daniel.leal@cmc.com	+1 817-235-4186	+1 817-235-4186	Invited	
Donnie Colvin	donnie.colvin@cmc.com	+1 214-878-3861	+1 214-631-5250	Invited	
Dustin Evans	dustin.evans@cmc.com	+1 469-601-2808	--	Invited	
Elva Martinez	elva.martinez@cmc.com	+1 214-631-5250	--	Viewed	
Graeme Moore	graeme.moore@cmc.com	+1 214-920-2706	+1 214-460-3192	Invited	
Rodney Scott	rodney.scott@cmc.com	+1 214-334-3743	--	Invited	
Steve Phillips	steve.phillips2@cmc.com	+1 214-920-2772	--	Invited	
D'Ambra Construction Corporation		**+1 713-341-2281**		Bidding	--
Jonathan Navarro	jnavarro@damcon.us	--	--	Invited	
Roman Herrera	rherrera@damcon.us	+1 713-796-2661	--	Invited	
Sylvia Dewalt	estimating@damcon.us	+1 713-796-2661	--	Viewed	
DFW Rebar		--		Not Bidding	--
Joe Whitt	joewhitt@dfwrebar.com	+1 817-508-3148	--	Invited	
Daniel Steel Industries, Inc.		**+1 972-226-7656**		Bidding	--
dominic Digiammatteo	dominic@danielsteelind.com	--	--	Invited	
FABco, LLC		--		Bidding	--
Chris Johnson	chris.johnson@fabcous.com	+1 903-283-6441	--	Invited	
Giles Ludwig	giles.ludwig@fabcous.com	+1 972-573-7700	--	Invited	
Justin Munden	justin.munden@fabcous.com	--	--	Invited	
Nick Junker	nicholas.junker@fabcous.com	(832) 350-7411	+1 832-641-0840	Viewed	
Vanessa Vigil	vanessa.vigil@fabcous.com	+1 210-895-3665	--	Viewed	
Gray Rebar		--		Not Bidding	--
Tim gray	timgray4@att.net	+1 817-999-1290	--	Invited	

Harris Rebar Dallas		--		**Not Bidding**	--
--	hmoore@harrisrebar.com	2146373227	--	Invited	
L J Rebar LLC		--		**Bid Submitted**	$400
Luis Luna	rebarlandj@gmail.com	+1 945-267-2542	--	Viewed	
Nucor Rebar Fabrication		--		**Bidding**	--
Angel Rivera	arivera@harrisrebar.com	+1 214-637-3227	+1 214-724-6667	Viewed	
Clay Jones	mcjones@harrisrebar.com	+1 214-226-9809	--	Invited	
Clay Jones (vendor)	clay.jones@nucor.com	--	--	Viewed	
Noel Castillo	ncastillo@harrisrebar.com	+1 214-637-3227	(214) 236-5685	Viewed	
Sriram Sridharan	sriram@harrisrebar.com	--	--	Viewed	
Nucor Rebar Fabrication South Central		--		**Bidding**	--
--	noel.castillo@nucor.com	--	--	Invited	
Angel Rivera (vendor)	arivera@harrisrebar.com	+1 214-637-3227	+1 214-724-6667	Viewed	
Noel Castillo (vendor)	ncastillo@harrisrebar.com	+1 214-637-3227	(214) 236-5685	Viewed	
Rebar Reinforcement Placers		--		**Not Bidding**	--
Andres Pena	andresp@rrplacers.com	+1 281-484-3265	+1 713-829-5810	Invited	
JOE BASALDUA	joeb@rrplacers.com	--	--	Invited	
Rumler Rebar, Inc		**+1 303-840-7726**		**Bidding**	--
Johnathan Brown	jbrown@rumcivil.com	+1 303-840-7726 ext. 1007	--	Invited	
Spartan Group, LLC		**+1 832-980-3834**		**Not Bidding**	--
Adam Henderson	ahenderson@spartanreinforcing.com	+1 832-980-3834	--	Invited	
John Wallace	jwallace@spartansr7.com	+1 512-718-1519	--	Invited	

West Texas Rebar Placers		**+1 214-869-2748**		**Not Bidding** --
Marco Hernandez	westexassteel@sbcglobal.net	+1 214-221-1333	+1 214-869-2748	Invited
XEGR, Llc		**+1 469-589-0899**		**Not Bidding** --
Javier Martinez	info@xegrllc.com	+1 469-589-0899	+1 469-964-5835	Invited

03 20 02: Concrete Formwork	Lead: Benny Kuriakose	Bids Due: Aug 8, 2024 at 2:00 PM CDT

CMC Scaffolding		--		**Not Bidding** --
Randall Yauch	cmcscaffolding@sbcglobal.net	+1 713-692-8591	--	Invited
Doka USA		--		**Not Bidding** --
Jose Guzman	jose.guzman@doka.com	+1 281-516-2211	--	Invited
Doka USA Ltd.		--		**Not Bidding** --
Andy Hodges	andy.hodges@doka.com	+1 281-628-6440	--	Invited
Joe Sandoval	joe.sandoval@doka.com	+1 210-347-7953	+1 210-347-7953	Viewed
PERI Formwork Systems Inc. (USA)		--		**Not Bidding** --
Jeremy Annis	jeremy.annis@peri-usa.com	--	--	Invited
Stephanie Wilkinson	stephanie.wilkinson@peri-usa.com	+1 817-413-0424	--	Invited
Steelform Rental, LLC		**+1 972-287-4290**		**Not Bidding** --
Glen Halbert	ghalbert@steelformrental.com	+1 972-287-4290	--	Invited
Josh Halbert	jhalbert@steelformrental.com	+1 972-287-4290	--	Invited
United Forming Inc.		--		**Bidding** --
Agarcia None	agarcia@unitedforming.com	--	--	Viewed
Armando Urbina	aurbina@unitedforming.com	+1 512-689-3815	--	Invited
Humberto Chavez	hreyes@unitedforming.com	+1 469-508-6549	--	Invited

03 38 16: Post-Tensioned Concrete	Lead: Benny Kuriakose	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Consolidated Reinforcement		--		Not Bidding	--
Victor Luna	vluna@critexas.com	+1 817-773-8860	--	Invited	
Post-Tension Services		**+1 972-845-5500**		Bid Submitted	$181,363
Ani Cobbler	precon@post-tension.com	+1 972-845-5500	--	Viewed	
Brett Hunter	brett@post-tension.com	+1 704-890-8696	+1 704-890-8696	Invited	
Debbie Hughes	debbie@post-tension.com	+1 972-845-5500	--	Invited	
Derek Tuttle	derek@post-tension.com	+1 972-845-5500	--	Invited	
Justin Zuckerbrow	justin@post-tensionservices.com	--	+1 817-944-0440	Viewed	
Justin Zuckerbrow	justin@post-tension.com	+1 972-845-5500	+1 817-944-0440	Invited	
Kyle French	kyle@post-tension.com	+1 817-880-9396	--	Invited	
Structural Technologies		--		Not Bidding	--
Randy Lorber	rlorber@structuraltec.com	+1 817-995-4418	--	Invited	
Structural Technologies		--		Not Bidding	--
Bob Sward	bsward@structuraltec.com	+1 817-585-2272	+1 214-213-8403	Invited	
Jordan Sessa	jsessa@structuraltec.com	+1 561-222-6807	--	Invited	
Keith Miller	kmiller@structuraltec.com	+1 856-281-0080	--	Invited	
Nicholas Larsen	nlarsen@structuraltec.com	+1 469-552-1443	--	Invited	
William Sward	wsward@structuraltec.com	+1 817-545-4807	--	Invited	

Suncoast Post-Tension		--		Bidding	--
Andrew Smaardyk	asmaardyk@suncoast-pt.com	+1 832-456-2346	--	Invited	
Austin Wilson	awilson@suncoast-pt.com	+1 281-543-9319	--	Viewed	
Brian Butts	bbutts@suncoast-pt.com	+1 832-456-2352	--	Invited	
Chris Burckle	cburckle@suncoast-pt.com	+1 832-529-5375	+1 832-529-5375	Viewed	
Curt Whitworth	cwhitworth@suncoast-pt.com	+1 972-287-0612	--	Invited	
Eve Tate	etate@suncoast-pt.com	+1 832-456-2347	--	Invited	
Isis Aguirre	iaguirre@suncoast-pt.com	+1 832-456-2348	--	Invited	
Russell Price	r.price@suncoast-pt.com	(800) 847-8886	+1 281-808-5537	Invited	
Scpt Hou	suncoastbid@suncoast-pt.com	+1 281-445-8886	--	Invited	
Tina Glaesmann	tglaesmann@suncoast-pt.com	--	--	Invited	

04 10 00: Masonry

Lead: Benny Kuriakose

Bids Due: Aug 8, 2024 at 2:00 PM CDT

Alpha & Omega Professional Services Group		+1 469-718-5494		Bid Submitted	$1,152,865
Alpha&Omega Professional Service...	finance@aopsg.com	+1 972-224-1722	--	Invited	
Ishan Patel	ipatel@aopsg.com	+1 682-408-4451	--	Viewed	
Alpha and Omega professional service group		--		Not Bidding	--
Best Block Company		--		Not Bidding	--
Barb Lyons	barb.lyons@bestblock.com	+1 832-270-6230	--	Viewed	
Blackson Brick Company, Inc.		+1 214-855-5051		Undecided	--
Bart Snowden	bart@blacksonbrick.com	+1 214-855-5051	--	Invited	
Brae Barton	brae@blacksonbrick.com	+1 817-874-3194	+1 214-855-5051	Invited	
Bronson Blackson	bronson@blacksonbrick.com	+1 214-855-5240	+1 214-533-5358	Invited	
Marc Blackson	marc@blacksonbrick.com	+1 214-855-5051	--	Invited	

Butler & Butler Construction Masonry		**+1 972-636-8053**		**Bidding**	**--**
David Vicuna	dvicuna@butlermasonry.com	+1 972-636-8053	+1 682-218-0518	Viewed	
Kevin Butler	kbutler@butlermasonry.com	+1 972-636-8053 ext. 406	+1 972-872-1211	Invited	
Osie Carroll	ocarroll@butlermasonry.com	+1 972-636-8053	--	Invited	
Robert Garcia	robertgarcia@butlermasonry.com	+1 830-714-3754	--	Viewed	
DMG Masonry Construction, Ltd and DMG Plaster & Stucco, Inc.		**+1 817-784-0880**		**Bid Submitted**	**$1,266,594**
Estimating Send Bids Invites Here	svancurine@dmgmasonry.com	+1 817-784-0880	--	Invited	
Josh Cagle	jcagle@dmgmasonry.com	+1 817-784-0880	(903) 780-1939	Viewed	
Mike Green	mgreen@dmgmasonry.com	+1 817-784-0880	+1 501-655-6873	Invited	
Stacy Vancurine	estimating@dmgmasonry.com	+1 817-784-0880	--	Viewed	
Tony Magers	tmagers@dmgmasonry.com	+1 817-829-3728	--	Invited	
Father & Sons Masonry & Stucco Inc.		**+1 972-576-5432**		**Bidding**	**--**
Brae Barton (vendor)	brae@blacksonbrick.com	+1 817-874-3194	+1 214-855-5051	Viewed	
Elias Arias	elias@fsmsi.com	+1 972-576-5432	+1 214-347-2693	Viewed	
Esmeralda Martinez	esmeralda@fsmsi.com	+1 972-576-5432	--	Invited	
Information Website	fs-info@fsmsi.com	+1 972-576-5432	--	Invited	
juan ramos	jramos@fsmsi.com	+1 972-576-5432	--	Viewed	
Fenimore-Blythe Inc.		**+1 817-834-6301**		**Bidding**	**--**
David Grzesiak	davidg@fenimoreblythe.com	+1 262-391-7319	--	Viewed	
GLS Masonry		**--**		**Not Bidding**	**--**
Alane Chairez	alane@glsmasonry.com	--	--	Invited	
Estimating Department	estimating@glsmasonry.com	+1 214-697-9910	+1 214-697-9910	Invited	
Glen Arvilla	glen@glsmasonry.com	+1 214-697-9910	+1 214-697-9910	Invited	

J&E Companies		**+1 817-686-3220**		**Bidding**	--
Clint Thrasher	clint@je-co.com	+1 817-686-3220	+1 940-255-0172	Invited	
Craig Hunt	craig@je-co.com	+1 817-686-3220 ext. 200	--	Viewed	
Elva Vasquez	elva@je-co.com	+1 817-686-3220 ext. 213	+1 817-691-9385	Viewed	
Estimating Coordinator	bids@je-co.com	+1 817-686-3220	+1 817-686-3220	Invited	
Kingstone Masonry		**--**		**Not Bidding**	--
Charles King	cleoking5@yahoo.com	--	--	Viewed	
ROC Construction Inc.		**--**		**Not Bidding**	--
Romeo Collazo	romeo@rocdallas.com	+1 214-349-1704	--	Viewed	
Skinner Masonry LLP		**--**		**Bidding**	--
Jeremy Peek	jpeek@skinnermasonry.com	+1 972-289-3178	--	Viewed	
Trinity Wall Systems, L.P.		**+1 817-616-0962**		**Not Bidding**	--
Kenny Jones	kennyj@trinitydps.com	+1 817-602-8726	--	Invited	
Kyle Brock	kyleb@trinitydps.com	--	--	Invited	

05 10 00: Structural Steel		Lead: Christopher Dencklau		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
Alamo Structural Steel, LLC.		**--**		**Bidding**	--
Dusty Osborn	dosborn@alamosteel.com	(254) 870-6614	--	Invited	
Gary Whisenhunt	gwhisenhunt@alamosteel.com	+1 817-657-1296	+1 817-657-1296	Invited	
Justin Sage	jsage@alamosteel.com	+1 254-799-2471	+1 254-715-5734	Invited	
Kristina Godinez	kgodinez@alamosteel.com	+1 254-799-2471	--	Invited	
Linda McPherson	lmcpherson@alamosteel.com	+1 254-799-2471	--	Viewed	
Peter Star	pstar@alamosteel.com	--	--	Viewed	

American Steel and Aluminum		--		Bidding	--
Mike Hohertz	mike@asafab.com	+1 972-264-1533 ext. 110	+1 214-769-2833	Viewed	
Raymond Trietsch	raymond@asafab.com	+1 972-264-1533 ext. 109	--	Viewed	
Compass Steel Erection, Inc.		**+1 940-320-5680**		Bidding	--
Kyle Durham	kyledurham@compasssteel.com	+1 940-320-5680	--	Viewed	
Ray Durham	raydurham@compasssteel.com	+1 940-320-5680	--	Invited	
Ennis Steel Industries, Inc.		**+1 972-878-0400**		Not Bidding	--
Carlos Castillo	carlos@ennissteel.com	--	+1 623-523-9202	Viewed	
Ian Maltz	ian@ennissteel.com	+1 908-596-0860	+1 908-596-0860	Viewed	
Phil Longworth	phil@ennissteel.com	+1 972-878-0400	--	Invited	
samantha Cox	estimating@ennissteel.com	--	--	Invited	
GST Manufacturing LTD		**+1 817-528-0022**		Bidding	--
Daniel Weaver	dweaver@gstmanufacturing.com	8173351401	--	Invited	
Jason Evertson	jevertson@gstmanufacturing.com	+1 817-520-2439	+1 817-528-0022	Invited	
Jered South	jsouth@gstmanufacturing.com	+1 817-520-2320 ext. 805	--	Viewed	
Mike Elmendorf	melmendorf@gstmanufacturing.com	+1 817-520-2320 ext. 807	--	Invited	
Sam Kerbel	skerbel@gstmanufacturing.com	+1 817-520-2422	--	Invited	
Tye Lamberth	tlamberth@gstmanufacturing.com	+1 817-520-2310	--	Invited	
MMW Fabrication LTD		--		Not Bidding	--
--	bids@mmwfabrication.com	+1 817-284-4978	--	Invited	
Brian Jones	bjones@mmwfabrication.com	+1 214-356-0316	--	Invited	

Patriot Erectors LLC		**+1 817-537-0780**		**Not Bidding**	--
Dani Goeser	goeserd@patrioterectors.com	+1 512-858-9100	--	Viewed	
Erica Garza (vendor)	egarza@vulcraft-tx.com	+1 210-655-9070	--	Viewed	
Mark Quintero	quinterom@patrioterectors.com	+1 817-537-0780	+1 817-271-3157	Invited	
Sam Box (vendor)	sbox@vulcraft-tx.com	+1 225-243-6214	+1 936-687-4290	Viewed	
Scott Green	greens@patrioterectors.com	(817) 537-0782	--	Viewed	
Susan Dimmitt	dimmitts@patrioterectors.com	+1 817-537-0779 ext. 5006	--	Viewed	
Tom Harle	harlet@patrioterectors.com	+1 817-650-5091	--	Viewed	
SteelFab Texas, Inc.		**+1 972-562-7720**		**Bidding**	--
Kayla Stevens (vendor)	drawings@texas-iron.com	+1 903-545-2266	--	Viewed	
Luke Steen	lsteen@steelfab-inc.com	+1 336-312-5276	--	Viewed	
Mark Drumm (vendor)	mdrumm@steelfab-inc.com	+1 214-632-5903	--	Viewed	
Vimar Steel Corp		**--**		**Not Bidding**	--
Jeremy Moore	j.moore@vimarsteel.com	+1 806-535-3297	--	Viewed	
WEB Custom Metals		**+1 972-965-3446**		**Bidding**	--
Eric Barnes	ericb@webcustommetals.com	+1 972-965-3446	--	Viewed	

05 73 00: Railings	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

ATR Technologies Inc.		**+1 909-399-9724**		**Not Bidding**	--
--	railings@atr-technologies.com	+1 909-399-9724	--	Invited	
Bert Roark	bert@atr-technologies.com	+1 909-399-9724	--	Invited	
Aaron Architectural Iron LLC		**+1 817-731-9281**		**Bid Submitted**	$244,020
Renee Jolley	renee@aaroniron.com	+1 817-731-9281	--	Viewed	
Renee Jolley	rsjd3@yahoo.com	+1 817-731-9281	--	Invited	
rod Desrets	r_desrets@hotmail.com	+1 817-688-8140	--	Invited	
rod Desrets	rod@aaroniron.com	+1 817-731-9281	--	Invited	

Architectural Systems Inc.		**+1 972-960-8726**		**Not Bidding**	--
Jim Ramoz	itbs@architecturalsystem.org	+1 972-960-8726 ext. 4	+1 469-712-8238	Invited	
Architectural Systems Inc.		**+1 972-960-8726**		**Bidding**	--
Cheryl Gardner	itbs@architecturalsystems.org	+1 972-960-8726	+1 214-701-0085	Invited	
Jim Ramoz	itbs@architecturalsystem.org	+1 972-960-8726 ext. 4	+1 469-712-8238	Viewed	
Barrier Cable Inc.		**+1 706-575-7450**		**Bidding**	--
Scott Rhodes	scott@barriercableinc.com	+1 334-448-4889	+1 706-580-5227	Viewed	
Basden Steel Corporation		**+1 281-375-5225**		**Not Bidding**	--
Luis Hernandez	luish@basdensteel.com	+1 281-934-3455	+1 817-269-2852	Invited	
Basden Steel Corporation		**+1 281-375-5225**		**Not Bidding**	--
Doina Allen	doina@basdensteel.com	+1 281-934-3461	--	Invited	
Nat Killpatrick	nat@basdensteel.com	+1 817-710-2859	+1 214-206-6823	Invited	
Paul Allen	paul@basdensteel.com	+1 281-934-3462	+1 407-353-0019	Viewed	
C T & S Metalworks		**--**		**Not Bidding**	--
Ali Rizvi	ali@ctands.com	+1 972-554-9629	--	Invited	
Estimate CTANDS	estimate@ctands.com	--	--	Invited	
John Bap	john@ctands.com	--	--	Invited	
Mano Syed	mano@ctands.com	+1 972-554-9629 ext. 104	--	Viewed	
estimating ,	bwitter@cstands.com	(972) 554-9629	--	Invited	
Glenn Architectural Metals		**+1 903-449-2950**		**Not Bidding**	--
Desarae Bush	desarae@glennarc.com	+1 903-449-8913	--	Invited	
Victor Glenn	victor@glennsteelllc.com	+1 903-449-2950	--	Invited	

HDI Railings		**+1 717-285-4088**		**Not Bidding**	--
Leonard Amimo	lamimo@hdirailings.com	+1 717-285-4088 ext. 243	--	Viewed	
Neil Andrews	nandrews@hdirailings.com	+44 7383 436490	--	Viewed	
Shawn Maguire	smaguire@hdirailings.com	+1 717-381-0830	+1 717-381-0830	Invited	
Toni Mahosky	tmahosky@hdirailings.com	+1 717-285-4088	+1 717-285-4088	Viewed	
Metalrite Inc.		**+1 972-266-2233**		**Not Bidding**	--
Carolyn Shoemake	carolyn@metalrite.com	+1 972-266-2233	--	Invited	
James Gee	jgee@metalrite.com	+1 972-266-2233	--	Viewed	
Robert Nelms	renelms@metalrite.com	+1 972-266-2233	+1 972-896-0016	Invited	
Rustic Fence		**+1 817-275-2151**		**Not Bidding**	--
Chase South	chase@rusticfence.com	+1 817-275-2151	--	Invited	
Joseph South	joseph@rusticfence.com	+1 817-709-1524	--	Viewed	
Mike DAVIS	mikedavis@rusticfence.com	+1 619-843-8606	--	Invited	
Superior Aluminum Products		--		**Not Bidding**	--
Ryan Florkey	rflorkey@frla.com	+1 502-612-0071	--	Invited	
Superior Aluminum Products, Inc.		**+1 937-526-4065**		**Not Bidding**	--
Dustin Schemmel	bids@superioraluminum.com	+1 937-526-4065	--	Viewed	
Inside Sales	onlinebids@superioraluminum.com	+1 800-548-8656	--	Viewed	
Viva Railings LLC		**+1 972-353-8482**		**Not Bidding**	--
Amy San Miguel	estimating@vivarailings.com	+1 972-353-8482 ext. 32	--	Viewed	
Briana Dubois	bdubois@vivarailings.com	+1 972-353-8482 ext. 07	+1 972-282-3703	Viewed	

Viva Railings LLC		**+1 972-353-8482**		**Not Bidding**	--
Amy San Miguel	estimating@vivarailings.com	+1 972-353-8482 ext. 32	--	Viewed	
David Brown - Southeast	dbrown@vivarailings.com	+1 470-609-2828	--	Viewed	
ztinwala ztinwala	ztinwala@vivarailings.com	--	--	Viewed	

07 10 00: Waterproofing	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Alpha Insulation and Waterproofing Inc		**--**		**Bidding**	--
Alexis Ortiz	aortiz@alphaiwp.com	+1 321-966-9415	+1 407-233-9640	Viewed	
Garry Silver	gsilver@alphaiwp.com	+1 770-424-8600	--	Viewed	
Juan Sanchez	jsanchez@alphaiwp.com	+1 972-446-2600	+1 469-463-3914	Viewed	
Patrick Layhee Send DFW Area Bids...	playhee@alphaiwp.com	+1 972-446-2600	+1 469-580-0129	Invited	
Chamberlin Dallas, LLC		**+1 214-273-9110**		**Bid Submitted**	$224,539
Andy Wharton	awharton@chamberlinltd.com	+1 214-273-9110	+1 214-273-9110	Invited	
David Mequet	dmequet@chamberlinltd.com	+1 469-779-1987	+1 469-978-8990	Invited	
Justin Pickering	jpickering@chamberlinltd.com	+1 214-529-4667	--	Viewed	
Matt Korioth (vendor)	mkorioth@chamberlinltd.com	+1 713-880-1432	+1 281-455-0034	Viewed	
GDA Contractors (The George D. Alan Company)		**+1 214-496-9999**		**Not Bidding**	--
Bids Estimating Dept.	bids@waterproof.pro	+1 214-496-9999	+1 214-496-9999	Invited	
Dan Gaspar	dgaspar@waterproof.pro	+1 214-496-9999	+1 817-825-3780	Invited	
KPost Company		**+1 972-910-8777**		**Not Bidding**	--
Chris Evans	estimating@kpostcompany.com	+1 972-910-8777	--	Viewed	
Leo Bustamante	leo.bustamante@kpostcompany.com	+1 972-489-4194	--	Invited	
Mike Goodwin	mike.goodwin@kpostcompany.com	+1 972-910-8777	+1 214-232-3284	Invited	

Kemco Specialty Contractors		**+1 520-878-8015**		**Bid Submitted**	**$183,609**
Alan Shepherd	alan@kemcoinc.com	+1 228-249-3132	--	Invited	
Estimating Department	estimator@kemcoinc.com	+1 972-488-2999	+1 469-810-5627	Viewed	
Ivan Puente	pm@kemcoinc.com	+1 972-488-2999 ext. 06	+1 469-988-4957	Invited	
Mobile Enterprises Inc.		**--**		**Bidding**	**--**
Bryan Payne	bpayne@mei.global	+1 469-805-2550	+1 469-805-2550	Viewed	
Chandler Sinn	csinn@mei.global	--	--	Viewed	
Southwest Construction Services		**+1 214-879-9948**		**Bidding**	**--**
Estimating Coordinator	estimating@sw-construction.com	+1 214-256-7306	--	Viewed	
Kaleb Garrison	kgarrison@sw-construction.com	--	--	Invited	
Ryon Pittsinger	rpittsinger@sw-construction.com	+1 214-502-7606	--	Viewed	
Steve Moriarty (Demolition)	smoriarty@sw-construction.com	+1 214-879-9948	+1 214-535-1180	Invited	
Tim Milburn	tmilburn@sw-construction.com	+1 214-243-8267	--	Invited	
Sunbelt Waterproofing & Restoration, LLC.		**+1 972-681-6222**		**Not Bidding**	**--**
Donnie Willey	donnie@sunbeltllc.com	--	+1 214-218-1054	Invited	
Unknown Company		**--**		**Not Bidding**	**--**
--	estimator@kemco-sc.com	--	--	Invited	

07 50 00: Roofing	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Anchor Roofing Systems, LLC		**+1 817-625-4351**		**Bid Submitted**	**$75,975**
Brad Oberg	brad@anchor-roofs.com	+1 817-229-9855	--	Viewed	
Shane Hesters	shane@anchor-roofs.com	+1 817-625-4351	--	Invited	
BuildTexas.com		**--**		**Not Bidding**	**--**
Juan Tapia (vendor)	support@foremansroofing.com	+1 214-431-3725	+1 202-279-0446	Viewed	
chris Stanchek	cjstanchek@yahoo.com	+1 214-464-6982	--	Invited	

Chamberlin Dallas, LLC		**+1 214-273-9110**		**Bidding**	--
Andy Wharton	awharton@chamberlinltd.com	+1 214-273-9110	+1 214-273-9110	Invited	
David Mequet	dmequet@chamberlinltd.com	+1 469-779-1987	+1 469-978-8990	Viewed	
Zach Ballew (vendor)	zballew@chamberlinltd.com	+1 405-406-2843	--	Viewed	
D & D Roofing Services, Inc.		**--**		**Not Bidding**	--
Cass Coroiescu	cassc@ddroofservices.com	+1 281-429-1555	--	Invited	
Dinel Coroiescu	dinelc@ddroofservices.com	+1 281-429-1555	--	Invited	
Duro-Last Roofing		**--**		**Undecided**	--
Tiffany Nurick	tiffany.nurick@holcim.com	--	--	Viewed	
Flynn BEC LP		**+1 817-632-5600**		**Not Bidding**	--
Camilo Varela	camilo.avarela@flynncompanies.com	+1 817-751-5124	--	Invited	
Josh Douthitt	josh.douthitt@flynncompanies.com	+1 817-662-6401	--	Viewed	
Ken Fike	ken.fike@flynncompanies.com	+1 817-680-7799	+1 817-680-7799	Viewed	
Patrick Beasley	patrick.beasley@flynncompanies.com	+1 817-662-6393	--	Invited	
KPost Company		**+1 972-910-8777**		**Not Bidding**	--
Chris Evans	estimating@kpostcompany.com	+1 972-910-8777	--	Viewed	
David Etley	david.etley@kpostcompany.com	+1 214-466-1221	+1 817-888-6742	Invited	
Leo Bustamante	leo.bustamante@kpostcompany.com	+1 972-489-4194	--	Invited	
Mike Goodwin	mike.goodwin@kpostcompany.com	+1 972-910-8777	+1 214-232-3284	Invited	
Patrick Black	patrick.black@kpostcompany.com	+1 469-993-7198	--	Invited	
Scott Bredehoeft	scott.bredehoeft@kpostcompany.com	+1 972-910-8777	--	Invited	
Merit Roofing		**+1 972-664-0762**		**Not Bidding**	--
Brent Cannatelli	bcannatelli@meritroofing.com	+1 972-664-0762	--	Invited	
Brian Kimbrell	info@meritroofing.com	+1 972-664-0762	--	Viewed	

Prime Source Construction		--		**Not Bidding**	--
Bradley Doty	brad@primesourceconstruction.com	+1 817-426-5000	--	Invited	
Prime Source Roofing, LLC		**(817) 426-5000**		**Not Bidding**	--
Eric Brown	eric@primesourceconstruction.com	(817) 426-5000	(817) 689-5623	Viewed	
Roof Systems		--		**Not Bidding**	--
jerry stinchfield	jerry@roof-systems.net	+1 903-316-3848	--	Invited	
Sterling Roof Systems		--		**Bidding**	--
Bill Belote	bill@sterlingrooftexas.com	+1 214-352-4700	--	Invited	
Caleb Verkler	caleb@sterlingrooftexas.com	+1 214-352-4700	+1 972-740-2407	Viewed	
Sun Commercial Roofs		--		**Not Bidding**	--
Juan Estrada	jestrada@suncoroofs.com	+1 214-420-6505	+1 972-880-3744	Invited	
Landon Sherman	landon@suncoroofs.com	+1 214-546-8856	--	Invited	
Richard Bass	richard@suncoroofs.com	+1 214-350-7770	+1 972-898-2541	Viewed	

08 20 00: Doors, Frames & Hardware	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Allegion, PLC		--		**Undecided**	--
BID INVITES	bids@allegion.com	+1 513-800-4720	+1 317-810-3700	Viewed	
Stephanie Burger	stephanie.burger@allegion.com	(281) 409-0685	--	Invited	
DFW DOOR & HARDWARE, LP.		**+1 972-988-3070**		**Not Bidding**	--
Brian Saylors	brians@dfwdoor.com	+1 817-307-4625	--	Invited	
DFW Door Estimating Coordinator	estimating@dfwdoor.com	+1 972-988-3070 ext. 129	--	Viewed	
Matthew	matthewa@dfwdoor.com	--	--	Invited	
Shaun Attaway	shauna@dfwdoor.com	+1 972-988-3070	+1 817-372-0553	Invited	
Wes Whites	wesw@dfwdoor.com	+1 972-988-3070 ext. 105	--	Invited	

Dallas Door and Supply Inc.		**+1 214-630-9783**		**Bidding**	--
Brian Lewis	brian.lewis@dallasdoor.com	+1 214-630-9783	--	Invited	
Brian Story	brian.story@dallasdoor.com	+1 214-630-9783	--	Invited	
Chris Tucker	chris.tucker@dallasdoor.com	+1 214-630-9783	--	Viewed	
Isabel Silva	isabel.silva@dallasdoor.com	+1 214-630-9783 ext. 3311	--	Viewed	
James Whaley	james.whaley@dallasdoor.com	+1 951-233-2985	--	Viewed	
Denali Doors		**(512) 507-2885**		**Not Bidding**	--
Adam Mitchell	adam.mitchell@denalidoors.com	(512) 507-2885	(512) 507-2885	Invited	
Gary Roberts	estimating@denalidoors.com	--	--	Invited	
Eagle Door Services		**--**		**Not Bidding**	--
Garrin Walker	garrinwsi@gmail.com	+1 469-474-1711	--	Invited	
JDR Doors & Hardware, LLC		**+1 817-367-9735**		**Not Bidding**	--
JDR Doors & Hardware, LLC	bids@jdridoors.com	+1 817-367-9735	+1 817-691-4266	Invited	
Javier Perez	javier@jdridoors.com	+1 817-367-9735	+1 817-367-9735	Viewed	
Yaneth Perez	yaneth@jdridoors.com	--	--	Invited	
Kodiak Gypsum Mountain States, LLC dba AO Door		**--**		**Not Bidding**	--
AO Door	bids@aodoor.net	+1 972-446-1900	--	Viewed	
Piper Weatherford Company		**+1 214-389-5456**		**Not Bidding**	--
Pam Saldana	psaldana@piperweatherford.com	+1 214-343-9000	+1 903-275-5208	Invited	
Rodney Marsden	rmarsden@piperweatherford.com	+1 214-343-9000 ext. 2450	--	Viewed	
Swinerton Builders		**+1 214-771-2039**		**Bidding**	--
Brandon Davidson	brandon.davidson@swinerton.com	--	--	Invited	
Dino Sciandri (vendor)	dsciandri@kendelldrs.com	+1 650-826-1054	--	Viewed	
John Drexel	john.drexel@swinerton.com	--	--	Viewed	

The Door Frame And Hardware Company		--		Not Bidding	--
Ben Zuverink	benz@doorframehardware.com	+1 616-406-6776	--	Invited	
Brian McFall	brian@doorframehardware.com	+1 214-422-0294	--	Invited	
Estimating - Email ITB's Here Please	estimating@doorframehardware.com	--	--	Viewed	
Gerardo Lozada	gerardo@doorframehardware.com	+1 469-556-9795	--	Viewed	
Turnkey Secure		--		Not Bidding	--
Tanner Piepenbrok	tanner@turnkeysecure.com	+1 214-901-8599	--	Viewed	

08 36 13: Overhead Doors	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Johnson Equipment Company Inc.		--		Bidding	--
Chris Hammons	contracts@jequip.com	+1 972-661-9822	--	Invited	
Clayton Couch	ccouch@jequip.com	+1 972-661-9822	+1 214-908-7606	Invited	
Mike Guernica	mguernica@jequip.com	+1 972-661-9822	+1 214-437-2262	Viewed	
OGD Equipment Co.		+1 800-368-4801		Bidding	--
Chans Woolery	chans.woolery@ogd.com	+1 307-851-4759	--	Invited	
Jake Davis	jake.davis@ogd.com	+1 817-565-2989	--	Invited	
Matt Sauls	matt.sauls@ogd.com	+1 817-984-3168	--	Viewed	
Rebecca Parlegreco	rebecca.parlegreco@ogd.com	+1 800-368-4801	--	Invited	
OGD Equipment Co.		+1 800-368-4801		Not Bidding	--
Chris House	chris.house@ogd.com	+1 903-372-0367	--	Invited	
Overhead Door Company of Fort Worth		+1 817-921-3641		Bid Submitted	$29,978
Chuck Blume	cblume@ohdfw.com	+1 817-921-3641	+1 817-992-9906	Viewed	
Overhead Door Company of Fort Worth		+1 817-921-3641		Not Bidding	--
--	sales@ohdfw.com	+1 817-921-3641	--	Invited	
Mike Hicks	mhicks@ohdfw.com	(817) 921-3641	(817) 944-3550	Invited	

Southern Dock Products		--		Not Bidding	--
Joe Mercer	joseph.mercer@southerndock.com	+1 214-907-9809	--	Invited	
John Akins	john.akins@southerndock.com	+1 214-930-3558	--	Invited	
ron edwards	ronald.edwards@southerndock.com	+1 817-888-0787	--	Invited	

08 91 00: Louvers

Lead: Benjamin Gair

Bids Due: Aug 8, 2024 at 2:00 PM CDT

Architectural Systems Inc.		**+1 972-960-8726**		Bidding	--
Cheryl Gardner	cheryl@architecturalsystems.org	+1 800-442-4554	--	Invited	
Cheryl Gardner	itbs@architecturalsystems.org	+1 972-960-8726	+1 214-701-0085	Invited	
Jim Ramoz	itbs@architecturalsystem.org	+1 972-960-8726 ext. 4	+1 469-712-8238	Viewed	
Travis Sursa	travis@architecturalsystems.org	+1 210-687-0900	+1 210-687-0900	Invited	
Johnson Equipment Company Inc.		--		Bidding	--
Ken Libby	klibby@jequip.com	+1 972-661-9822 ext. 3250	+1 214-236-8447	Viewed	
Mike Guernica	mguernica@jequip.com	+1 972-661-9822	+1 214-437-2262	Viewed	
Johnson Equipment Company Inc.		--		Not Bidding	--
Chris Hammons	contracts@jequip.com	+1 972-661-9822	--	Invited	
Clayton Couch	ccouch@jequip.com	+1 972-661-9822	+1 214-908-7606	Invited	
KSC Inc		**+1 214-499-5667**		Not Bidding	--
Ben Smith	smith@ksc-us.com	+1 214-499-5667	--	Viewed	
Colton Slusser	slusser@ksc-us.com	--	+1 469-934-1280	Invited	
Jarin Hanika	hanika@ksc-us.com	+1 316-650-3819	--	Invited	
LUIS Presa	luis@ksc-us.com	+1 214-470-4573	--	Invited	
Landon Bevan	bevan@ksc-us.com	--	+1 214-587-3004	Viewed	
Vincent Neault	vneault@ksc-us.com	+1 214-499-5667 ext. 101	+1 214-790-1008	Viewed	

NOW Specialties, Inc. - Panels		--		Not Bidding	--
Anisa Alshuwaily	aalshuwaily@nowspecialties.com	--	--	Invited	
Bids Estimating	bids@nowspecialties.com	+1 972-416-8525	--	Invited	
Brian Gutzler	bgutzler@nowspecialties.com	+1 972-416-8525 ext. 104	+1 214-929-5445	Invited	
Dennis Harrelson	dharrelson@nowspecialties.com	+1 972-416-8525 ext. 108	--	Invited	

NOW Specialties, Inc. - Panels		--		Not Bidding	--
Bids Estimating	bids@nowspecialties.com	+1 972-416-8525	--	Invited	
Brian Gutzler	bgutzler@nowspecialties.com	+1 972-416-8525 ext. 104	+1 214-929-5445	Invited	
Dennis Harrelson	dharrelson@nowspecialties.com	+1 972-416-8525 ext. 108	--	Invited	
Joe Garcia	jgarcia@nowspecialties.com	--	--	Invited	
Richard Serrano	rserrano@nowspecialties.com	+1 972-416-8525 ext. 109	--	Viewed	

09 24 00: Plaster	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Carrco Painting		+1 214-624-7560		Bid Submitted	$58,985
David Ojeda	dojeda@carrcopainting.com	--	+1 214-412-8016	Invited	
F Javier Huerta	jhuerta@carrcopainting.com	+1 214-624-7578	--	Invited	
Mike Pittman	mpittman@carrcopainting.com	+1 214-384-5687	--	Viewed	
Oscar Diaz	odiaz@carrcopainting.com	--	--	Invited	
Yasmine Huerta	yhuerta@carrcopainting.com	--	+1 214-704-8860	Invited	

DMG Masonry Construction, Ltd and DMG Plaster & Stucco, Inc.		+1 817-784-0880		Not Bidding	--
Estimating Send Bids Invites Here	svancurine@dmgmasonry.com	+1 817-784-0880	--	Invited	

GG&S Construction Co.		+1 972-332-2700		Bidding	--
Alexis Gomez (vendor)	agomez@advstone.com	+1 817-572-0018 ext. 1137	--	Viewed	
Amanda Hattaway (vendor)	ahattaway@advstone.com	+1 817-509-1127	--	Viewed	
Brett Schelldorf	brett@ggsconstruction.com	+1 972-332-2700	+1 214-578-4446	Viewed	
Josh Gray	josh@ggsconstruction.com	+1 972-332-2700 ext. 101	--	Viewed	
blake bryant (vendor)	bbryant@advancedarchitecturalstone.com	+1 817-648-8146	--	Viewed	

Galindo & Boyd Wall Systems		**+1 214-647-1528**		**Not Bidding**	--
Chris Gabel	cgabel@galindoboyd.com	+1 972-834-9224	--	Viewed	
Jorge Lopez	jlopez@galindoboyd.com	+1 281-645-8013	+1 281-541-4031	Invited	
Steven Evangelista	sevangelista@galindoboyd.com	+1 972-595-8111	--	Invited	
J&E Companies		**+1 817-686-3220**		**Not Bidding**	--
Craig Hunt	craig@je-co.com	+1 817-686-3220 ext. 200	--	Viewed	
Estimating Coordinator	bids@je-co.com	+1 817-686-3220	+1 817-686-3220	Invited	
Lasco Acoustics & Drywall, Inc.		**+1 972-488-5556**		**Not Bidding**	--
Bob Doty	bdoty@lascoadi.com	+1 972-488-5556	--	Viewed	
Southwest Lath and Plaster		**+1 972-494-1974**		**Not Bidding**	--
Thomas Koesters	thomas@southwestlathplaster.com	+1 972-494-1974 ext. 1	--	Invited	
Triangle Plastering, Ltd.		**+1 972-345-1052**		**Bid Submitted**	$49,762
William Miller	wmiller@bakertriangle.com	+1 214-217-3781	--	Viewed	
Trinity Wall Systems, L.P.		**+1 817-616-0962**		**Not Bidding**	--
Scott Raines	scottr@trinitydps.com	+1 817-616-0962 ext. 417	--	Invited	
Vaden's Drywall-Plaster-Masonry		**+1 817-847-8822**		**Not Bidding**	--
Eric Vaden	evaden@vadensinc.com	+1 817-847-8822	--	Invited	
Estimating	estimating@vadensinc.com	+1 817-847-8822	--	Invited	

09 50 00: Drywall & Framing	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Baker Drywall Dallas, Ltd.		**+1 972-289-5534**		**Not Bidding**	--
Estimating Dallas	estimating-dallas@bakertriangle.com	+1 972-289-5534	--	Invited	

Greater Metroplex Interiors, Inc.		**+1 817-481-0029**		**Not Bidding**	--
ALL ITB's Candice Dietzman	candicedietzman@gmitexas.com	+1 817-481-0029	--	Viewed	
Johan Rodriguez	johanrodriguez@gmitexas.com	--	--	Viewed	
Peyton Steele	peytonsteele@gmitexas.com	--	+1 817-701-6999	Viewed	
J&E Companies		**+1 817-686-3220**		**Not Bidding**	--
Craig Hunt	craig@je-co.com	+1 817-686-3220 ext. 200	--	Viewed	
Estimating Coordinator	bids@je-co.com	+1 817-686-3220	+1 817-686-3220	Invited	
Lasco Acoustics & Drywall, Inc.		**+1 972-488-5556**		**Not Bidding**	--
Estimating Dept	estimating@lascoadi.com	+1 972-488-5556	--	Invited	
Jeremy Williams	jeremy@lascoadi.com	+1 972-488-5556	--	Invited	
Lasco Estimator	estimator@lascoadi.com	+1 972-488-5556	+1 214-507-2909	Viewed	
Paxton Ellis	paxton@lascoadi.com	+1 972-488-5556 ext. 15	+1 214-592-2694	Invited	
Swinerton Builders		**+1 949-622-7000**		**Bidding**	--
Brandon Davidson	brandon.davidson@swinerton.com	--	--	Invited	
Brendyn Ponce	brponce@swinerton.com	+1 951-870-9631	--	Invited	
Jeffrey Christensen	jeffrey.christensen@swinerton.com	--	--	Viewed	
John Drexel	john.drexel@swinerton.com	--	--	Viewed	
Patrick Cooney (vendor)	pcooney@kendelldrs.com	--	--	Viewed	
Trinity Wall Systems, L.P.		**+1 817-616-0962**		**Not Bidding**	--
Kenny Jones	kennyj@trinitydps.com	+1 817-602-8726	--	Viewed	
Peter Dean	peterd@trinitywallsystems.com	--	+1 214-505-2797	Invited	
Steve Tucker	stevet@trinitydps.com	+1 214-649-0199	--	Invited	
Tom Misciasci	tomm@trinitydps.com	--	+1 469-416-7276	Invited	

Vaden's Drywall-Plaster-Masonry		**+1 817-847-8822**		**Not Bidding**	--
Eric Vaden	evaden@vadensinc.com	+1 817-847-8822	--	Invited	
Estimating	estimating@vadensinc.com	+1 817-847-8822	--	Invited	

09 90 00: Painting	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Carrco Painting		**+1 214-624-7560**		**Bid Submitted**	**$72,285**
Carrco Painting	estimating@carrcopainting.com	+1 214-393-4704	+1 214-624-7563	Invited	
David Ojeda	dojeda@carrcopainting.com	--	+1 214-412-8016	Invited	
F Javier Huerta	jhuerta@carrcopainting.com	+1 214-624-7578	--	Invited	
Luke Hicks	lhicks@carrcopainting.com	+1 469-300-1898	+1 346-377-2476	Invited	
Mike Pittman	mpittman@carrcopainting.com	+1 214-384-5687	--	Viewed	
Yasmine Huerta	yhuerta@carrcopainting.com	--	+1 214-704-8860	Invited	

Cherry Painting Company, Inc.		**+1 972-242-4287**		**Bid Submitted**	**$74,032**
ALL DFW BIDS DFW	dallasbids@cherrycoatings.com	+1 972-242-4287	+1 972-242-4287	Invited	
David Swanson	davidswanson@cherrycoatings.com	--	--	Invited	
Jeremy Cohen	jeremycohen@cherrycoatings.com	--	--	Viewed	
Justin Kane	justinkane@cherrycoatings.com	+1 817-965-1642	--	Invited	
Kyle Brozovich	kyle@cherrycoatings.com	+1 817-988-1721	+1 817-988-1721	Invited	
Lonnie Ogden	lonnie@cherrycoatings.com	--	--	Invited	
Mikey Perez	mikey@cherrycoatings.com	--	+1 956-371-2217	Viewed	
Pat Cherry	pc@cherrypaint.com	+1 972-242-4287	--	Invited	
Phoenix Bids	phoenixbids@cherrycoatings.com	--	--	Invited	
Ryan Lewis	ryanlewis@cherrycoatings.com	+1 817-606-7044	--	Invited	
Shane DeVoe	shanedevoe@cherrycoatings.com	--	+1 214-425-3128	Viewed	
Tyler Hysell	tyler@cherrycoatings.com	--	+1 972-951-6806	Invited	
Zack Cherry	zc@cherrycoatings.com	+1 972-242-4287	+1 214-403-9874	Invited	

Keeland & Company Painting, LLC		--		Not Bidding	--
Cade Thomas	cthomas@kcpaintingllc.com	+1 719-930-5606	--	Viewed	
David Coe	dcoe@kcpaintingllc.com	+1 972-207-7973	--	Invited	
Parrents Painting Inc.		**+1 214-351-0315**		**Bidding**	--
Alan Flores	alan@ppidallas.com	--	--	Viewed	
Kevin Urena	kevin@ppidallas.com	--	--	Invited	
PPI Estimating Team	estimating@ppidallas.com	+1 214-351-0315	--	Invited	
Rich Egoville	rich@ppidallas.com	+1 214-351-0315	+1 610-613-7662	Invited	
Shahan & Son, Ltd.		**+1 214-366-7200**		**Bid Submitted**	**$46,045**
Brian Shahan	brians@shahanpaint.com	+1 214-366-7200	+1 214-729-8024	Invited	
Rob Pickering	robp@shahanpaint.com	+1 214-366-7225	+1 469-975-8098	Viewed	
gregory martin	gregm@shahanpaint.com	+1 817-655-1089	--	Viewed	

10 05 00: Specialties		Lead: Benjamin Gair		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
Archer Specialties		**+1 361-510-5104**		**Not Bidding**	--
Alexandra McMyler	alexandra@archerspecialties.com	--	--	Invited	
Construction Specialties		--		**Not Bidding**	--
Martin Read	martin.read@c-sgroup.com	+1 908-540-0319	--	Viewed	
D10, LLC		--		**Not Bidding**	--
Cody Warden	bids@dtenspecialties.com	+1 469-293-8784	--	Viewed	
Specialties Direct Texas Inc.		**+1 214-412-2547**		**Not Bidding**	--
Debra Neal	dneal@specialtiesdirect.com	+1 214-412-2644 ext. 4811	+1 706-491-9670	Viewed	
Joey Holden	jholden@specialtiesdirect.com	+1 214-412-2644 ext. 4820	--	Viewed	

Swinerton Builders		**+1 949-622-7000**		**Bidding**	--
Brandon Davidson	brandon.davidson@swinerton.com	--	--	Invited	
John Drexel	john.drexel@swinerton.com	--	--	Invited	
Texas Specialties and Installation, Inc.		**+1 817-701-4200**		**Not Bidding**	--
Bid Invites	bidinvites@txspecialties.com	+1 817-701-4200	--	Invited	

10 42 50: Signage		Lead: Traci Petersen		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
A Sign of Quality		**--**		**Not Bidding**	--
Nick Griner	nick@asoq.com	+1 972-771-2004	--	Viewed	
A Sign of Quality		**--**		**Not Bidding**	--
Karli-jo Garrett	accounting@asoq.com	+1 972-771-2004	--	Viewed	
jacob griner	jay@asoq.com	+1 972-771-2004	+1 972-771-2151	Viewed	
ASI Signage Innovations		**+1 972-915-3800**		**Not Bidding**	--
--	luis.teran@asisignage.com	--	--	Invited	
Alison Weis	alison.burnett@asisignage.com	+1 972-915-3800 ext. 226	+1 469-647-4382	Viewed	
Estimating Department	dl.leads.dallas@asisignage.com	+1 972-915-3800	--	Invited	
Fred Wilson	fred.wilson@asisignage.com	+1 972-915-3800	--	Invited	
Artografx, Inc.		**+1 214-349-1075**		**Not Bidding**	--
--	info@artografx.com	+1 214-349-1075	--	Invited	
Paul Santoyo	psantoyo@artografx.com	+1 214-349-1075	--	Invited	
Rick Santoyo	rsantoyo@artografx.com	+1 214-349-1075	--	Invited	
BLIK		**+1 310-403-4390**		**Not Bidding**	--
BLIK Custom	custom@whatisblik.com	--	--	Invited	
Renee Riehl	renee@whatisblik.com	+1 424-228-8615	--	Viewed	
Scott Flora	scott@whatisblik.com	+1 866-262-2545	--	Viewed	

Benchmark Signs		**+1 817-560-9965 ext. 101**		**Bid Submitted**	**$205,214**
Carl Brooks	cbrooks@benchmarksigns.biz	+1 817-560-9965 ext. 101	+1 817-822-7902	Invited	
Carl Brooks	estimating@benchmarksigns.biz	+1 817-560-9965	+1 817-822-7902	Invited	
Mary Bowen	mbowen@benchmarksigns.biz	+1 817-560-9965	--	Viewed	
Ricky Shaffer	rshaffer@benchmarksigns.biz	+1 817-560-9965	--	Viewed	
Casteel Sign		**+1 214-352-7446**		**Not Bidding**	**--**
Bob Murdoch	bob@casteelsign.com	+1 214-352-7446	--	Invited	
Warren Casteel	warren@casteelsign.com	+1 214-352-7446	+1 214-212-7365	Viewed	
Dallas Digital Signs & Graphics		**+1 800-238-6064**		**Not Bidding**	**--**
Alex Balic	alex@dallasdigitalsigns.com	+1 800-238-6064	+1 817-800-3468	Viewed	
Andre Garhol	andres@dallasdigitalsigns.com	+1 800-238-6064	+1 214-971-3965	Invited	
Gulnara Balic	gulnara@dallasdigitalsigns.com	+1 800-238-6064	+1 940-206-3608	Invited	
Dallas Digital Signs & Graphics		**+1 800-238-6064**		**Bid Submitted**	**$63,560**
Alex Balic	alex@dallasdigitalsigns.com	+1 800-238-6064	+1 817-800-3468	Viewed	
Andre Garhol	andres@dallasdigitalsigns.com	+1 800-238-6064	+1 214-971-3965	Viewed	
Claudia Bally	claudia@dallasdigitalsigns.com	+1 800-238-6064	--	Invited	
Mohd Waheed	ishraq@dallasdigitalsigns.com	+1 800-238-6064	--	Invited	
Ensight Technologies		**--**		**Not Bidding**	**--**
Mike Driscoll	mike.driscoll@ensight-technologies.com	+1 678-602-8213	--	Viewed	
Pace Graphics Inc		**+1 972-423-7223**		**Not Bidding**	**--**
Brian Harville	brian@pacegfx.com	+1 214-882-1224	--	Invited	
Jodee Mahurin	jodee@pacegfx.com	+1 972-802-9241	--	Viewed	
Paul Pace	paul@pacegfx.com	+1 972-423-7223	--	Viewed	

Red Elephant (Formerly FSGS)		**+1 972-267-3100**		**Bid Submitted**	**$69,937**
Indu Sanka	indu@fsgsgraphics.com	+1 972-267-3100	--	Invited	
Ketan Jain	ketan@redelephantway.com	+1 972-267-3100 ext. 225	+1 323-481-8748	Viewed	
Luke Dreiling	luke@fsgsgraphics.com	+1 972-267-3100	--	Invited	
Mike Richardson	miker@fsgsgraphics.com	+1 972-267-3100	--	Invited	
Nirali Godhani	nirali@redelephantway.com	+1 224-715-8289	--	Invited	
Rafael Acevedo	rafy@redelephantway.com	+1 787-922-5242	--	Invited	
Signarama-Richardson		**+1 469-206-0825**		**Bidding**	**--**
--	cas@signarama-richardson.com	--	--	Invited	
Charlos Middleton	charlos@signarama-richardson.com	+1 469-206-0825	--	Invited	
Randy Middleton	randy@signarama-richardson.com	--	--	Invited	
Sheats Freeman (vendor)	lynne@signarama-richardson.com	+1 469-206-0825	--	Viewed	
Sherry Perry	sherryp@signarama-richardson.com	+1 469-206-0825	--	Viewed	

11 12 00: Parking Control Equipment	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Anchor Fence Texas		**+1 214-350-1900**		**Not Bidding**	**--**
Edward Stites	estites@anchortexas.com	+1 214-350-1900	+1 214-766-7665	Viewed	
Jeff Sparrow (vendor)	j.sparrow@tkhsecurity.com	(480) 277-9748	--	Viewed	
Roman Ibara	ribarra@anchortexas.com	--	--	Viewed	
Tristan Skinner	tskinner@anchortexas.com	+1 214-350-1900	+1 208-589-4190	Viewed	
jamey livingston	j.livingston@anchortexas.com	+1 214-766-7524	--	Viewed	
Associated Time Instruments		**--**		**Bidding**	**--**
Bill Herrel	bherrel@associatedtime.com	+1 214-637-2763 ext. 216	--	Viewed	
Johnny Luna	johnny.luna@associatedtime.com	+1 469-323-0959	--	Invited	
Michael Ball	michael.ball@associatedtime.com	+1 713-263-1366 ext. 405	+1 713-303-1554	Viewed	

Buyers Barricades		--		**Bidding**	--
--	houstonestimating@buyersbarricades.com	+1 817-535-3939	--	Invited	
Estimating Department	estimating@buyersbarricades.com	+1 817-535-3939	--	Viewed	
Tony Troxclair	tony@buyersbarricades.com	+1 817-535-3939	+1 214-325-9639	Invited	
Johnson Equipment Company Inc.		--		**Bidding**	--
Chris Hammons	contracts@jequip.com	+1 972-661-9822	--	Invited	
Johnson Equipment Company Inc.		--		**Bid Submitted**	$27,000
Clayton Couch	ccouch@jequip.com	+1 972-661-9822	+1 214-908-7606	Invited	
Mike Guernica	mguernica@jequip.com	+1 972-661-9822	+1 214-437-2262	Viewed	
Kastle Systems		--		**Not Bidding**	--
Coley Nash	cnash@kastle.com	--	--	Invited	
Dave Fisher	dfisher@kastle.com	--	--	Invited	
James Raven	jraven@kastle.com	+1 972-603-6687	--	Invited	
John Applebury	japplebury@kastle.com	+1 682-258-1759	--	Invited	
John Bennett	jbennett@kastle.com	+1 512-801-7894	--	Invited	
Teddy Smith	tsmith@kastle.com	+1 469-323-7342	--	Invited	
Mitchell Time & Parking		--		**Bid Submitted**	$105,089
Gary Hobbs	service@mitchelltimeandparking.com	+1 512-371-7773	--	Invited	
Joe Hobbs	mtparking@sbcglobal.net	+1 512-371-7773	--	Invited	
Ryan Monahan	ryan@mitchelltimeandparking.com	+1 512-371-7773	--	Viewed	
OGD Equipment Co.		**+1 800-368-4801**		**Not Bidding**	--
Philip Ingram	philip.ingram@ogd.com	+1 214-226-6137	--	Invited	

OGD Equipment Co.		**+1 800-368-4801**		**Bid Submitted**	**$23,990**
Jake Davis	jake.davis@ogd.com	+1 817-565-2989	--	Invited	
Matt Sauls	matt.sauls@ogd.com	+1 817-984-3168	--	Viewed	
Rebecca Parlegreco	rebecca.parlegreco@ogd.com	+1 800-368-4801	--	Invited	
ParkHelp Technologies		**--**		**Undecided**	**--**
Matthew Taub	matthewt@parkingsense.com	+1 414-988-6497	+1 414-704-5946	Invited	
Technical Testing International, LLC.		**--**		**Undecided**	**--**
Meera Neb	meeraneb@ttilabs.com	+1 817-861-5322	--	Invited	
USA Eagle Carports		**+1 817-788-5395**		**Undecided**	**--**
Mike Hall	mike@usaeaglecarports.com	+1 817-975-6557	--	Invited	
Theresa Fowler	theresa@usaeaglecarports.com	+1 817-788-5395	+1 817-733-4074	Invited	
Tiffany Jarrett	tiffany@usaeaglecarports.com	+1 817-788-5395	--	Invited	
Tommy Linamen	tommy@usaeaglecarports.com	+1 817-788-5395	--	Invited	

11 36 13: Electric Vehicle Chargers	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

All Tech Electric Texas		**+1 214-548-4265**		**Not Bidding**	**--**
Estimating Department	estimating@alltechllc.com	+1 214-548-4265 ext. 5	+1 469-383-9966	Invited	
Michael OHara	mohara@alltechllc.com	+1 216-789-6343	--	Invited	
CEC Facilities Group LLC		**+1 817-734-0040**		**Not Bidding**	**--**
Thy-Thy Fuqua	tfuqua@cecfg.com	+1 817-903-6914	--	Viewed	
Critical Electric Systems Group (CESG)		**+1 469-368-7100**		**Not Bidding**	**--**
Brad Law	blaw@cesg.com	+1 972-742-9538	--	Viewed	
Estimating Department	estimating@cesg.com	+1 469-368-7100	--	Invited	
Lonnie Wilson	lwilson@cesg.com	--	--	Viewed	

JMEG, LLC		**+1 972-590-5555**		**Not Bidding**	--
Mike Anderson	dallas.invitations@jmeglp.com	+1 972-590-5547	+1 972-590-5547	Invited	
Mike Pack	mike.pack@jmeg.us	+1 972-590-5578	--	Invited	
Rick Hylton	rick.hylton@jmeg.us	+1 972-888-6102	+1 972-880-6632	Viewed	
William Templeton	will.templeton@jmeg.us	+1 972-354-8669	--	Viewed	
Prism Electric		--		**Not Bidding**	--
Adam Witherspoon	awitherspoon@prismelectric.com	+1 469-853-9619	--	Invited	
Jeff Waldrum	jwaldrum@prismelectric.com	+1 817-926-2000	+1 817-395-9611	Invited	
Todd Brown	tbrown@prismelectric.com	+1 512-926-2000	+1 512-550-8439	Invited	
Siemens		--		**Not Bidding**	--
Reggie Hernandez	reggie.hernandez-jr@siemens.com	+1 214-212-9717	--	Viewed	

14 20 00: Elevators		Lead: Ariel Miller		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
KONE Elevator		--		**Bid Submitted**	$359,000
Dana Delgado	dana.delgado@kone.com	--	+1 469-260-7094	Invited	
Josh Willingham	joshua.willingham@kone.com	+1 469-925-5754	--	Viewed	
Mitsubishi Electric-Elevators		--		**Not Bidding**	--
Leila Cassidy	leila.cassidy@meus.com	+1 972-654-6772	--	Invited	
Rod Lynch	rod.lynch@meus.mea.com	+1 714-715-0092	--	Invited	
Otis Elevator Company		**+1 214-658-6900**		**Bid Submitted**	$283,600
Austin Beck	austin.beck@otis.com	--	+1 817-845-9700	Invited	
Court Bookhout	court.bookhout@otis.com	+1 469-418-5345	--	Invited	
Matt Clark	matthew.clark@otis.com	+1 720-219-8746	--	Viewed	
Schindler Elevator Corporation		**+1 832-309-8681**		**Bidding**	--
Steve Burke	steve.burke@schindler.com	+1 832-309-8681	--	Viewed	

TK Elevator Corporation		--		Bid Submitted	$275,489
Brook Marino	brook.marino@tkelevator.com	+1 972-322-2977	--	Viewed	
Carl Alvord (Dallas)	carl.alvord@tkelevator.com	+1 972-807-4908	+1 214-869-4969	Invited	
Lauren Mickens	lauren.mickens@tkelevator.com	+1 770-799-0476	--	Invited	

21 00 00: Fire Sprinkler	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Caruth Protection Services		+1 214-919-2231		Bid Submitted	$195,155
Bid Invites	bids@caruthps.com	+1 214-919-2231	--	Invited	
Dobert Denton	ddenton@caruthps.com	+1 214-449-8778	+1 214-449-8778	Viewed	
Lacey Nivison	lnivison@caruthps.com	+1 262-598-7000	--	Invited	
Matt Shane	mshane@caruthps.com	--	+1 972-464-6759	Invited	
Robert Scheffer	rscheffer@caruthps.com	+1 214-919-2231	+1 214-282-9042	Viewed	
Excel Fire Protection Lp		--		Bid Submitted	$200,000
Mark Mehmken	mmehmken@excelfps.com	+1 972-542-3640	--	Viewed	
Genesis Fire Protection		+1 972-287-9836		Bidding	--
JJ Moore	jjmoore@genesisfire.com	+1 972-287-9836 ext. 103	--	Invited	
Stephanie Morgan	smorgan@genesisfire.com	--	--	Viewed	
SFS Security Fire Systems, Inc.		+1 972-393-2543		Bid Submitted	$499,250
John Elrod	john@sfsdfw.com	+1 972-393-2543	--	Viewed	
Western States Fire Protection Company (nka APi Group Life Safety USA, LLC)		+1 214-634-7562		Not Bidding	--
Craig Wiseman	craig.wiseman@wsfp.us	+1 214-412-4172	--	Invited	
Estimating Department	rfq-dallas@wsfp.us	+1 214-634-7562	--	Invited	
Greg passmore	greg.passmore@wsfp.us	+1 214-634-7562	--	Invited	
Josh Smithart	josh.smithart@wsfp.us	+1 214-876-3054	+1 214-631-3547	Invited	
Nicholas Bourzikas	nick.bourzikas@wsfp.us	+1 469-628-4666	--	Invited	

22 00 00: Plumbing	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

CEC Facilities Group LLC		**+1 817-734-0040**		**Bidding**	--
Brady Kendall	bkendall@cecfg.com	+1 318-393-6934	--	Viewed	
Nick Vara	nvara@cecfg.com	+1 817-945-9598	+1 214-200-5123	Viewed	
Steve Hammond	shammond@cecfg.com	--	--	Viewed	
G&L Mechanical Contractor, LP		**--**		**Not Bidding**	--
Ron Adams	radams@gandlmechanical.com	+1 972-438-4010	+1 972-438-1120	Invited	
Rusty Miller	rmiller@gandlmechanical.com	+1 817-481-1033	--	Invited	
J.L. Parker Plumbing		**--**		**Bidding**	--
Brad Parker	brad.parker@parkerplumbing.com	+1 972-271-0431	--	Viewed	
Brian Parker	brian@parkerplumbing.com	--	--	Viewed	
Kelar Pacific, LLC		**+1 800-578-2457**		**Not Bidding**	--
Michael Trinidad	michael.trinidad@kelarpacific.com	+1 858-888-3370	--	Viewed	
Kilgore Industries		**--**		**Bidding**	--
Adam Hartquist	ahartquist@kilgoreind.com	+1 281-881-0875	--	Viewed	
Corey Gunder (vendor)	bids@texasbuildingcontrols.com	+1 972-524-2801	--	Viewed	
Jacob Busch (vendor)	jacob.busch@automatedlogic.com	+1 281-917-7335	--	Viewed	
Jimmy Martin (vendor)	jimmym@unifyes.com	--	--	Viewed	
Leo Dunn (vendor)	ldunn@kilgoreind.com	832-296-1243	(832) 296-1243	Viewed	
Teresa Alaniz	talaniz@kilgoreind.com	+1 281-664-7314	--	Viewed	
Travis Dietz	tdietz@kilgoreind.com	+1 713-492-6524	+1 713-492-6524	Viewed	
michael dilan	mdilan@kilgoreind.com	+1 832-984-8511	--	Viewed	
Mechanical Partners Inc.		**+1 214-343-1105**		**Bidding**	--
Blake McEvers	blakem@mechanicalpartners.com	+1 214-343-1105	+1 469-865-6540	Viewed	
Jason Ramage	jramage@mechanicalpartners.com	--	+1 972-746-9393	Invited	
Leonard Woodard	lwoodard@mechanicalpartners.com	+1 214-343-1105 ext. 252	+1 972-375-1090	Viewed	

Polk Mechanical		**+1 972-339-1200**		**Not Bidding**	--
Craig Harbour	craig.harbour@polkmechanical.com	--	+1 214-490-8674	Invited	
David Blankenship	david.blankenship@polkmechanical.com	+1 972-339-1291	--	Invited	
Ken Cater	ken.cater@polkmechanical.com	--	+1 214-683-6432	Invited	
Shelbi Arnspiger	shelbi.arnspiger@polkmechanical.com	+1 972-339-1268	--	Invited	
S & K Plumbing		**--**		**Not Bidding**	--
--	tingram@skplumbinginc.com	--	--	Invited	

23 00 00: HVAC	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

BIM Engineering U S		**--**		**Not Bidding**	--
Chetan Mogal	mogalc@bimengus.com	--	--	Viewed	
BuildVision		**--**		**Not Bidding**	--
Mike Powers	mike@buildvision.io	--	--	Viewed	
CEC Facilities Group LLC		**+1 817-734-0040**		**Bidding**	--
Thy-Thy Fuqua	tfuqua@cecfg.com	+1 817-903-6914	--	Viewed	
Humphrey & Associates Inc.		**+1 972-620-1075**		**Not Bidding**	--
ALAN RITCHIE	alanr@teamhumphrey.com	+1 817-319-7360	--	Invited	
Evan Midgette	evanm@teamhumphrey.com	+1 972-620-1075	--	Invited	
Polk Mechanical		**+1 972-339-1200**		**Not Bidding**	--
Craig Harbour	craig.harbour@polkmechanical.com	--	+1 214-490-8674	Invited	
Ken Cater	ken.cater@polkmechanical.com	--	+1 214-683-6432	Viewed	
Shelbi Arnspiger	shelbi.arnspiger@polkmechanical.com	+1 972-339-1268	--	Viewed	

TDIndustries, Inc.		**+1 972-888-9370**		**Not Bidding**	--
Chris Beltran	chris.beltran@tdindustries.com	+1 972-888-9500	--	Invited	
Dalton Richey	dalton.richey@tdindustries.com	+1 214-862-4821	--	Invited	
David Ausema	david.ausema@tdindustries.com	+1 214-435-4753	+1 214-435-4753	Viewed	
David Bates	david.bates@tdindustries.com	+1 972-888-9500	--	Invited	
Meg Mochel	meg.mochel@tdindustries.com	+1 972-888-9263	+1 214-213-8509	Viewed	
TD NORTH TEXAS MAIN	tdiestimating@tdindustries.com	+1 972-888-9500	--	Invited	
The Brandt Companies, LLC		**+1 972-395-6000**		**Not Bidding**	--
--	dallasinfo@brandt.us	+1 972-395-6000	--	Invited	
Brian Walsh	brian.walsh@brandt.us	+1 972-395-6000	--	Invited	
Craig Whaley	craig.whaley@brandt.us	+1 972-395-6185	--	Invited	
Eric Spaeth	eric.spaeth@brandt.us	+1 972-395-6095 ext. 6095	--	Invited	
Kevin Bonahoom	kevin.bonahoom@brandt.us	+1 214-773-3077	--	Viewed	
Michael Kimmell	michael.kimmell@brandt.us	--	+1 214-223-2664	Invited	
ivan Ramirez	ivan.ramirez@brandt.us	+1 972-395-6752	--	Invited	
Venture Mechanical Inc.		**--**		**Bidding**	--
Bidding Bidding	bidding@venturemech.com	+1 972-871-1300	--	Viewed	
Wesley Wallace	wwallace@venturemech.com	+1 972-871-1300	+1 214-587-7746	Invited	

WAY Mechanical		+1 972-621-0001		Bid Submitted	$1,058,783
-- (vendor)	martinjp@pazinsulation.com	--	--	Viewed	
Aaron Marsters (vendor)	asmarsters@morsco.com	--	--	Viewed	
Abitha Babu (vendor)	ababu@amico.com	+1 905-764-0800 ext. 4551	--	Viewed	
Adam Wachtman (vendor)	awachtman@chaparralinsulation.com	+1 619-818-7230	--	Viewed	
Amber Spinler (vendor)	aspinler@nealandassociates.com	+1 214-340-1464 ext. 232	--	Viewed	
Amresh Yadav (vendor)	ayadav@amico.com	--	--	Viewed	
Andrew Pinheiro (vendor)	andrew.p@accuspeceng.com	+1 214-662-4514	+1 214-662-4514	Viewed	
Ashley Libby (vendor)	alibby@resourceairproducts.com	+1 281-221-1669	--	Viewed	
Bear Busby (vendor)	bear@airbalancingco.com	+1 817-572-6994	+1 817-929-1899	Viewed	
Blanca Meza (vendor)	bmeza@chaparralinsulation.com	+1 817-807-3768	--	Viewed	
Brenton Davis (vendor)	brenton@purgerite.com	+1 281-728-3739	--	Invited	
Carolyn Weber (vendor)	cweber@winstonwatercooler.com	+1 214-748-1484	--	Viewed	
Cody Miller (vendor)	cmiller@mccorvey.com	--	--	Invited	
Daniel Bishop (vendor)	dbishop@mccorvey.com	+1 713-672-7545	--	Viewed	
Dawson Schuller (vendor)	dawsons@mikeschuller.com	+1 832-532-1400	--	Viewed	
Didiers Badgett (vendor)	d.badgett@pittmansupply.com	+1 972-242-7900	--	Viewed	
Haley Morse (vendor)	haleym@utab.us	--	--	Viewed	
Jacquelyn Goss (vendor)	jacquelyn.goss@hts.com	+1 469-263-1000	--	Viewed	
James Smith	jamessmith@waymech.com	+1 972-621-0001	+1 682-772-3654	Invited	
Jason Bishop (vendor)	jasonb@appliedclimate.com	--	--	Viewed	
Jeff Turner (vendor)	jeff@easternplumbingsupply.com	+1 214-221-0261	--	Viewed	
Jeni Young (vendor)	jyoung@deltatequipment.com	+1 832-680-6072	--	Viewed	
Jose Duran (vendor)	jose.duran@uponor.com	+1 945-312-1283	--	Viewed	
Kari Li (vendor)	kari.li@captiveaire.com	--	--	Viewed	
Katelynn Farco (vendor)	katelynn_farco@mason-dallas.com	+1 817-267-8651 ext. 222	--	Viewed	
Katherine Reynal (vendor)	katherine.reynal@dxseng.com	--	--	Viewed	
Kody Deindoerfer (vendor)	kdeindoerfer@cminsulation.com	+1 303-877-6337	--	Viewed	
Lina Held	lheld@waymech.com	--	--	Invited	
M BALKARAN (vendor)	mbalkaran@amico.com	+1 905-764-0800	--	Viewed	
Matt Sullivan	msullivan@scgmechanical.com	--	+1 713-420-9488	Invited	

Mike Golini (vendor)	mgolini@isatsb.com	+1 714-357-6155	--	Viewed	
NTX Biddesk (vendor)	ntxbiddesk@trane.com	+1 469-758-3031	--	Viewed	
Samuel Sybert (vendor)	sam@usventingsolutions.com	+1 443-956-1208	--	Viewed	
Scott Paulson	spaulson@waymech.com	+1 682-386-5369	--	Viewed	
Steve Hopkins	shopkins@waymech.com	+1 713-324-4468	+1 972-880-7216	Viewed	
William Gustafson (vendor)	will@txdraft.com	+1 817-953-5178	--	Viewed	
Zachary Graves (vendor)	zgraves@mccorvey.com	--	--	Viewed	
larry Silva (vendor)	larry.silva@thermot.com	+1 817-453-6116	--	Viewed	
rebecca batres (vendor)	rbatres@onco-tx.com	+1 214-631-5650	--	Viewed	
takeoff services (vendor)	takoffservices@gmail.com	--	--	Viewed	
victor burciaga (vendor)	vburciaga@magnaspecialtycontractors.net	+1 214-241-0404	--	Viewed	
Weldon Contractors LLC		**+1 817-460-1111**		**Bidding**	**--**
BJ Monson	bmonson@weldon-contractors.com	+1 817-460-1111	--	Viewed	
Ed Smith	esmith@weldon-contractors.com	--	--	Viewed	
Tim Mellott	tmellott@weldon-contractors.com	+1 817-460-1111	--	Invited	

26 00 00: Electrical

Lead: Christopher Dencklau

Bids Due: Aug 8, 2024 at 2:00 PM CDT

ABB Inc		**--**		**Bidding**	**--**
Blake Walter	blake.walter@us.abb.com	+1 469-492-4721	--	Viewed	
All Tech Electric Texas		**+1 214-548-4265**		**Bid Submitted**	**$3,761,200**
Byron Bailey	bbailey@alltechllc.com	+1 214-548-4265	+1 281-253-8658	Viewed	
Estimating Department	estimating@alltechllc.com	+1 214-548-4265 ext. 5	+1 469-383-9966	Invited	
Jason Lesley	jlesley@alltechllc.com	--	--	Invited	
Kelly Smith	ksmith@alltechllc.com	+1 214-842-6104	--	Invited	
CEC Facilities Group LLC		**+1 817-734-0040**		**Not Bidding**	**--**
Thy-Thy Fuqua	tfuqua@cecfg.com	+1 817-903-6914	--	Viewed	

Cummings Electrical, L.P.		--		Not Bidding	--
Ashley Morrison	amorrison@cummingselec.com	+1 214-216-6837	--	Invited	
Jerry Beighey	jbeighey@cummingselec.com	+1 214-206-7078	+1 214-206-7078	Invited	
Logan Rankin	lrankin@cummingselec.com	+1 817-513-0416	--	Invited	
Facility Solutions Group, Inc.		**+1 303-295-1800**		Bidding	--
Lee Wills	lee.wills@fsgi.com	+1 214-357-5697	--	Invited	
Robert Bennett	bob.bennett@fsgi.com	+1 951-258-3747 ext. 10...	+1 951-258-3747	Viewed	
Humphrey & Associates Inc.		**+1 972-620-1075**		Not Bidding	--
ALAN RITCHIE	alanr@teamhumphrey.com	+1 817-319-7360	--	Invited	
Bill Templeton	billt@teamhumphrey.com	--	--	Invited	
David Marquez	davidm@teamhumphrey.com	+1 972-620-1075	--	Invited	
Jason Harber	jasonh@teamhumphrey.com	+1 940-765-2386	--	Viewed	
JMEG, LLC		**+1 972-590-5555**		Not Bidding	--
Billy Tennison	billy.tennison@jmeglp.com	+1 972-590-5544	--	Invited	
Chris Freeman	chris.freeman@jmeg.us	+1 972-590-5579	+1 469-416-0564	Viewed	
Mike Pack	mike.pack@jmeg.us	+1 972-590-5578	--	Invited	

Prism Electric		**+1 972-926-2000**		**Bid Submitted**	**$4,321,298**
Alett Gray (vendor)	agray@hortoncontrolsgroup.com	+1 469-916-9554	--	Viewed	
Aron Abhishek Kujur (vendor)	aron-abhishek.kujur@siemens.com	--	--	Viewed	
Bonded Sales (vendor)	sales@bondedlp.com	+1 800-950-7933	--	Viewed	
Byron Eldredge	beldredge@prismelectric.com	+1 214-228-4177	--	Invited	
Caleb Fleckenstein	cfleckenstein@prismelectric.com	+1 469-829-0184	--	Viewed	
Cameron Vrzak	cvrzak@prismelectric.com	+1 972-926-2000	+1 214-686-2393	Invited	
DORIS KIRVEN (vendor)	dkirven@crawfordelectricsupply.com	+1 469-398-1230	--	Viewed	
Dari Brown (vendor)	dari.brown@siemens.com	+1 469-387-8832	--	Viewed	
Derek Parham (vendor)	derek.parham@siemens.com	--	--	Viewed	
Eric Home (vendor)	ehome@alatx.com	+1 214-658-9000	--	Viewed	
Eric Robeson (vendor)	ericmrobeson@eaton.com	+1 682-712-3035	--	Viewed	
Estimating Department (vendor)	estimatingdept@hickslp.com	--	--	Viewed	
Jared Rury	jrury@prismelectric.com	+1 214-991-0826	--	Viewed	
Jordan Sattler (vendor)	jordan.sattler@siemens.com	--	--	Viewed	
Lee Bledsoe (vendor)	lee.bledsoe@siemens.com	+1 972-550-8488	+1 972-877-9320	Viewed	
Matthew Patchen (vendor)	mpatchen@tplan.com	+1 469-467-4069	--	Viewed	
Michael Perez	maperez@prismelectric.com	+1 214-385-1308	--	Invited	
Mike Hill (vendor)	mhill@alatx.com	+1 214-658-9000	--	Viewed	
Randy Case (vendor)	rkcase@reynco.com	--	--	Viewed	
Robert Ruiz	rruiz@prismelectric.com	+1 972-467-7016	--	Invited	
Shaddrin "Rudy" Davis	sdavis@prismelectric.com	+1 972-926-2000	+1 214-458-7939	Invited	
Steve Markee	smarkee@prismelectric.com	+1 972-926-2000	+1 512-599-0949	Invited	
Todd Anderson (vendor)	tanderson@crawfordelectricsupply.com	+1 214-415-2687	--	Viewed	
Todd Brown	tbrown@prismelectric.com	+1 512-926-2000	+1 512-550-8439	Invited	
Tre Wallace (vendor)	trevoi.wallace@rexelusa.com	+1 972-389-5627	--	Viewed	
Tyler Arnott (vendor)	tjarnott@reynco.com	+1 214-560-2649	+1 860-331-0544	Viewed	
The Brandt Companies, LLC		**+1 972-395-6000**		**Not Bidding**	**--**
Kevin Bonahoom	kevin.bonahoom@brandt.us	+1 214-773-3077	--	Viewed	

27 00 00: Data & Telecommunications	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

ABLe Communications, Inc.		**+1 972-660-2253**		**Not Bidding**	**--**
Colton Lopez	coltonlopez@ablecomm.net	--	--	Invited	
Daryl Machala	dmachala@ablecomm.net	+1 214-808-6968	--	Invited	
Kevin Atkinson	katkinson@ablecomm.net	+1 972-660-2253	--	Invited	
Noel Nelson	nnelson@ablecomm.net	+1 817-965-6635	--	Invited	
Advanced Connections, Inc. (ACI Cabling)		**--**		**Bidding**	**--**
Charlie Fincher	charlie.fincher@acicabling.com	+1 469-496-6922	--	Viewed	
Glenn Settle	glenns@acicabling.com	+1 972-988-3080	+1 214-597-4751	Viewed	
Monty Frazier	montyf@acicabling.com	+1 972-988-3080	+1 817-703-6785	Viewed	
Arijet Communications		**+1 817-853-0444**		**Bid Submitted**	**$118,300**
Byron Lehew	byron@arijet.com	+1 817-282-5551	+1 817-350-7868	Invited	
Christian Lehew	clehew@arijet.com	+1 682-557-1250	--	Viewed	
Ed Barretto	ed@arijet.com	+1 214-607-8999	--	Invited	
Galen Ethridge	gaylon@arijet.com	+1 214-557-6909	--	Viewed	
Kayla Lehew	k1lehew@gmail.com	+1 817-308-4392	--	Viewed	
Designs That Compute - Visionality		**--**		**Bidding**	**--**
--	sales@visionality.com	+1 214-276-0124	--	Invited	
Korbin Reeves	korbin@visionality.com	+1 972-598-1727	--	Invited	
Richard Barentt	richard@visionality.com	+1 214-276-0124	--	Invited	
Facility Solutions Group, Inc.		**+1 303-295-1800**		**Bid Submitted**	**$128,356**
Brandon brandon.miller@fsgi.com	brandon.miller@fsgi.com	+1 972-804-9948	--	Invited	
Jeff Parish	jeff.parish@fsgi.com	+1 214-357-5697	--	Viewed	
Richard Esposito	richard.esposito@fsgi.com	+1 214-357-5697	--	Invited	
Rick Dean	rick.dean@fsgi.com	+1 214-357-5697	--	Viewed	

Lantek Audio Video and Communications		**+1 972-642-9994**		**Bid Submitted**	**$646,102**
Jim Cole	jim@lantekavc.com	+1 972-642-9994	+1 214-603-5267	Viewed	
Steve Reed	sreed@lantekavc.com	+1 214-534-3324	--	Invited	
Network Cabling Services, Inc.		**+1 281-484-1777**		**Undecided**	**--**
Allen Kent	akent@ncs-tx.com	+1 972-795-0620	--	Invited	
Bryan Casey	bcasey@ncs-tx.com	+1 281-484-1777	--	Invited	
CuBrail Hendricks	chendricks@ncs-tx.com	+1 281-414-2825	--	Invited	
David Fore	dfore@ncs-tx.com	+1 281-414-0556	--	Invited	
Margie Teel	bids@ncs-tx.com	+1 281-484-1777	--	Viewed	
Marlon Chow	mchow@ncs-tx.com	--	+1 469-460-4556	Invited	
Shane Whatley	swhatley@ncs-tx.com	+1 281-484-1777	--	Invited	
Stacy Penland	spenland@ncs-tx.com	--	+1 214-918-0275	Invited	
Tony Bermudez	tbermudez@ncs-tx.com	+1 469-636-5264	--	Invited	
Premier Data Com		**--**		**Undecided**	**--**
Karl McHazlett	karl@premier-datacom.com	+1 512-348-5883	--	Viewed	
Prism Electric		**--**		**Bid Submitted**	**$141,435**
-- (vendor)	tmooney@firetrol.net	--	--	Invited	
Byron Eldredge	beldredge@prismelectric.com	+1 214-228-4177	--	Viewed	
James Crump	jcrump@prismelectric.com	+1 817-371-9126	--	Viewed	
Tony Mooney (vendor)	tony.mooney@convergint.com	+1 469-568-7900	+1 940-626-9505	Viewed	
Superior Fiber & Data Services		**+1 972-245-6014**		**Undecided**	**--**
Brent Eary	beary@sfdcabling.com	+1 214-405-3629	+1 214-405-3629	Invited	
Jason Burrows	jburrows@sfdcabling.com	+1 214-245-6014	+1 469-595-4200	Invited	

27 53 33: Parking Guidance System

Lead: Christopher Dencklau

Bids Due: Aug 8, 2024 at 2:00 PM CDT

Access Professional Systems		**+1 858-571-4444**		**Not Bidding**	--
Bill Scheibeler	bill@accessprofessionals.com	+1 402-770-9392	--	Invited	
Jay Delgallego	jay@accessprofessionals.com	+1 858-571-4444	+1 858-583-3117	Viewed	
Tony Yacuzzo	tony@accessprofessionals.com	+1 619-572-4896	--	Invited	
Amano McGann		**+1 704-430-1164**		**Undecided**	--
Greg Brewer	greg.brewer@amanomcgann.com	+1 704-430-1164	--	Invited	
John Sisk	john.sisk@amanomcgann.com	+1 714-282-3500	+1 714-290-0034	Invited	
Ensight Technologies		--		**Bidding**	--
Ben Selvik (vendor)	ben@mitchelltimeandparking.com	--	--	Viewed	
Mike Driscoll	mike.driscoll@ensight-technologies.com	+1 678-602-8213	--	Viewed	
FLASH		--		**Not Bidding**	--
Conner Lewis	conner.lewis@flashparking.com	+1 832-592-3658	--	Invited	
Flash Parking	constructionsales@flashparking.com	+1 800-213-3706	+1 602-790-1614	Viewed	
Jose Morales	jose.morales@flashparking.com	+1 602-790-1614	--	Viewed	
Neil Johnson	neil.johnson@flashparking.com	+1 425-599-5052	--	Invited	
Parking Guidance Systems LLC		**+1 832-222-2101**		**Bidding**	--
Dylan Prep	dylan@parkingguidancesystems.com	+1 832-588-6230	--	Viewed	
Scheidt & Bachmann		--		**Undecided**	--
--	miranda.hector@s-b-usa.com	--	--	Invited	
Daniel Biscobing	biscobing.daniel@s-b-usa.com	+1 414-517-1878	--	Invited	
Graham Haldeman	haldeman.graham@s-b-usa.com	+1 540-408-9616	--	Invited	
Hector Miranda	hmiranda@s-b-usa.com	--	--	Invited	

Skidata Inc.		**+1 702-592-0755**		**Not Bidding**	--
Ron Machon	ron.machon@skidata.com	--	--	Viewed	
Soraia Vaughn	soraia.marisavaughn@skidata.com	+1 470-345-0038	--	Invited	

31 00 00: Earthwork		Lead: Benny Kuriakose		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
CT Excavating Inc.		**--**		**Not Bidding**	--
AMY MANCHEE	amanchee@ctexcavatinginc.com	+1 469-422-7098	--	Invited	
Bill Coles	bcoles@ctexcavatinginc.com	+1 903-513-9559	--	Viewed	
Garrett Yates	gyates@ctexcavatinginc.com	+1 903-303-9220	--	Invited	
Ty Crump	tcrump@ctexcavatinginc.com	+1 903-355-8878	--	Viewed	
Conatser Site Services		**+1 817-546-5148**		**Undecided**	--
Chase Middleton	chase@csstx.com	+1 817-546-5148	--	Invited	
Connor Hijeck	connor@csstx.com	--	--	Invited	
Dirtxpro		**+1 214-529-3080**		**Bid Submitted**	$261,441
Jason Maifert	bids@dirtxpro.com	--	+1 214-529-3080	Viewed	
Earth Basics Contracting Corporation		**+1 714-701-9100**		**Undecided**	--
Brian Colin`	brian@earthbasics.net	+1 817-349-6322	+1 817-504-8217	Invited	
Jason Bowers	jasonb@earthbasics.net	+1 817-349-6322	--	Invited	
HTX Dirt Inc		**+1 817-269-9451**		**Bidding**	--
John Hart	john.h@htxdirt.com	+1 817-269-9451	--	Invited	
Michael Singh	estimating@htxdirt.com	+1 562-325-3998	--	Viewed	
Michael Walker	mike.w@htxdirt.com	+1 817-657-4127	--	Invited	

Hutchinson Construction, LLC		--		Not Bidding	--
Craig Pignataro	cpignataro@hutchinsoncompanies.com	--	--	Invited	
Hunter Simons	hsimons@hutchinsoncompanies.com	--	--	Invited	
Joe Hutchinson	preconstruction@hutchinsoncompanies.com	+1 318-366-8056	--	Viewed	
Paul Nortman	pnortman@hutchinsoncompanies.com	+1 715-299-4830	--	Viewed	
Roy Gutierrez	rgutierrez@hutchinsoncompanies.com	+1 469-826-9554	--	Viewed	
RPM xConstruction, LLC		+1 214-239-4722 ext. 4913		Bid Submitted	$280,250
Austin Wood	pmplans@rpmxconstruction.com	+1 214-793-9623	--	Invited	
Cesar Mata (vendor)	cmata@rpmxconstruction.com	--	--	Viewed	
Fernando Gonzalez	fgonzalez@rpmxconstruction.com	+1 469-782-6724	--	Invited	
Jonathan Gutierrez	planroom@rpmxconstruction.com	+1 214-239-4722	--	Viewed	
Will Cappell	wcappell@rpmxconstruction.com	--	+1 469-318-2872	Viewed	
Sinacola		--		Not Bidding	--
Nathan Nolen	nnolen@mariosinacola.com	+1 214-387-3900	--	Viewed	
The Holbrook Company Inc.		+1 972-399-0007		Bid Submitted	$329,835
Kevin Holbrook	kevin@theholbrookcompany.com	--	+1 214-738-0045	Viewed	
Tri Dal, LLC		+1 817-424-4383		Bidding	--
Autim Patterson	bidrequests@tridal.com	+1 817-424-4383 ext. 263	+1 817-475-0414	Viewed	
Tyler Hunt	tyler_hunt@tridal.com	+1 817-424-4351	+1 817-688-5283	Viewed	

31 63 29: Drilled Piers		Lead: Benny Kuriakose		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
ATS Drilling, Inc.		+1 817-498-0040		Not Bidding	--
Emma Sanchez	esanchez@atsdrilling.com	--	--	Viewed	
Michael Martin	mmartin@atsdrilling.com	+1 817-498-0040 ext. 109	--	Viewed	
Yessy Sanchez	ysanchez@atsdrilling.com	--	--	Invited	

Allied Drilling Company		--		Undecided	--
Rebecca Fisher	rebecca@allieddrilling.com	+1 817-483-7272	+1 817-366-0446	Invited	
Shawn Valentino	shawn@allieddrilling.com	+1 817-483-7272	--	Invited	
Beaird Drilling Services		--		Bidding	--
Martin Franz	martin@beairddrilling.com	+1 830-358-2869	+1 830-358-2869	Viewed	
Taylor Potter	taylor@beairddrilling.com	+1 512-716-5906	--	Invited	
FnD Piers		+1 817-402-7113		Undecided	--
Jordan Russell	operations.fndpiers@gmail.com	+1 817-402-7113	--	Invited	
Norman Vaughan	vaughantx8@aol.com	+1 940-399-7713	--	Invited	
GeoTech Foundation Company-West		+1 503-640-1340		Bidding	--
Casey Hecht, PE	caseyh@gtfcwest.com	+1 503-640-1340	--	Invited	
JC Donnelly	jdonnelly@gtfcwest.com	+1 469-460-5157	--	Viewed	
Keller North America, Inc.		+1 972-294-5000		Bidding	--
Anna Echeverria	anna.echeverria@keller-na.com	+1 469-287-6153	--	Viewed	
Darrell Tigh	darrell.tigh@keller-na.com	(972) 292-0512	--	Viewed	
Matthew Mudgett	matthew.mudgett@keller-na.com	+1 805-727-0039	--	Viewed	
Paul Cancino (vendor)	paul.cancino@keller-na.com	+1 405-412-1396	--	Viewed	
Preconstruction Department	texasestimating@keller-na.com	+1 972-294-5000	--	Viewed	
Ross Mellen	rpmellen@keller-na.com	+1 972-294-5000	+1 214-449-9013	Invited	
Morris-Shea Bridge Co., Inc.		--		Undecided	--
Pedro De La Garza	pedro@morrisshea.com	--	--	Viewed	
Phillip Gallet	phillip.gallet@morrisshea.com	+1 720-668-4155	--	Viewed	
Tony Smith	tsmith@morrisshea.com	+1 205-956-9518	+1 251-622-7526	Invited	

S & W Foundation Contractors		--		**Undecided**	--
Estimating Bollman	bollmans@sbcglobal.net	(972) 235-3267	--	Invited	
Tom Witherspoon	tomw5@ix.netcom.com	+1 972-235-3267	--	Invited	
Texas Auger Boring		--		**Undecided**	--
--	texasaugerboring@gmail.com	--	--	Invited	

32 13 13: Concrete Paving		Lead: Benny Kuriakose		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
Alpha & Omega Professional Services Group		**+1 469-718-5494**		**Bid Submitted**	**$54,945**
Benny Kuriakose	bkuriakose@aopsg.com	+1 972-224-1722	--	Viewed	
Ishan Patel	ipatel@aopsg.com	+1 682-408-4451	--	Viewed	
BEAM Concrete Construction, Inc.		**+1 469-742-0094**		**Not Bidding**	--
Jason Hardcastle	jhardcastle@beamconcrete.com	+1 682-459-4201	--	Invited	
CIS Concrete LLC		**+1 682-235-7944**		**Not Bidding**	--
Ryan Grissett	ryan@cisconcrete.com	--	+1 713-854-4965	Invited	
Cates Courtney Roebuck , Inc.		**+1 817-921-3183**		**Not Bidding**	--
Kristopher Roebuck	kroebuck@ccrconcrete.com	+1 817-921-3183	--	Invited	
Steve Roebuck	sroebuck@ccrconcrete.com	+1 817-921-3183	+1 817-680-5033	Invited	
Concrete Preservation		**+1 817-247-7952**		**Not Bidding**	--
ALINA CAMPOS	acampos@concrete-preservation.com	+1 214-879-9948	--	Invited	
Alex Gargol	agargol@concrete-preservation.com	+1 214-879-9948 ext. 135	--	Invited	
Brad Kinsman	bkinsman@concrete-preservation.com	+1 214-879-9948 ext. 141	+1 214-505-7927	Invited	
Estimating Coordinator	estimating@concrete-preservation.com	--	--	Viewed	
FraserCon Commercial Concrete, LLC		**+1 972-939-9888**		**Bid Submitted**	**$5,161,000**
Baron Martin	bmartin@frasercon.com	+1 214-701-4499	+1 214-701-4499	Viewed	

GCC Enterprises, Inc.		**+1 972-406-1050 ext. 218**		**Bid Submitted**	**$5,818,615**
Edwin L Doggett	estimating@gccenterprise.com	--	--	Invited	
Jacob Kilman	jaykilman@gmail.com	--	--	Invited	
Julian Montoya	jmontoya@gccenterprise.com	--	--	Invited	
Mike Sully	msully@gccenterprise.com	+1 214-498-3007	--	Viewed	
Troy Routledge (vendor)	troyr@sizeloveconstruction.com	+1 817-267-4788 ext. 217	--	Viewed	
Granite Construction Company		**--**		**Not Bidding**	**--**
Bob Fitzner	bob.fitzner@gcinc.com	--	+1 512-636-0766	Invited	
Domingo Gonzalez	domingo.gonzalez@gcinc.com	+1 713-875-6242	--	Invited	
Todd Keller	todd.keller@gcinc.com	--	--	Invited	
Hi-Tek Paving Services		**--**		**Not Bidding**	**--**
Kevin Rowland	kevin@hi-tekpaving.com	+1 214-908-9641	--	Invited	
Kevin Rowland	krowland70@yahoo.com	--	--	Invited	
Kent Companies Texas LLC		**+1 972-221-8113**		**Not Bidding**	**--**
Erasmo Joaquin (vendor)	ejoaquin@kentcompanies.com	+1 972-221-8113	--	Invited	
Wes Marek (vendor)	wmarek@kentcompanies.com	+1 972-983-8090	--	Invited	
Metric Concrete Services Inc.		**+1 972-941-8222**		**Bidding**	**--**
Frank Almaguer	falmaguer@metricconcrete.com	--	--	Viewed	
Hunter Davis (vendor)	sales@voidform.com	+1 817-429-0888	--	Viewed	
Jason Baker (vendor)	jason.baker@bayouforming.com	+1 346-603-1177	--	Viewed	
Kent Klewein (vendor)	kklewein@skylineforming.com	+1 404-699-1947	+1 770-330-7583	Viewed	
Metric - Brad Boschert	bboschert@metricconcrete.com	+1 614-772-4671	--	Viewed	
Rob Bowman (vendor)	rbowman@skylineforming.com	+1 404-699-1947 ext. 116	--	Viewed	
Steve Rollo	srollo@metricconcrete.com	+1 972-941-8222 ext. 222	+1 214-770-8541	Invited	
Stewart Miller	smiller@metricconcrete.com	--	+1 405-655-0561	Viewed	

North Texas Contracting		**+1 817-430-9500**		**Not Bidding**	--
Bids Ntexcon	bids@ntexcon.com	+1 817-430-9500	--	Invited	
Jarvis Ward	jarvis@ntexcon.com	+1 817-430-9500	--	Viewed	
Troy Thompson	troy@ntexcon.com	+1 915-474-4420	--	Viewed	
Orion (TAS Concrete Construction, L.L.C.)		**--**		**Not Bidding**	--
Orion Estimating	estimatingdallas@tasconcrete.com	+1 214-905-9950	+1 214-905-4194	Viewed	
Pavecon		**--**		**Not Bidding**	--
Chad Robertson	chadr@pavecon.com	+1 972-263-7034	+1 214-797-1059	Invited	
Potere Construction		**+1 817-429-2443**		**Not Bidding**	--
Carlos House	chouse@potereconstruction.com	--	+1 214-606-4234	Invited	
Sharon Douglas	sdouglas@potereconstruction.com	+1 817-429-2443	+1 817-829-2744	Invited	
Redden Concrete		**+1 972-547-6100**		**Not Bidding**	--
Justin Dickerson	justin@reddenconcrete.com	+1 972-547-6100 ext. 101	+1 214-682-4504	Invited	
Serco Construction Group, Ltd		**--**		**Not Bidding**	--
--	estimator@sercoconstruction.com	(214) 948-0159	--	Invited	
Bithiah Gonzlez	bgonzalez@sercoconstruction.com	--	--	Viewed	
Gary Conaway	gconaway@sercoconstruction.com	+1 214-948-0159	+1 214-251-7485	Invited	
Jose Sandoval	jsandoval@sercoconstruction.com	--	+1 469-404-5070	Invited	

Sizelove Construction		**+1 817-267-4788**		**Bidding**	--
D Burt (vendor)	dburt@barnsco.com	+1 214-379-0339	--	Viewed	
ITB Sizelove	itb@sizeloveconstruction.com	--	--	Invited	
Jesse Alexander (vendor)	jalexander@danielsteelind.com	--	--	Viewed	
Joel Crist (vendor)	joel@a1buildingsupply.com	+1 806-353-1860	+1 806-576-7115	Viewed	
Josh Wyatt	josh@sizeloveconstruction.com	+1 214-908-7000	--	Viewed	
Troy Routledge	troyr@sizeloveconstruction.com	+1 817-267-4788 ext. 217	--	Viewed	

32 14 00: Unit Pavers	Lead: Ariel Miller	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Arlington Pavers Inc.		**+1 814-477-4777**		**Undecided**	--
Ray Smith	arlpaver@flash.net	+1 817-477-4777	+1 817-819-8150	Invited	
Builder Services Company		**+1 972-840-8399**		**Undecided**	--
Chase Caywood	ccaywood@builderservicesco.com	+1 972-840-8399	--	Viewed	
Giovani Fuentes	gfuentes@builderservicesco.com	+1 214-837-2413	--	Invited	
Jessica Perronne	jperronne@builderservicesco.com	+1 972-840-8399	+1 469-395-7638	Invited	
Concrete Paver Systems		--		**Undecided**	--
Estimating Concrete Paver Systems	estimating@concretepaversystems.com	+1 972-780-5554	--	Invited	
Epic Pavers		--		**Undecided**	--
Tom White	tom@epicpaver.com	+1 682-298-1794	--	Viewed	
Gulf Coast Pavers		--		**Not Bidding**	--
Drew White	drew@gulfcoastpavers.com	+1 817-454-5156	--	Invited	
Jessica Zaleski	jessica@gulfcoastpavers.com	+1 682-416-0990	--	Viewed	

Marshal Renee Construction		**+1 972-266-2123**		**Bidding**	--
Andros Ramirez	andros@paveprousa.com	+1 469-516-7290	--	Viewed	
Brenda Orona	brenda@paveprousa.com	+1 972-266-2123	--	Invited	
Gaspar Ramirez	gaspar@marshalrenee.com	+1 972-266-2123	+1 469-516-7290	Viewed	
Miltton Ramirez	miltton@marshalrenee.com	+1 972-266-2123	--	Viewed	
Pave Pro USA (formerly Concrete Paver Systems)		**--**		**Undecided**	--
Roger Henjum	roger@paveprousa.com	--	--	Invited	

32 17 23: Pavement Markings		Lead: Christopher Dencklau		Bids Due: Aug 8, 2024 at 2:00 PM CDT	
American Striping Company		**--**		**Not Bidding**	--
Randi Mullins	randi@americanstriping.net	+1 972-557-8565	--	Invited	
Cleaner Image		**--**		**Not Bidding**	--
Katherine Whitaker	cleaner.image@hotmail.com	--	--	Invited	
JDS Pavement Marking And Repair		**--**		**Bidding**	--
Darrell Wood	darrell@jdspavementmarking.com	+1 682-252-0381	--	Viewed	
Roadway Striping Inc.		**+1 512-392-4717**		**Bidding**	--
Matthew Hathaway	mathaway@roadwaystripinginc.com	--	--	Invited	
Miranda Sanchez	bids@roadwaystripinginc.com	+1 512-392-4717	--	Viewed	
Stripe A Zone		**--**		**Not Bidding**	--
Adam Ross	aross@stripe-a-zone.com	+1 972-647-2714 ext. 1123	--	Invited	
Chad Jewell	cjewell@stripe-a-zone.com	+1 972-647-2714	+1 972-743-7512	Invited	
Striping Plus Inc.		**+1 469-733-1194**		**Bidding**	--
Crystal & Erik	estimating@stripingplus.com	+1 469-733-1194	--	Invited	

The Striping Company		--		**Bid Submitted**	**$15,409**
Tim Mcleod	tim@thestripingcompany.com	+1 469-877-0941	--	Viewed	

32 17 23: Striping	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

ATC Lone Star Services		--		**Undecided**	--
scott george	scott@lonestarstripes.com	+1 469-978-1773	--	Invited	
Alvarez Striping		--		**Undecided**	--
Carlos Alvarez	alvarezstriping@yahoo.com	+1 281-935-4347	--	Invited	
American Striping Company		--		**Not Bidding**	--
Randi Mullins	randi@americanstriping.net	+1 972-557-8565	--	Invited	
CI Pavement		**+1 972-721-9796**		**Bidding**	--
Max Alford	estimating@cipavement.com	+1 972-721-9796	--	Invited	
Scott Alford	scott@cipavement.com	+1 972-721-9796	+1 214-869-1530	Invited	
Clean It Industrial		**+1 214-770-5529**		**Bidding**	--
Gene Perry	geneperry@cleanitindustrial.com	+1 469-620-0555 ext. 504	+1 214-770-5529	Invited	
Cleaner Image		--		**Undecided**	--
Katherine Whitaker	cleaner.image@hotmail.com	--	--	Invited	
Halo Striping		--		**Undecided**	--
Leon Baccus	leon.baccus@yahoo.com	+1 214-878-3759	--	Viewed	
Hi-Lite Markings		--		**Undecided**	--
Alexander Sexton	alex.sexton@hi-lite.com	+1 315-783-0784	--	Invited	
Taylor Sinclair	taylor.sinclair@hi-lite.com	+1 315-583-6111 ext. 239	--	Invited	
Tricia VanOsdel	tricia.vanosdel@hi-lite.com	--	--	Invited	

JDS Pavement Marking And Repair		--		**Bidding**	--
Dusty Brockway	dbrockway@jdspavementmarking.com	+1 682-718-2475	--	Invited	
Mesquite Power Wash		--		**Not Bidding**	--
Daryl Gray	dgraypowerwash@aol.com	+1 972-523-7245	--	Invited	
Parking Mates, Inc.		--		**Undecided**	--
Bill Amous	bamous@parkingmates.com	+1 214-315-5549	+1 214-315-5548	Invited	
Ray Amos	ramos@parkingmates.com	+1 214-315-5549	--	Viewed	
Pate Jones Paving		--		**Undecided**	--
cody jones	cody@patejonespaving.com	+1 817-300-7394	--	Invited	
Roadway Striping Inc.		**+1 512-392-4717**		**Bidding**	--
Matthew Hathaway	mathaway@roadwaystripinginc.com	--	--	Invited	
Miranda Sanchez	bids@roadwaystripinginc.com	+1 512-392-4717	--	Viewed	
Stripe A Zone		--		**Undecided**	--
Adam Ross	aross@stripe-a-zone.com	+1 972-647-2714 ext. 1123	--	Invited	
Stripe It Up		**+1 512-893-5420**		**Bid Submitted**	**$54,909**
Casey Kirkland	casey@siutx.com	+1 817-909-1019	--	Invited	
Michael Martino	michael@siutx.com	+1 281-413-5331	--	Invited	
Neil Houghton	bids@siutx.com	+1 512-496-3719	--	Viewed	
Striping Plus Inc.		**+1 469-733-1194**		**Bidding**	--
Crystal & Erik	estimating@stripingplus.com	+1 469-733-1194	--	Invited	

32 90 00: Landscaping & Irrigation | Lead: Ariel Miller | Bids Due: Aug 8, 2024 at 2:00 PM CDT

BrightView Landscape Development (New Construction)		**+1 972-243-3178**		**Undecided**	--
Randy Bartlett	randy.bartlett@brightview.com	+1 469-446-4343	+1 469-446-4343	Invited	
Choate Usa - Landscape/Irrigation		**+1 512-844-7258**		**Not Bidding**	--
Daisy Arnoult	daisya@choateusa.com	+1 713-201-2907	+1 713-201-2907	Invited	
Jon Weiss	jon.weiss@choateusa.com	--	--	Invited	
Ricardo Sanchez	ricardo.sanchez@choateusa.com	--	--	Invited	
Suzanne McMahan	suzanneh@choateusa.com	+1 512-844-7258	--	Viewed	
Suzanne McMahan	suzannem@choateusa.com	+1 512-844-7258	+1 512-844-7528	Viewed	
Timmy Heggison	timh@choateusa.com	+1 214-289-5692	--	Invited	
Clean Scapes – Dallas, LLC		**+1 512-448-1094**		**Not Bidding**	--
Jennifer Wilson	jwilson@cleanscapes.net	+1 214-202-9411	--	Invited	
Mike Cooper	mcooper@cleanscapes.net	+1 972-322-3004	--	Invited	
Rebecca Gard	rgard@cleanscapes.net	+1 214-478-4141	--	Viewed	
Travis Turgeon	tturgeon@cleanscapes.net	--	+1 214-673-7037	Invited	
Clients First Landscape Solutions		**+1 469-531-9071**		**Not Bidding**	--
Connor Kemble	purchasing@cflandscapes.com	+1 469-531-9071	--	Viewed	
Zachary Conti	bids@cflandscapes.com	+1 469-264-9260	--	Invited	
Earthtones Design, Inc.		**+1 972-723-0702**		**Bid Submitted**	$240,241
Andrew Baggett	andrew@earthtonesdesign.com	--	+1 512-461-7297	Viewed	
Estimating Email	estimating@earthtonesdesign.com	+1 972-723-0702	+1 469-704-8529	Invited	
Jake Elrod	jelrod@earthtonesdesign.com	+1 972-723-0702	+1 214-288-5145	Invited	
Jason Matheny	jason@earthtonesdesign.com	--	+1 210-779-2810	Invited	
J. Cordell, Inc.		**+1 702-606-0402**		**Not Bidding**	--
Cody Treese	cody.treese@jcordell-landscape.com	+1 702-606-0402	+1 702-606-0402	Viewed	

Nova Landscape Group, Inc		**+1 972-535-5655**		**Not Bidding**	**--**
Aimee Merrell	aimeem@novalg.com	+1 972-535-5655	+1 512-627-8695	Invited	
Caitlin Palmer	caitlinp@novalg.com	+1 972-535-5655	+1 469-534-6531	Invited	
Estimating Email	estimating@novalg.com	+1 972-535-5655	--	Viewed	
Jim McMillan	jimm@novalg.com	+1 214-924-4948	--	Invited	
Superscapes Inc.		**+1 972-712-0353**		**Not Bidding**	**--**
--	info@superscapes.net	+1 972-712-0353	--	Invited	
Craig Duttarer	craig@superscapes.net	+1 214-444-4574	--	Invited	
Superscapes Estimating	estimating@superscapes.net	+1 972-712-0353	--	Invited	

33 00 00: Utilities	Lead: Christopher Dencklau	Bids Due: Aug 8, 2024 at 2:00 PM CDT

Broaddus Construction, LLC		**--**		**Not Bidding**	**--**
AARON HALE	ahale@broaddususa.com	--	--	Viewed	
Dallas Underground, LLC / Dallas Dirtworks, LLC		**+1 469-206-9500**		**Bid Submitted**	**$391,700**
Abraham Zepeda	abraham@dutexas.com	+1 469-206-9500	+1 469-412-0389	Viewed	
DU Estimating (SEND ALL BID INVI...	estimating@dutexas.com	--	--	Invited	
Jeff Dean	jeff@dutexas.com	--	--	Invited	
Hutchinson Construction, LLC		**--**		**Not Bidding**	**--**
Craig Pignataro	cpignataro@hutchinsoncompanies.com	--	--	Viewed	
Joe Hutchinson	preconstruction@hutchinsoncompanies.com	+1 318-366-8056	--	Viewed	
Paul Nortman	pnortman@hutchinsoncompanies.com	+1 715-299-4830	--	Invited	
Roy Gutierrez	rgutierrez@hutchinsoncompanies.com	+1 469-826-9554	--	Viewed	
Maverick Utility Construction Inc.		**+1 817-684-0858**		**Not Bidding**	**--**
Bryan Yule	byule@mavutility.com	+1 817-684-0858	+1 817-800-4145	Invited	

Moss Utilities		**+1 214-265-6569**		**Not Bidding** --
Estimating estimating@mossutilities...	lance@mossutilities.com	+1 214-265-6569	--	Invited
Kelvin Tyler	kelvin@mossutilities.com	+1 214-392-0864	--	Invited
Moss Utilities Estimating	estimating@mossutilities.com	+1 214-265-6569 ext. 4	--	Viewed
North Texas Contracting		**+1 817-430-9500**		**Bidding** --
Bids Ntexcon	bids@ntexcon.com	+1 817-430-9500	--	Invited
Bradley Nord	bradley@ntexcon.com	+1 402-212-4495	--	Viewed
Troy Thompson	troy@ntexcon.com	+1 915-474-4420	--	Viewed
Zach Fusilier	zach@ntexcon.com	+1 817-430-9500	--	Viewed
Southern Mechanical Plumbing Inc.		**--**		**Not Bidding** --
Gary Shelton	gary@smpidallas.com	+1 972-226-2460	+1 214-502-4912	Invited
Tri Dal, LLC		**+1 817-424-4383**		**Bidding** --
Autim Patterson	bidrequests@tridal.com	+1 817-424-4383 ext. 263	+1 817-475-0414	Viewed
Brent Beggs	brenton_beggs@tridal.com	+1 817-424-4361	--	Invited
Diego Lopez	diego_lopez@tridal.com	+1 817-424-4390	--	Invited
Greg Spears	greg_spears@tridal.com	+1 817-424-4362	--	Viewed
Tyler Thurston	tyler_thurston@tridal.com	+1 817-424-4352	--	Invited
eugene chavez	eugene_chavez@tridal.com	+1 817-424-4350	--	Invited
Wildstone Construction		**+1 817-847-8660**		**Not Bidding** --
Brady Nolting	bnolting@wildstoneconstruction.com	+1 817-847-8660	+1 940-255-0696	Invited
William Blackwood	wblackwood@wildstoneconstruction.com	+1 817-847-8660	+1 817-821-5209	Invited

Prepared on Aug 23, 2024 at 9:18 AM CDT

BUILDINGCONNECTED



Traci Petersen
Sr. Project Manager

904.501.5500
Traci.Petersen@swinerton.com

SWINERTON

2200 Main St.,
Suite 300 Dallas, TX 75201
swinerton.com

Life Connected.

Marketing
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Joe Monaco, Director of Marketing & Communications
CC:	Robert Ranc, City Manager
Intiated by:	Joe Monaco
Date:	September 10, 2024
Re:	Government Center Rebranding

Action Requested:
This action item is to finalize and brand the name of the Government Center, which has been operating under a placeholder name. (Monaco)

Background Information:
The Government Center project, initially referred to by its placeholder name, represents a significant development for the City's infrastructure. This name has served its purpose in identifying the project's general function but does not yet capture the center's complete identity and purpose. With groundbreaking scheduled for next month, the timing is crucial to transition from a provisional name to one that genuinely reflects the center's vision and role within the community. This new name will be integral in establishing a clear and impactful brand for the center as it takes shape.

As the construction phase approaches, finalizing a name that aligns with the city's long-term goals and values is essential. A well-chosen name will enhance the Government Center's visibility and symbolize its importance as a central hub for civic and administrative functions. The branding process will provide an opportunity to create a memorable and distinctive identity that resonates with residents and reflects the center's strategic role in the City's future. Effective branding will ensure the Government Center stands out as a prominent landmark and a symbol of the city's progress and aspirations.

Legal Review:
N/A

Supporting Documents:

1. Staff Presentation

Financial Consideration:

N/A

Staff Recommendation:

Staff recommends selecting one of these three names.

Strategic Rebranding of Downtown Government Center

Joe Monaco
Director of Marketing & Communications
September 10, 2024



BRANDING THE GOVERNMENT CENTER

- **Placeholder Name:** "Government Center" has served as a working title for the project, representing its function without conveying a specific identity.
- **Upcoming Groundbreaking:** The groundbreaking for this project is scheduled to take place next month, marking the beginning of its construction and a significant milestone for the community.
- **Time to Establish Identity:** With construction about to begin, it is ideal to finalize and brand the name, ensuring it reflects the center's purpose and vision for the future.
- **Reflecting the City's Vision:** The branding of the name will align with the city’s long-term goals and values, creating a lasting symbol that embodies the community's aspirations.

KEY FACTORS TO CONSIDER IN NAMING

- **Broad Appeal:** A general name ensures the building resonates with a broad audience, avoiding any potential bias or favoritism that might arise from more specific or personal names.
- **Timelessness:** A general name remains relevant regardless of changes in community dynamics, leadership, or public sentiment.
- **Ease of Identification:** A general name that reflects the building's function or location makes it easier for residents and visitors to identify and remember, enhancing its accessibility.
- **Flexibility for Future Use:** A general name allows the building to adapt to future changes in its use or purpose, ensuring the name remains appropriate even if its function evolves.

KEY FACTORS TO CONSIDER IN NAMING (CONT.)

- **Naming City Buildings After Individuals**
  - **Inclusivity:** Naming the building after an individual may overlook the contributions of others who have also played significant roles in the project's success or the community's development.
  - **Community Representation:** A name not tied to an individual can more broadly represent the community's collective spirit, values, and history.
  - **Neutrality:** A neutral name avoids potential biases or favoritism, ensuring the building is a public asset for everyone in the community.
- **Naming a Room/Space After Individuals**
  - **Celebrating Specific Contributions:** Naming a room or space allows for a meaningful tribute to an individual's unique contributions that are closely related to the function or purpose of that particular area.
  - **Enhanced Personal Connection:** A room named after a person can create a more intimate and personal environment, fostering a sense of pride and belonging among those who use the space.

POTENTIAL NAMES

Downtown Center
- Public Library at the Downtown Center
- Learning District at the Downtown Center

Downtown Celina Center
- Public Library at the Downtown Celina Center
- Learning District at the Downtown Celina Center

Celina Center:
- Public Library at the Celina Center
- Learning District at the Celina Center

QUESTIONS?

Life Connected.

Engineering
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Kimberly Brawner, Assistant City Manager
CC:	Robert Ranc, City Manager
Intiated by:	Drew Jenks
Date:	September 10, 2024
Re:	Infrastructure Funding Agreement with Hillwood (Ramble)

Action Requested:
Consider and act to authorize the City Manager to execute an infrastructure funding agreement by and between the City of Celina and Ramble Investment, LP for the construction and installation of oversize public infrastructure. (Brawner)

Background Information:
In January 2024, Ramble Investment, LP (Ramble) acquired an approximately 1,069-acre tract of land located in the City's corporate limits and an approximately 325-acre tract of land located in the City's extraterritorial jurisdiction. The property is currently governed by a Development Agreement that was approved by Celina City Council on May 9, 2017. Article VI of the Development Agreement states if the City requires oversizing of any improvements to serve land outside the boundaries of the property, the City shall be solely responsible for the cost of all oversizing. Kimley-Horn originally prepared a Roadway Proration Analysis (RPA) on November 21, 2016. This analysis was updated on May 14, 2024. The RPA identifies the projected traffic demand for the Ramble development and completes a proration analysis between the needs of the proposed development of the Property compared to the city's ultimate needs.

Both Ramble and the City of Celina want to determine the process for the City's funding of the oversized road, drainage, water, and wastewater improvements, as well as any other costs associated with these infrastructure improvements, including streetlights, sidewalks, paths/trails, landscaping, or other public infrastructure to serve off-site development. Both parties acknowledge that the oversizing of the public infrastructure is not required by ordinance or by any separate agreement between the City and Ramble. Ramble is voluntarily agreeing to construct the oversized public infrastructure. The City will be responsible for the cost of the proposed oversized public improvements. The oversizing costs will be measured as the additional cost to increase the

size of utilities, or the proportional share to construct additional roadway improvements, attributable to off-site development that the City will fund. The City will have final approval on the funding of each project independently. The agreement sets forth a requirement for a 365-day notice for oversizing improvements. This agreement does waive the 365-day requirement for the construction of Coit Road from north of J Fred Smith Parkway to south of GA Moore Parkway. This project is scheduled to start in approximately six to nine (6-9) months.

In addition, both parties also intend to set forth a process for the acquisition of off-site easements and right-of-way necessary for the construction of both the public infrastructure to serve the property. The cost of the acquisition of off-site easements and ROW will be covered by the developer. This agreement also covers the transfer of the existing ROW adjacent to the Buffalo Ridge subdivision for CR 100 to Ramble in exchange for the dedication and construction of the re-aligned GA Moore Parkway.

Legal Review:
Legal has reviewed and approved the agreement.

Supporting Documents:
1. Ramble 09.10.24 (P)
2. Funding Agreement

Financial Consideration:
Funding for this agreement will be allocated as the project progresses. Each expenditure will be returned to the council for approval before funds are spent.

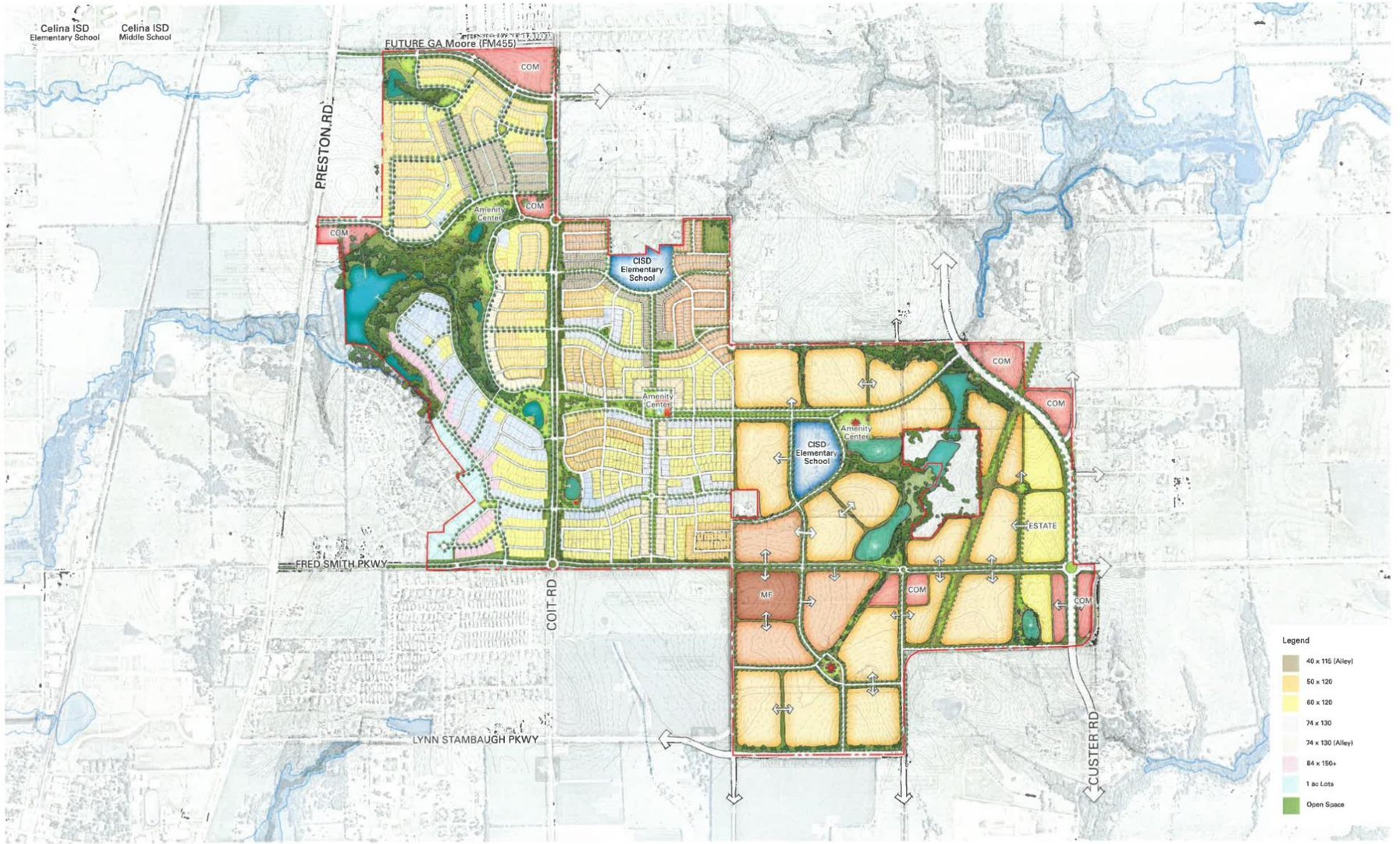
Staff Recommendation:
Staff recommends approval.

RAMBLE INFRASTRUCTURE AGREEMENT

September 10, 2024

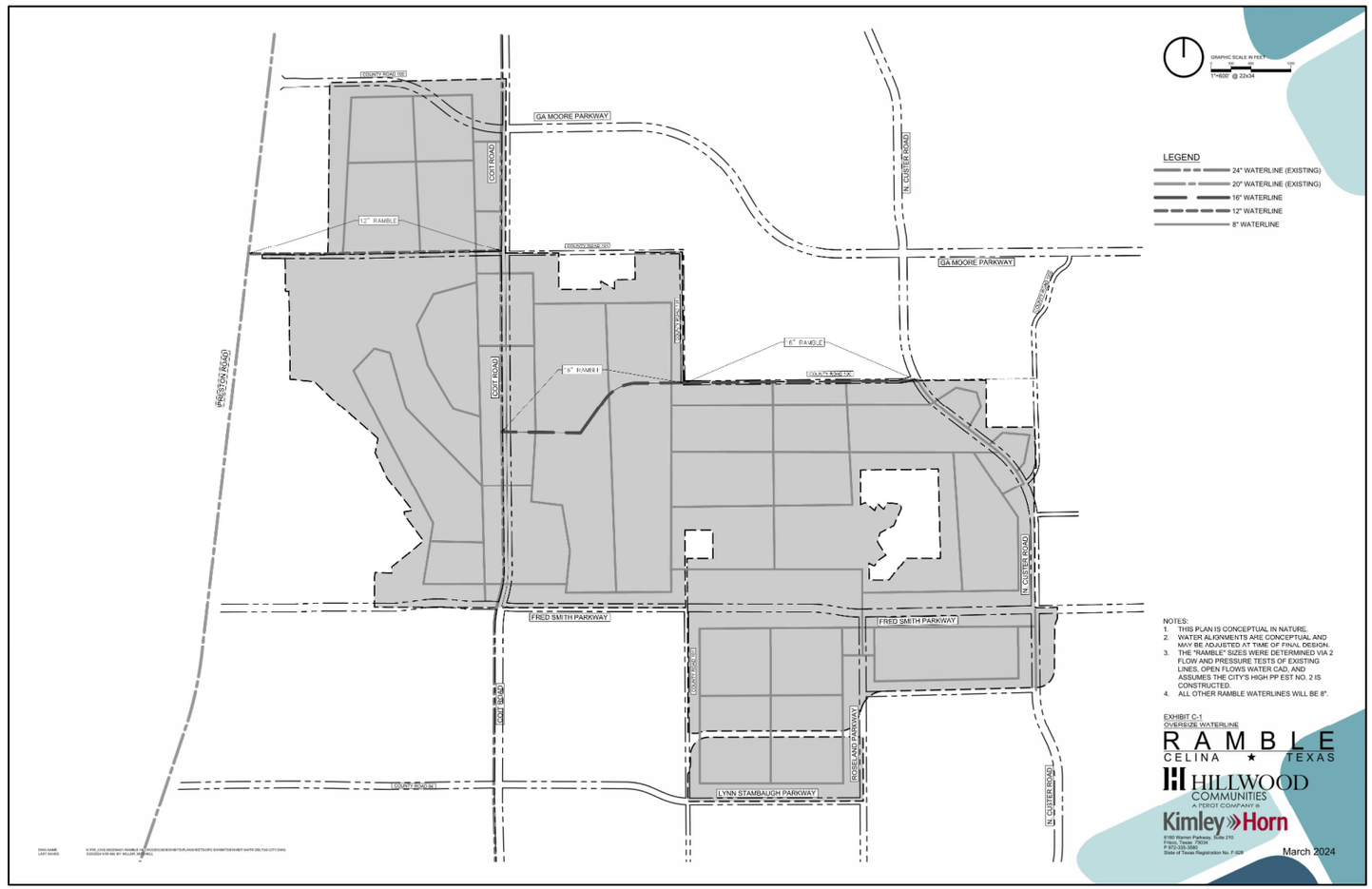


Ramble


Celina ISD
Elementary School
Celina ISD
Middle School
FUTURE GA Moore (FM455)
PRESTON RD
COM
Amenity Center
CISD Elementary School
FRED SMITH PKWY
COIT RD
LYNN STAMBAUGH PKWY
MF
ESTATE
CUSTER RD
Legend
40 x 115 (Alley)
50 x 120
60 x 120
74 x 130
74 x 130 (Alley)
84 x 150+
1 ac Lots
Open Space
HILLWOOD COMMUNITIES
A PEROT COMPANY
TBG
Ramble Master Plan
Celina, Texas
11/3023
The information shown is based on the best information available and is subject to change without notice.

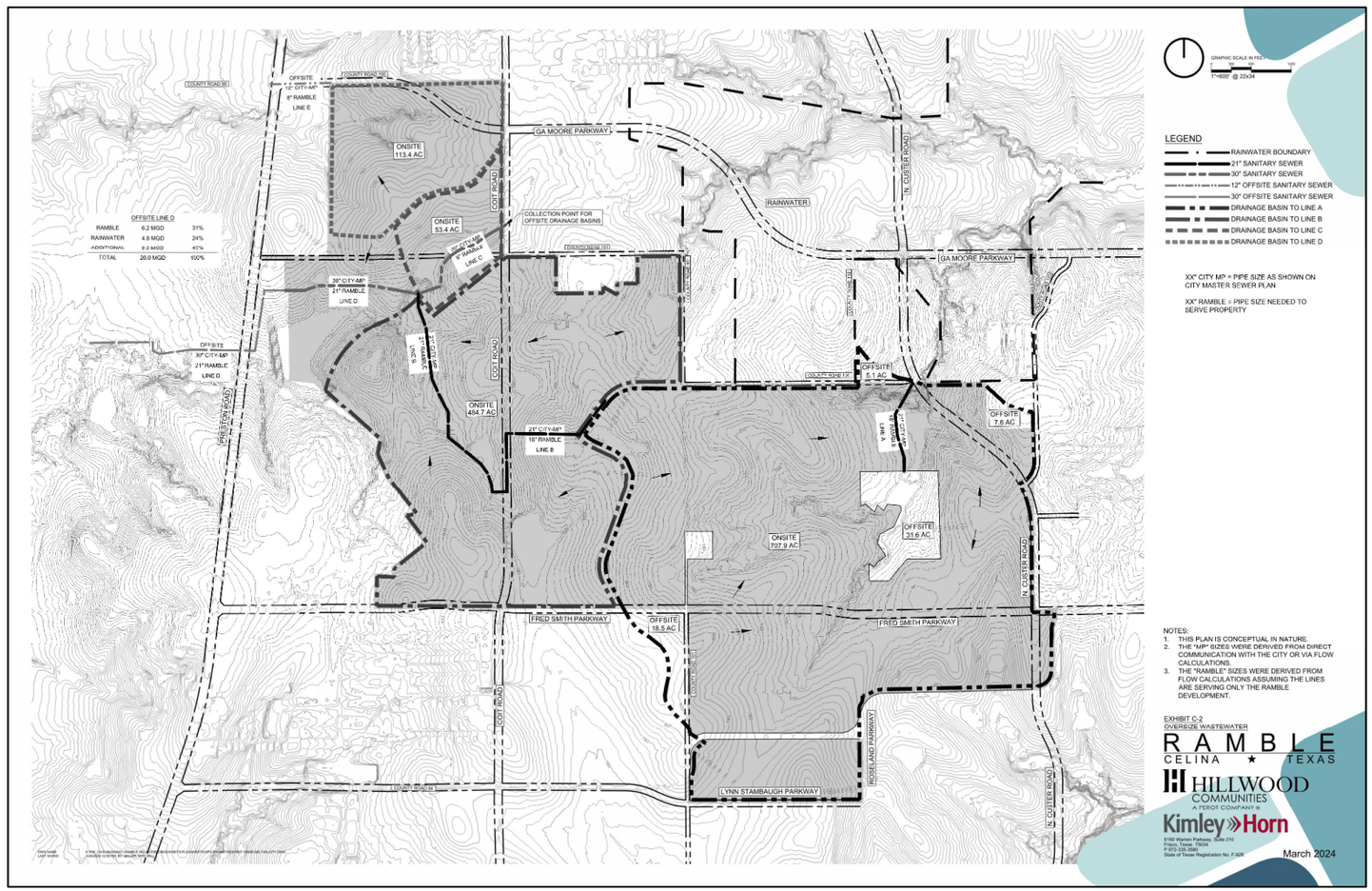
WATERLINE

- Construct 12” line from Preston to GA Moore Pkwy
- Construct 16” line from Coit to Custer



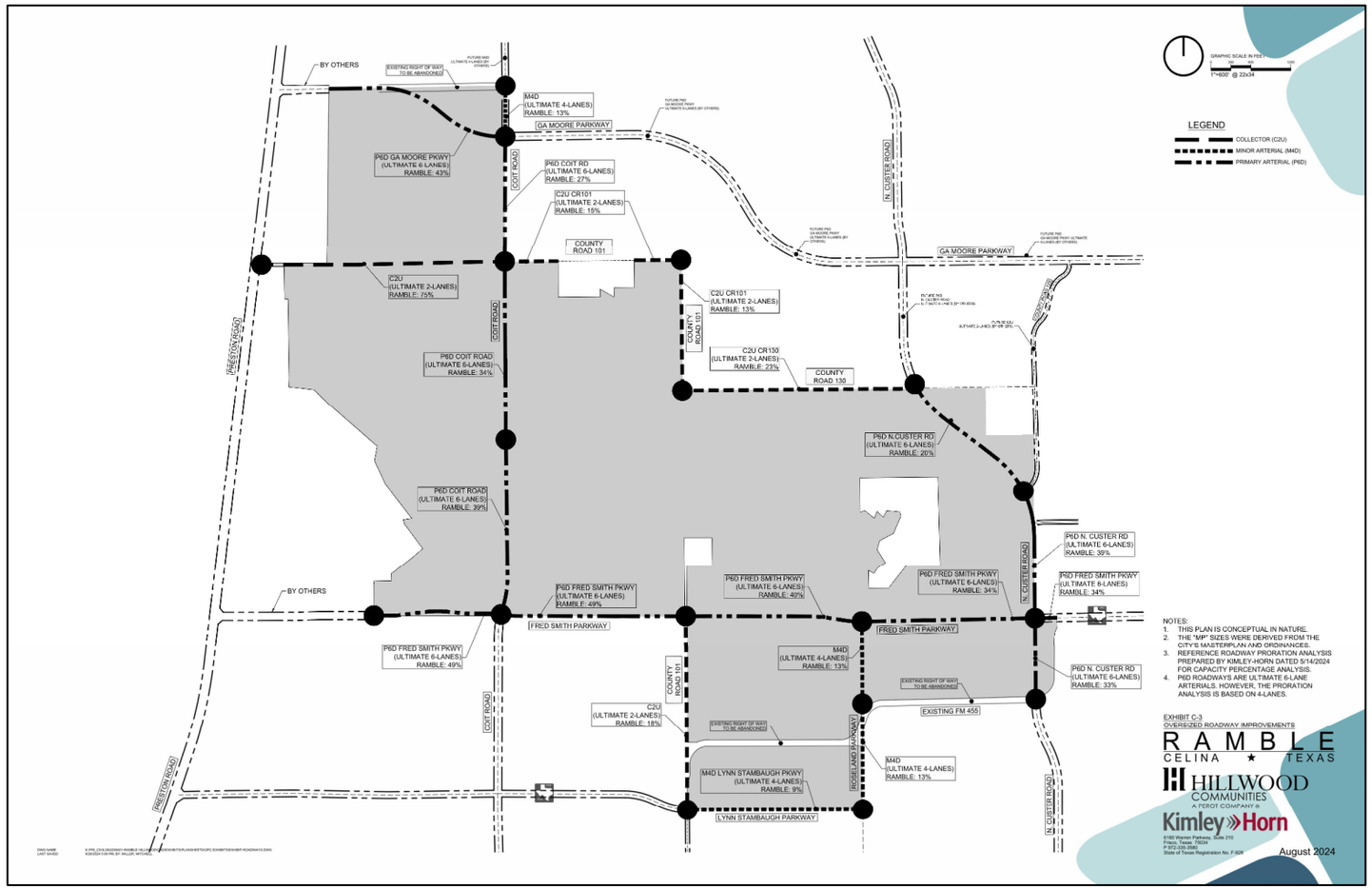
SEWER LINE

- Construct 30” line from BNSF to Coit
- Construct 21” line from Coit to CR 101



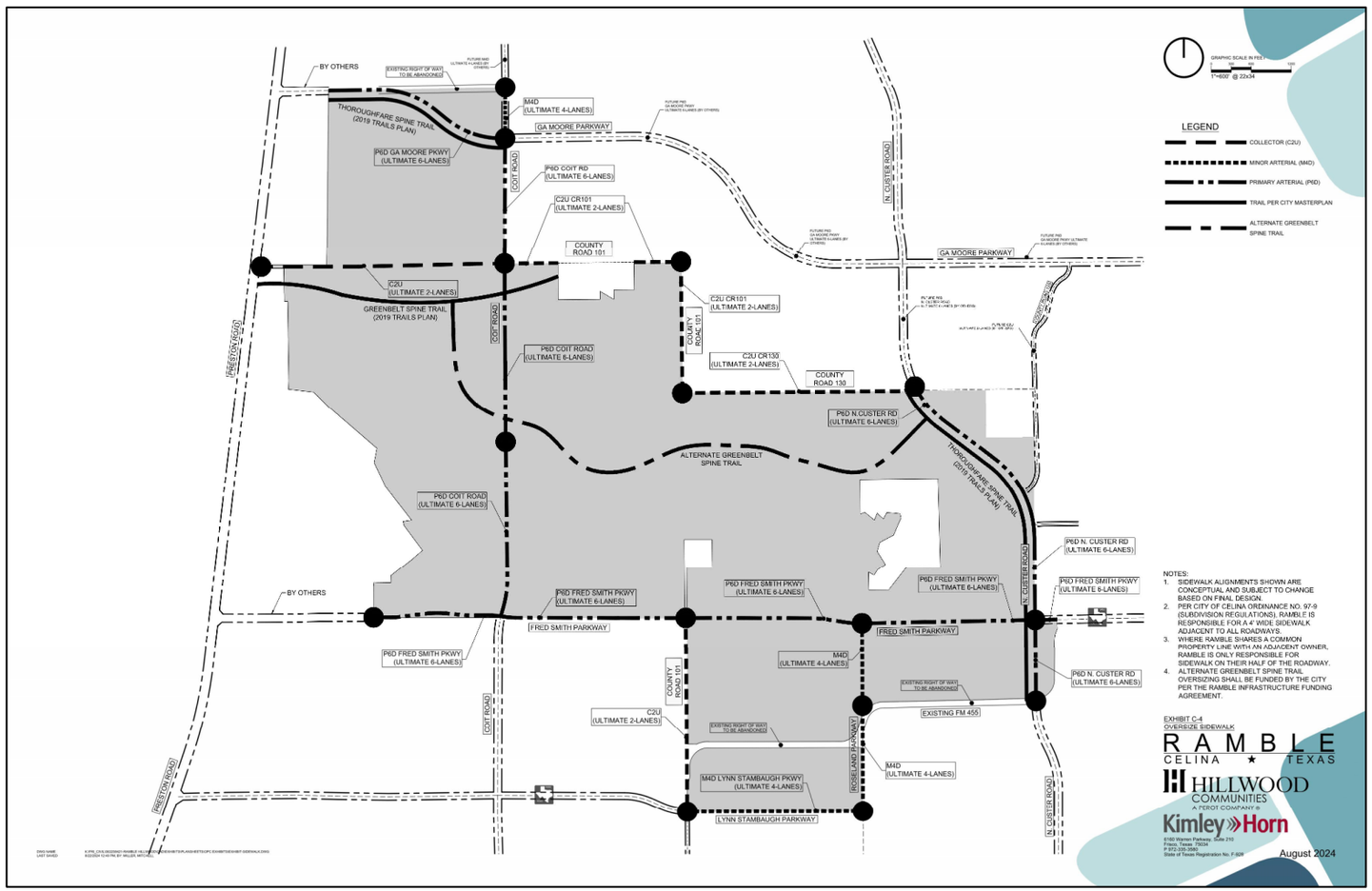
ROADWAY

- Construct Coit Road from J Fred Smith to CR 100
- Construct GA Moore from Preston to Coit
- Construct J Fred western property to eastern property line
- Construct Custer Road from FM 455 to CR 130
- Construct Lynn Stambaugh from CR 101 to Roseland Parkway
- Construct Roseland Parkway from Lynn Stambaugh to J Fred Smith



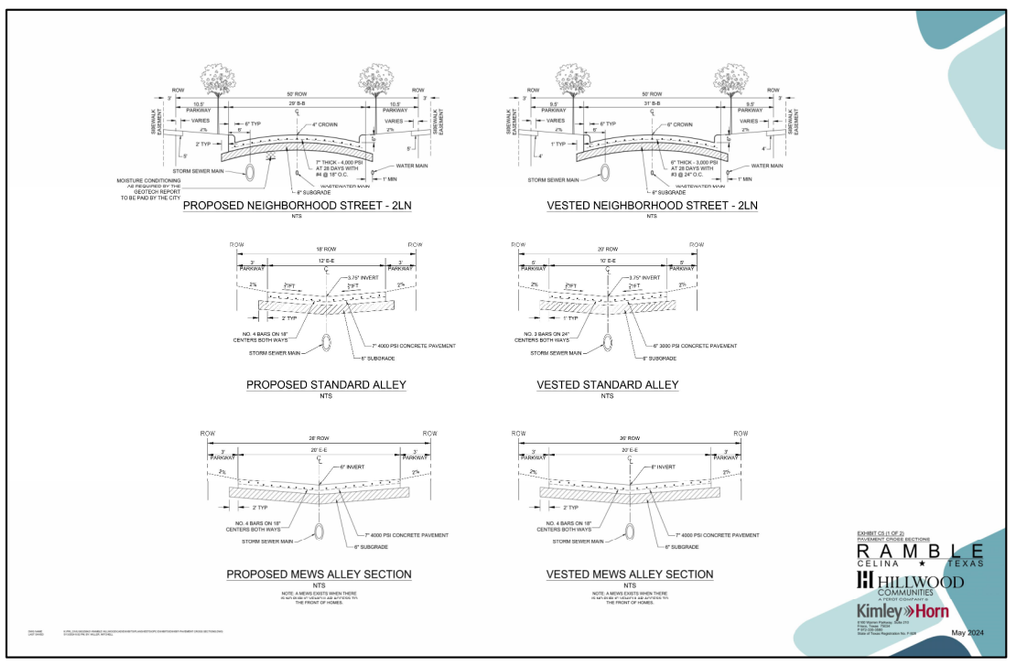
SIDEWALK

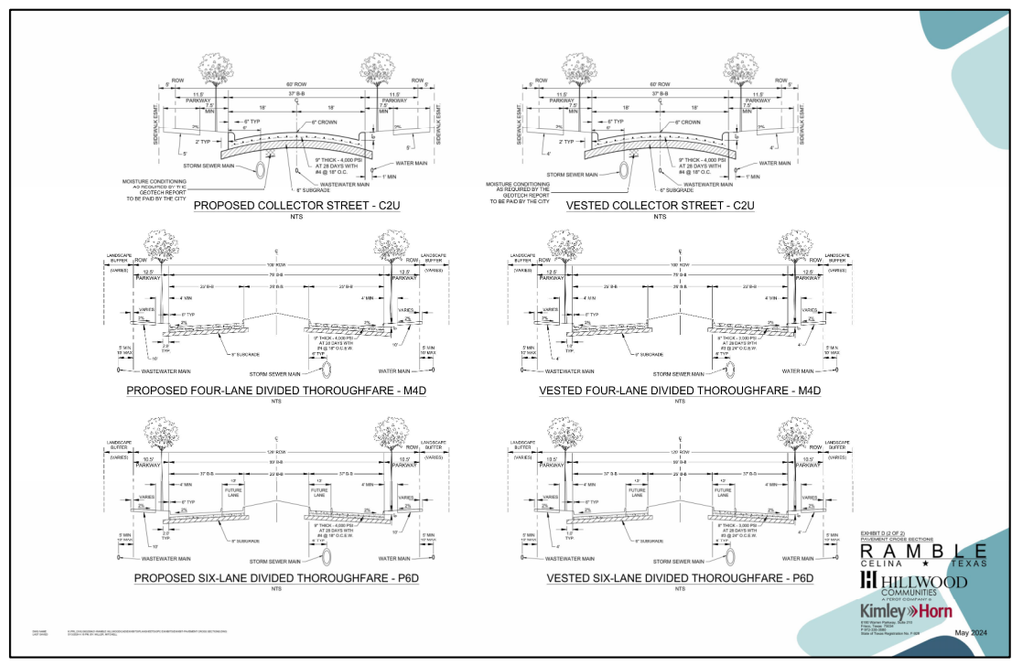
- Increase residential sidewalk width from 4’ to 5’ at no cost to city
- Ramble agree to construct 12’ Greenbelt Spine Trail with cost share
- Construct 10’ arterial sidewalks with city cost share



ROADWAY CROSS SECTIONS

- Decrease street width from 31’ to 29’
- Increased residential pavement thickness from 6” to 7”
- Increase sidewalk width from 4’ to 5’
- Increase alley width from 10’ to 12’





Estimated Oversize Costs

Infrastructure	Ph. 1*	Ph. 2	Ph. 3	Ph. 4	Ph. 5	Ph. 6	TOTAL
Projected Year of Development	Q4 2024	Q3 2026	Q3 2028	Q4 2030	Q4 2032	Q4 2034	
Sewer	$3.5	$0.4	$0.1	$0.0	$0.0	$0.0	$4.0
Water	$0.0	$3.3	$0.0	$3.7	$4.9	$1.0	$12.9
Roadway	$5.2	$11.3	$3.4	$11.4	$23.2	$5.6	$60.1
Total City Cost	$8.7	$15.0	$3.5	$15.1	$28.1	$6.6	$77.0

*Cost in Millions of dollars

Impact Fee Collection

Infrastructure	Ph. 1*	Ph. 2	Ph. 3	Ph. 4	Ph. 5	Ph. 6	TOTAL
Projected Year of Development	Q4 2024	Q3 2026	Q3 2028	Q4 2030	Q4 2032	Q4 2034	
Lot Count	634	633	565	624	523	529	3,508
Sewer Impact Fee	$3.3	$3.3	$2.9	$3.2	$2.7	$2.8	$18.2
Water Impact Fee	$2.8	$2.8	$2.5	$2.8	$2.3	$2.3	$15.4
Roadway Impact Fee	$3.5	$3.5	$3.1	$3.4	$2.9	$2.9	$19.3
Total	$9.6	$9.6	$8.5	$9.4	$7.9	$8.0	$53.0

*Cost in Millions of dollars

Cost vs Collection

Infrastructure	Ph. 1*	Ph. 2	Ph. 3	Ph. 4	Ph. 5	Ph. 6	TOTAL
Projected Year of Development	Q4 2024	Q3 2026	Q3 2028	Q4 2030	Q4 2032	Q4 2034	2036
Lot Count	634	633	565	624	523	529	3,508
Sewer	($0.2)	$2.9	$2.8	$3.2	$2.7	$2.8	$14.3
Water	$2.8	($0.6)	$2.5	($0.9)	($2.6)	$1.4	$2.5
Roadway Impact Fee	($1.7)	($7.8)	($0.3)	($8.0)	($20.3)	($2.7)	($40.8)
Total	$0.9	($5.5)	$5.0	($5.7)	($20.2)	$1.4	($24.0)
Ramble Investment	$57.6	$52.6	$54.9	$58.4	$59.8	$18.7	$302.0

*Cost in Millions of dollars

INFRASTRUCTURE FUNDING AGREEMENT

This Infrastructure Funding Agreement (this "Agreement") is executed between Ramble Investment, LP ("Owner") and the City of Celina, Texas, a home rule municipality (the "City"), each a "Party" and collectively the "Parties," to be effective August ___, 2024 (the "Effective Date").

ARTICLE I
RECITALS

WHEREAS, on January 26, 2024, Owner acquired an approximately 1,069.01-acre tract of land located in the City's corporate limits and an approximately 324.823-acre tract of land located in the City's extraterritorial jurisdiction, which tracts of land are described by metes and bounds and depicted on **Exhibit A** (collectively, the "Property"); and

WHEREAS, development of the Property is governed by that certain Development Agreement effective May 9, 2017, and recorded at instrument number 20170523000658090 between the City and Eland Energy, Inc. and Celina Frisco Ltd. (the "Development Agreement"); and

WHEREAS, development of the Property will require construction and installation of public infrastructure (the "Public Infrastructure"); and

WHEREAS, the Development Agreement was partially assigned to Owner on January 26, 2024, as it relates to approximately 1,378.368 acres of land in multiple tracts described therein (the "Assignment"); and

WHEREAS, the City was given written notice of the Assignment on January 26, 2024; and

WHEREAS, Article VI of the Development Agreement states if the City requires oversizing of any improvements to serve land outside of the boundaries of the Property, the City shall be solely responsible for the cost of all oversizing; and

WHEREAS, the roadway proration analysis prepared by Kimley-Horn and dated November 21, 2016 (the "Original Roadway Proration Analysis") identifies roadways near the Property associated with the development of the Property (the "Public Roadway Improvements") that may require oversizing to serve off-site development (the "Oversized Roadway Improvements"); and

WHEREAS, the Original Roadway Proration Analysis was a condition precedent to the City's approval of the Development Agreement; and

WHEREAS, the Original Roadway Proration Analysis was updated by Kimley Horn August 29, 2022, and May 14, 2024; and

WHEREAS, the 2024 updated Roadway Proration Analysis is attached as **Exhibit B** (the "2024 Analysis") and identifies the current Oversized Roadway Improvements and a proration analysis between the development of the Property and off-site development; and

WHEREAS, the Parties agree with the findings in the 2024 Analysis and agree that the 2024 Analysis is the controlling traffic impact analysis for the development of the Property; and

WHEREAS, the Parties intend to set forth the process for the City's funding of the Oversized Road Improvements, as well as any other costs associated with oversizing water, wastewater, and drainage infrastructure, as well as related improvements, including street lights, sidewalks, paths/trails, landscaping, or other public infrastructure to serve off-site development (collectively, with the Oversized Roadway Improvements, the "Oversized Public Infrastructure");

WHEREAS, the Oversized Public Infrastructure is described and depicted on **Exhibit C1-C5**; and

WHEREAS, the Parties acknowledge that the Oversized Public Infrastructure is not required by ordinance or by any separate agreement between the City and Owner; that Owner is voluntarily agreeing to construct the Oversized Public Infrastructure subject to the terms of this Agreement; and that the City is solely responsible for the cost of the Oversized Public Infrastructure; and

WHEREAS, the cost of the Oversized Public Infrastructure (the "Oversizing Costs") is measured as the additional cost to increase the size of utilities, or the proportional share to construct additional roadway improvements, attributable to off-site development that the City will fund, but excludes all amounts for City fees (collectively, the "City Contribution"); and

WHEREAS, the Parties also intend to set forth a process for the acquisition of off-site easements and right-of-way necessary for the construction of both the Public Infrastructure to serve the Property, at Owner's cost, and the Oversized Public Infrastructure, at the City's cost as part of the City Contribution, including but not limited to, easements and right-of-way described in City Resolution No. 2023-74R adopted on September 28, 2023; and

WHEREAS, the Parties acknowledge that the Development Agreement requires that (a) Owner dedicate, at no cost to the City, easements/right-of-way for utilities and right-of-way for Public Infrastructure within the boundaries of the Property at the time of final platting of each phase the Property, which dedications shall be shown on the general development plan for the Property which shall be consistent with the Property Concept Plans approved September 18, 2023, and attached to a letter dated September 13, 2023; (b) such Owner dedications, when greater than required for full development of the Property, result in Oversizing Costs; and (c) dedication of easements and right-of-way along the perimeter of the Property shall, at Owner's option, be limited to Owner's proportionate share of the right-of-way as described in the 2024 Analysis and determined using the procedures under Texas Local Government Code 212.904, or result in roadway impact fee rebates equal to the City Contribution for such dedication; and

WHEREAS, the Parties acknowledge that the Development Agreement confirms that the Property may be developed without a realignment of existing FM 455 through the Property if the

Texas Department of Transportation does not approve and fund the realignment of FM 455 through the Property prior to the time affected portions of the Property are platted and developed; and

WHEREAS, the Parties acknowledge that those portions of FM 455 within the Property that are exchanged between the City and the Texas Department of Transportation ("TxDOT") will be transferred to Owner; and

WHEREAS, the Parties acknowledge that those portions of CR 100 adjacent to the Property and dedicated by road easement recorded at Instrument No. 201206220000744150 and final plats recorded at Instrument No. 20181112010005180 on November 12, 2018, and Instrument No. 20201006010003840 on October 6, 2020, as shown on **Exhibit D**, will be transferred to Owner (the "CR 100 Transfer"); and

NOW THEREFORE, for and in consideration of the mutual covenants of the Parties set forth in this Agreement, and for other good and valuable consideration the receipt and adequacy of which are acknowledged and agreed to by the Parties, the Parties agree as follows:

ARTICLE II
OVERSIZE FUNDING; COUNTY MATCH; EMINENT DOMAIN

2.1 Oversized Public Infrastructure Funding.

(i) With each phase of development of the Property, Owner shall give the City advance written notice, delivered to the attention of the City Manager via both overnight delivery service and email, which will include (1) a full construction estimate including Oversizing Costs, (2) the estimated amount of City fees to be paid by Owner and the estimated amount of City fees for the Oversized Public Infrastructure to be waived, and (3) 10% contingency (a "Cost Estimate"), that Owner intends to design and construct Public Infrastructure that could be oversized and would require a City Contribution, as follows (each, an "Owner Notice"):

(A) At least 365 days advance written notice from commencement of construction, except as provided below;

(B) Execution of this Agreement is an Owner Notice for phase one Oversizing Costs and Coit Road improvements depicted on **Exhibit C3**. The City Contribution for the phase one Oversizing Costs is estimated to be $3,063,283.53. The City Contribution for the Coit Road improvements depicted on **Exhibit C3** is estimated to be $4,989,279.48. On October 1, 2025, the City Contribution of $3,063,283.53 for phase one Oversizing Costs and the City Contribution of $4,989,279.48 for Coit Road improvements will be paid.

(ii) If the City requests Owner to design and construct any such Public Infrastructure as Oversized Public Infrastructure, the City must follow the process in this Agreement and fund the corresponding Oversizing Costs in accordance with this Agreement, otherwise Owner shall have no obligation to design or construct Oversized Public Infrastructure for such phase (e.g., pipe sizes shall be installed in a size required to

serve the development of the Property and Owner shall only be obligated to construct the Roadway Public Infrastructure indicated by the 2024 Analysis, except where the 2024 Analysis recommends part of a lane, the entire lane shall be constructed subject to the terms of Section 2.2 below).

(iii) The City shall have thirty (30) days from receipt of an Owner Notice to give Owner a written notice to design and construct such Public Infrastructure as Oversized Public Infrastructure (a "City Notice"). Within 180 days after the City gives the City Notice, the City must encumber the City Contribution by remitting 100% of the funds in the amount of the Cost Estimate to a restricted account within the City's finance office, for the sole purpose of the City Contribution. Payments and ans supporting data shall be made monthly to Owner or the Owner's agent or representative, in the amount of the City Contribution completed to date, not to be unreasonably withheld.

(iv) If the actual cost of the Oversized Public Infrastructure exceeds the Cost Estimate, the City shall remit additional funds to Owner sufficient to pay 100 percent of the City Contribution within 30 days after receiving a written notice, with itemized additional costs, from Owner regarding such additional costs of the Oversized Public Infrastructure.

(v) If the City fails to fund all or any portion of the City Contribution for the Oversized Public Infrastructure provided in the Cost Estimate, such failure relieves Owner of any obligation to design and construct the Oversized Public Infrastructure described in the Cost Estimate.

(vi) The City agrees to waive City fees for Oversized Public Infrastructure.

(vii) The City shall not take any action to stop or delay development of the Property due to oversizing or lack of oversizing.

2.2 Owner Construction of Oversized Roadway. If Owner constructs a full roadway lane when the 2024 Analysis recommends a partial lane and the City elects not to fund the City Contribution for that lane, then the City agrees that Owner may accrue a payment credit equal to the City Contribution that Owner may, at its option, either

(i) credit all or any portion of the unfunded City Contribution to roadway impact fees or other amounts owed to the City, or

(ii) obtain a roadway impact fee rebate from fees collected within the service area as described in the City's impact fee ordinance benefitting from the oversized construction.

With respect to impact fee credits and rebates, this Agreement is an agreement authorized by Texas Local Government Code Section 395.017.

2.3 Infrastructure Equipment and Improvements. To the extent the following Public Infrastructure improvements exceed the minimum requirements set forth in the Development Agreement for any portion of the Property, the Parties agree that the following improvements

will be constructed and funded as provided in this Section 2.3, subject to the notice and payment process described in Section 2.1 above:

(i) Street Lights. The 2024 Analysis evaluates the Property's utilization of all thoroughfare roadways that are part of the Property. Each of these thoroughfare roadways, at build out, are expected to be constructed as four lane roadways that include a landscaped median and median lighting. The Property's utilization rate of all of these roadways is below 50 percent as shown on Table 2 of the 2024 Analysis (i.e. would not be a 4 lane road if it was just for the Property). If the City Contribution for the applicable Oversized Roadway Improvements is timely paid, Owner shall pay for and construct the City required median lighting as part of the Oversized Roadway Improvements. The City shall reimburse Owner for the difference between the cost of median lighting (30' double arm) and standard subdivision lighting (18' single armed street light) as part of the City Contribution.

(ii) Sidewalks/Trails/Paths. Owner will construct five foot (5') minimum sidewalk width. On the portion of the Property within Planned Development District No. 36 adopted by Ordinance No. 2008-42 and Planned Development District No. 37 adopted by Ordinance No. 2008-43, the City shall fund the cost difference for any sidewalk or trail over five foot (5') wide as part of the City Contribution for the applicable Oversized Roadway Improvements. On the portion of the Property within the City's extraterritorial jurisdiction, the City shall fund the cost difference for any sidewalk or trail over six foot (6') wide as part of the City Contribution for the applicable Oversized Roadway Improvements.

(iii) Moisture Conditioning of Roadways. Owner agrees to perform geotechnical investigation work to determine if moisture conditioning of Oversized Roadway Improvements is recommended based on current City standards. The City will be financially responsible for funding all moisture conditioning geotechnical investigation work costs as part of the City Contribution for the applicable Oversized Roadway Improvements. If investigation suggests moisture conditioning is necessary, Owner agrees to perform such work and the City will be responsible for 100% of the cost of that work as part of the City Contribution for the applicable Oversized Roadway Improvements.

(iv) Roadway Cross Sections. Owner and the City agree that the roadway cross sections for the Property shall be designed and constructed based on details shown on **Exhibit C5**.

2.4 County Matching Funds. The City agrees to seek Collin County road matching funds using Owner's design and construction of Public Roadway Improvements as the local match. Owner may also seek Collin County road matching funds. Failure to obtain matching funds shall not be a default under this Agreement.

2.5 Eminent Domain. Owner agrees to use commercially reasonable efforts to obtain all third-party rights-of-way, consents, or easements, if any, required for the Public Infrastructure. If, however, Owner is unable to obtain any third-party rights-of-way, consents, or easements within sixty (60) days after providing written notice to the City that Owner is commencing such efforts, the City agrees to take reasonable steps to secure same (subject to

City Council authorization after a finding of public necessity) through the use of the City's power of eminent domain. Owner shall be responsible for funding all reasonable and necessary legal proceeding/litigation costs, attorney's fees and related expenses, and appraiser and expert witness fees (collectively, "Eminent Domain Fees") paid or incurred by the City in the exercise of its eminent domain powers and shall escrow with a mutually agreed upon escrow agent the City's reasonably estimated Eminent Domain Fees, both in advance of the initiations of each eminent domain proceeding and as funds are needed by the City. If the City's Eminent Domain Fees exceed the amount of funds escrowed in accordance with this paragraph, Owner shall deposit additional funds as requested by the City into the escrow account within ten (10) days after written notice from the City. City is not required to continue pursuing the eminent domain unless and until Owner deposits addition Eminent Domain Fees with the City. Any unused escrow funds will be refunded to Owner within thirty (30) days after any condemnation award or settlement becomes final and non-appealable. Nothing in this section is intended to constitute a delegation of the police powers or governmental authority of the City, and the City reserves the right, at all times, to control its proceedings in eminent domain.

2.6 GA Moore Parkway Realignment. The Parties agree that the City shall convey the CR 100 Transfer to Owner as consideration for Owner's construction and dedication to the City of the realigned GA Moore Parkway depicted in **Exhibit C3**, the cost of which exceeds the fair market value of the CR 100 Transfer. The City shall convey the CR 100 Transfer on the same day Owner dedicates to the City the realigned GA Moore Parkway.

ARTICLE III
ADDITIONAL PROVISIONS

3.1 Recitals. The recitals contained in this Agreement: (a) are true and correct as of the Effective Date; (b) form the basis upon which the Parties negotiated and entered into this Agreement; (c) are legislative findings of the City Council, and (d) reflect the final intent of the Parties with regard to the subject matter of this Agreement. In the event it becomes necessary to interpret any provision of this Agreement, the intent of the Parties, as evidenced by the recitals, must be taken into consideration and, to the maximum extent possible, given full effect. The Parties have relied upon the recitals as part of the consideration for entering into this Agreement and, but for the intent of the Parties reflected by the recitals, would not have entered into this Agreement.

3.2 Term of Agreement. The term of this Agreement shall be 30 years after the Effective Date (the "Term").

3.3 Events of Default. No Party shall be in default under this Agreement until notice of the alleged failure of such Party to perform has been given (which notice shall set forth in reasonable detail the nature of the alleged failure) and until such Party has been given a reasonable time to cure the alleged failure (such reasonable time determined based on the nature of the alleged failure, but in no event less than 30 days after written notice of the alleged failure has been given). In addition, no Party shall be in default under this Agreement if, within the applicable cure period, the Party to whom the notice was given begins performance and thereafter diligently and continuously pursues performance until the alleged failure has been cured. Notwithstanding the foregoing, however, a Party shall be in default of its obligation to

make any payment required under this Agreement if such payment is not made within five business days after it is due. If a Party who has received notice under this section cannot cure an alleged failure to perform within 30 days after receipt of written notice, such Party shall give written notice to the other Party within such 30 day period (a) stating that the Party cannot cure the alleged failure within 30 days after receipt of written notice, and explaining the reason; and (b) providing a date by which such Party can reasonably cure the alleged failure ("Cure Time Notice"). A Party who does not timely provide a Cure Time Notice shall be deemed to be able to cure the alleged failure to perform within 30 days after the initial written Notice of the alleged failure has been given.

3.4 REMEDIES. IF A PARTY IS IN DEFAULT, THE AGGRIEVED PARTY MAY, AT ITS OPTION AND WITHOUT PREJUDICE TO ANY OTHER RIGHT OR REMEDY UNDER THIS AGREEMENT, SEEK ANY RELIEF AVAILABLE AT LAW OR IN EQUITY; HOWEVER, NO DEFAULT UNDER THIS AGREEMENT SHALL ENTITLE THE CITY TO WITHHOLD ANY DEVELOPMENT APPROVAL FOR ANY PORTION OF THE PROPERTY.

3.5 Immunity. The City does not waive or surrender any of its governmental powers, immunities, or rights, except to the extent permitted by law and necessary to allow Owner to enforce its remedies under this Agreement.

3.6 Assignment. Owner has the right (from time to time without the consent of the City, but upon written notice to the City) to assign this Agreement, in whole or in part, and including any obligation, right, title, or interest of Owner under this Agreement, to any person or entity (an "Assignee") that is or will become an owner of any portion of the Property or that is an entity that is controlled by or under common control with Owner. Each assignment must be in writing executed by Owner and the Assignee and must obligate the Assignee to be bound by this Agreement to the extent this Agreement applies or relates to the obligations, rights, title, or interests being assigned. A copy of each assignment must be provided to all Parties within 15 days after execution. From and after such assignment, the City agrees to look solely to the Assignee for the performance of all obligations assigned to the Assignee and agrees that Owner shall be released from subsequently performing the assigned obligations and from any liability that results from the Assignee's failure to perform the assigned obligations. An Assignee is a "Party" and "Owner" for purposes of the obligations, rights, title, and interests assigned. The City shall not assign this Agreement.

3.7 Notices. Any notices, certifications, approvals, or other communications required to be given by one Party to another under this Agreement shall be given in writing addressed to the Party to be notified at the address set forth below and shall be deemed given: (i) when the notice is delivered in person to the person to whose attention the notice is addressed with a confirming copy sent by e-mail; (ii) 10 business days after the notice is deposited in the United States Mail, certified or registered mail, return receipt requested, postage prepaid with a confirming copy sent by e-mail; or (iii) when the notice is delivered by Federal Express, UPS, or another nationally recognized courier service with evidence of delivery signed by any person at the delivery address with a confirming copy sent by e-mail. For the purpose of giving any notice, the addresses of the Parties are set forth below. The Parties may change the information set forth below by sending notice of such change to the other Party as provided in this section.

To the City:	Attn: Robert Ranc, City Manager City of Celina 142 N. Ohio Street Celina, Texas 75009 E-mail: rranc@celina-tx.gov
With a copy to:	Attn: Julie Fort Messer Fort, PLLC 6371 Preston Rd, Ste 200 Frisco, TX 75034 E-mail: Julie@txmunicipallaw.com
To Owner:	Attn: Elaine Ford Ramble Investment, LP 3000 Turtle Creek Blvd. Dallas, Texas 75219 E-mail: Elaine.Ford@hillwood.com
With a copy to:	Attn: Misty Ventura Shupe Ventura, PLLC 9406 Biscayne Blvd. Dallas, Texas 75218 E-mail:misty.ventura@svlandlaw.com
And a copy to:	Attn: Michele Ringnald Hillwood Enterprises, L.P. 3000 Turtle Creek Blvd. Dallas, Texas 75219 Email: michele.ringnald@hillwood.com

3.8 Interpretation. The Parties acknowledge that each of them has been actively involved in negotiating this Agreement. Accordingly, the rule of construction that any ambiguities are to be resolved against the drafting Party will not apply to interpreting this Agreement. In the event of any dispute over the meaning or application of any provision of this Agreement, the provision will be interpreted fairly and reasonably and neither more strongly for or against any Party, regardless of which Party originally drafted the provision.

3.9 Authority and Enforceability. Notwithstanding any other provision provided herein, the Development Agreement provisions shall be in full force and effect, except to the extent expressly provided otherwise herein. The City represents and warrants that this Agreement has been approved by the City Council in accordance with all applicable public notice requirements (including, but not limited to, notices required by the Texas Open Meetings Act) and that the individual executing this Agreement on behalf of the City has been duly authorized to do so. Owner represents and warrants that this Agreement has been approved by appropriate action of Owner, and that the individual executing this Agreement on behalf of Owner has been duly authorized to do so. Each Party acknowledges and agrees that this

Agreement is binding upon such Party and enforceable against such Party in accordance with its terms and conditions.

3.10 Amendments; Severability. This Agreement shall not be modified or amended except in writing signed by the Parties. If any provision of this Agreement is determined by a court of competent jurisdiction to be unenforceable for any reason, then (a) such unenforceable provision shall be deleted from this Agreement; (b) the unenforceable provision shall, to the extent possible, be rewritten to be enforceable and to give effect to the intent of the Parties; and (c) the remainder of this Agreement shall remain in full force and effect and shall be interpreted to give effect to the intent of the Parties.

3.11 Applicable Law; Venue. This Agreement is entered into under and pursuant to, and is to be construed and enforceable in accordance with, the laws of the State of Texas, and all obligations of the Parties are performable in Collin County. Venue for any action to enforce or construe this Agreement shall be in Collin County.

3.12 Non Waiver. Any failure by a Party to insist upon strict performance by another Party of any material provision of this Agreement shall not be deemed a waiver thereof, and the Party shall have the right at any time thereafter to insist upon strict performance of any and all provisions of this Agreement. No provision of this Agreement may be waived except by writing signed by the Party waiving such provision. Any waiver shall be limited to the specific purposes for which it is given. No waiver by any Party of any term or condition of this Agreement shall be deemed or construed to be a waiver of any other term or condition or subsequent waiver of the same term or condition.

3.13 No Third Party Beneficiaries. This Agreement only inures to the benefit of, and may only be enforced by, the Parties.

3.14 Indemnification. **OWNER ON BEHALF OF ITSELF, ITS CONTRACTORS, AND ITS AGENTS, COVENANTS AND AGREES TO HOLD HARMLESS AND INDEMNIFY THE CITY FROM AND AGAINST ANY AND ALL CLAIMS FOR PERSONAL INJURY (INCLUDING DEATH) OR PROPERTY DAMAGE WHICH MAY ARISE FROM OWNER CONSTRUCTION OF THE OVERSIZED PUBLIC INFRASTRUCTURE PERFORMED UNDER THE TERMS OF THIS AGREEMENT; AND OWNER ALSO AGREES TO INDEMNIFY AND SAVE THE CITY HARMLESS FROM ANY AND ALL CLAIMS GROWING OUT OF THE LAWFUL DEMANDS OF CONTRACTORS, SUBCONTRACTORS, LABORERS, WORKMEN, MECHANICS, MATERIAL, PERSONS, AND SUPPLIERS INCURRED IN THE PERFORMANCE OF THIS AGREEMENT. OWNER WILL FURNISH TO THE CITY SATISFACTORY EVIDENCE OF THE DISCHARGE OF SUCH CLAIMS PRIOR TO RECEIVING ANY PAYMENT FROM THE CITY. NOTWITHSTANDING THE FOREGOING, NO INDEMNIFICATION IS GIVEN HEREUNDER FOR ANY ACTION, DAMAGE, CLAIM, LOSS OR EXPENSE DIRECTLY ATTRIBUTABLE TO THE WILLFUL MISCONDUCT OR GROSS NEGLIGENCE OF THE CITY.**

3.15 Statutory Verifications. Owner makes the following representations and covenants pursuant to Chapters 2252, 2271, 2274, and 2276, Texas Government Code, as

amended, in entering into this Agreement (the "Verifications"). As used in such Verifications, Owner understands 'affiliate' to mean an entity that controls, is controlled by, or is under common control with Owner within the meaning of SEC Rule 405, 17 C.F.R. § 230.405, and exists to make a profit. Liability for breach of any such Verifications during the term of this Agreement shall survive until barred by the applicable statute of limitations, notwithstanding anything contained in this Agreement to the contrary.

(a) No Boycott of Israel. Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott Israel and will not boycott Israel during the term of this Agreement. As used in the foregoing verification, 'boycott Israel,' has the meaning in Section 2271.001, Texas Government Code, by reference to Section 808.001(1), Texas Government Code, and means refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations specifically with Israel, or with a person or entity doing business in Israel or in an Israeli-controlled territory, but does not include an action made for ordinary business purposes.

(b) Iran, Sudan and Foreign Terrorist Organizations. Owner represents that neither it nor any of its parent company, wholly- or majority-owned subsidiaries, and other affiliates is a company identified on a list prepared and maintained by the Texas Comptroller of Public Accounts under Section 2252.153 or Section 2270.0201, Texas Government Code, as amended. The foregoing representation excludes Owner and each of its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, that the United States government has affirmatively declared to be excluded from its federal sanctions regime relating to Sudan or Iran or any federal sanctions regime relating to a foreign terrorist organization.

(c) No Discrimination Against Fossil Fuel Companies. Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not boycott energy companies and will not boycott energy companies during the term of this Agreement. As used in the foregoing verification, "boycott energy companies" has the meaning in Section 2276.001(1), Texas Government Code, by reference to Section 809.001, Texas Government Code, and means, without an ordinary business purpose, refusing to deal with, terminating business activities with, or otherwise taking any action that is intended to penalize, inflict economic harm on, or limit commercial relations with a company because the company (A) engages in the exploration, production, utilization, transportation, sale, or manufacturing of fossil fuel-based energy and does not commit or pledge to meet environmental standards beyond applicable federal and state law; or (B) does business with a company described by (A) above.

(d) No Discrimination Against Firearm Entities and Firearm Trade Associations. Owner hereby verifies that it and its parent company, wholly- or majority-owned subsidiaries, and other affiliates, if any, do not have a practice, policy, guidance, or directive that discriminates against a firearm entity or firearm trade association and will not discriminate against a firearm entity or firearm trade association during the term of this Agreement. As used in the foregoing verification and the following definitions:

(i) 'discriminate against a firearm entity or firearm trade association,' has the meaning in Section 2274.001(3), Texas Government Code, and means: (A) with respect to the firearm entity or firearm trade association, to (i) refuse to engage in the trade of any goods or services with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, (ii) refrain from continuing an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, or (iii) terminate an existing business relationship with the firearm entity or firearm trade association based solely on its status as a firearm entity or firearm trade association, and (B) does not include: (i) the established policies of a merchant, retail seller, or platform that restrict or prohibit the listing or selling of ammunition, firearms, or firearm accessories and (ii) a company's refusal to engage in the trade of any goods or services, decision to refrain from continuing an existing business relationship, or decision to terminate an existing business relationship (aa) to comply with federal, state, or local law, policy, or regulations or a directive by a regulatory agency or (bb) for any traditional business reason that is specific to the customer or potential customer and not based solely on an entity's or association's status as a firearm entity or firearm trade association;

(ii) 'firearm entity,' has the meaning in Section 2274.001(6), Texas Government Code, and means a manufacturer, distributor, wholesaler, supplier, or retailer of firearms (defined in Section 2274.001(4), Texas Government Code, as weapons that expel projectiles by the action of explosive or expanding gases), firearm accessories (defined in Section 2274.001(5), Texas Government Code, as devices specifically designed or adapted to enable an individual to wear, carry, store, or mount a firearm on the individual or on a conveyance and items used in conjunction with or mounted on a firearm that are not essential to the basic function of the firearm, including detachable firearm magazines), or ammunition (defined in Section 2274.001(1), Texas Government Code, as a loaded cartridge case, primer, bullet, or propellant powder with or without a projectile) or a sport shooting range (defined in Section 250.001, Texas Local Government Code, as a business establishment, private club, or association that operates an area for the discharge or other use of firearms for silhouette, skeet, trap, black powder, target, self-defense, or similar recreational shooting); and

(iii) 'firearm trade association,' has the meaning in Section 2274.001(7), Texas Government Code, and means any person, corporation, unincorporated association, federation, business league, or business organization that (i) is not organized or operated for profit (and none of the net earnings of which inures to the benefit of any private shareholder or individual), (ii) has two or more firearm entities as members, and (iii) is exempt from federal income taxation under Section 501(a), Internal Revenue Code of 1986, as an organization described by Section 501(c) of that code."

3.16 Form 1295. Owner represents that it has complied with Texas Government Code, Section 2252.908 and in connection therewith, Owner has completed a Texas Ethics Commission Form 1295 Certificate generated by the Texas Ethics Commission's electronic

filing system in accordance with the rules promulgated by the Texas Ethics Commission. Owner further agrees to print the completed certificate and execute the completed certificate in such form as is required by Texas Government Code, Section 2252.908 and the rules of the Texas Ethics Commission and provide to the City at the time of delivery of an executed counterpart of this Agreement, a duly executed completed Form 1295 Certificate. The Parties agree that, except for the information identifying the City and the contract identification number, the City is not responsible for the information contained in the Form 1295 completed by Owner. The information contained in the From 1295 completed by Owner has been provided solely by Owner and the City has not verified such information.

3.17 Public Information. Notwithstanding any other provision to the contrary in this Agreement, all information, documents, and communications relating to this Agreement may be subject to the Texas Public Information Act and any opinion of the Texas Attorney General or a court of competent jurisdiction relating to the Texas Public Information Act. The requirements of Subchapter J, Chapter 552, Texas Government Code, may apply to this Agreement and, to the extent such requirements apply to this Agreement, Owner agrees that this Agreement may be terminated if Owner knowingly or intentionally fails to comply with a requirement of that subchapter, if applicable, and Owner fails to cure the violation on or before the 10th business day after the date the City provides notice to Owner of noncompliance with Subchapter J, Chapter 552. To the extent Section 552.372, Texas Government Code applies to this Agreement, Owner is required to preserve all contracting information related to this Agreement as provided by the records retention requirements applicable to the City for the duration of this Agreement; promptly provide to the City any contracting information related to this Agreement that is in the custody or possession of Owner on request of the City; and on completion of the Agreement, either provide at no cost to the City all contracting information related to the contract that is in the custody or possession of the entity or preserve the contracting information related to the contract as provided by the records retention requirements applicable to the City.

3.18 Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.

3.19 Further Documents. Each Party shall, upon request of the other Party, execute and deliver such further documents and perform such further acts as may reasonably be requested to effectuate the terms of this Agreement and achieve the intent of the Parties.

3.20 Exhibits. The following Exhibits are attached to this Agreement and are incorporated herein for all purposes:

Exhibit A	Metes and Bounds Description of the Property
Exhibit B	2024 Updated Roadway Proration Analysis
Exhibit C1- C5	Oversized Public Infrastructure
Exhibit D	CR 100 Transfer

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Executed by Owner and the City to be effective on the Effective Date.

ATTEST:

_____
Lauren Vaughns, City Secretary

CITY OF CELINA

By: _____
Name: Ryan Tubbs
Title: Mayor

STATE OF TEXAS §
§
COUNTY OF DENTON §

This instrument was acknowledged before me, on the __ day of _____, 2024, by Ryan Tubbs, Mayor of the City of Celina, Texas on behalf of said City.

_____
Notary Public, State of Texas

OWNER:

RAMBLE INVESTMENT, LP,
a Delaware limited partnership

By: HW Ramble GP, LLC
a Texas limited liability company,
its sole general partner

By:_____
Name: Elaine Ford
Title: Senior Vice President

STATE OF TEXAS §
§
COUNTY OF DALLAS §

This instrument was acknowledged before me on this ____ day of _____, 2024, by Elaine Ford, Senior Vice President of Ramble Investment, LP, a Delaware limited partnership, on behalf of said limited partnership.

_____
Notary Public

EXHIBIT A
METES AND BOUNDS DESCRIPTION OF THE PROPERTY

TRACT A

PARCEL 1 (Fee Simple):

BEING a tract of land situated in the W.H. Herron Survey, Abstract No. 380, M. Herron Survey, Abstract No. 415 and the G. Joy Survey, Abstract No. 488, City of Celina, Collin County, Texas, and being all of a called 450.71 acres conveyed to Central Frisco, LTD as recorded in County Clerk's No. 20080306000268700, Official Public Records of Collin County, Texas, (O.P.R.C.C.T.) and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the southwest corner of said 450.71 acres tract, said iron rod also being the southeast corner of Lot 4, Block D, Morgan Lake Estates Phase One as recorded in Volume 1, Page 591, Plat Records of Collin County, Texas, said iron rod being in County Road No. 96;

THENCE N 00°03'11" E following the east line of said Morgan Lake Estates a distance of 461.22' to a fence post at the southeast corner of Ridgeview;

THENCE N 07°08'39" E a distance of 60.21' to a 1/2" iron rod found for corner at the northeast corner of Ridgeview, said iron rod being at the beginning of a non-tangent curve to the left;

THENCE along said non-Tangent curve to the left following the east line of said Morgan Lake Estates through a central angle of 06°21'24", with a radius of 270.00', and an arc length of 29.96', with a chord bearing of S 86°04'26" E, and a chord length of 29.94' to 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 89°02'34" E following the east line of said Morgan Lake Estates a distance of 222.34' to a capped iron rod found for corner;

THENCE N 01°00'04" E following the east line of said Morgan Lake Estates a distance of 107.20' to 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 51°42'32" E following the east line of said Morgan Lake Estates a distance of 398.05' to a capped iron rod stamped "Burns" found for corner;THENCE N 49°38'50" E following the east line of said Morgan Lake Estates a distance of 210.56' to 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 36°54'06" W following the east line of said Morgan Lake Estates a distance of 462.25' to a capped iron rod found for corner;

THENCE N 15°17'57" W following the east line of said Morgan Lake Estates a distance of 60.26' to fence post at the beginning of a non-tangent curve to the right;

THENCE along said non-Tangent curve to the right following the east line of said Morgan Lake Estates through a central angle of 07°25'01", with a radius of 530.00', and an arc length of 68.61', with a chord bearing of N 78°46'37" E, and a chord length of 68.56' to a 5/8" iron rod found for corner;

THENCE N 82°26'44" E following the east line of said Morgan Lake Estates a distance of 62.14' to 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 38°02'49" W following the east line of said Morgan Lake Estates passing at 196.17' a 1/2" iron pipe found for the east corner of Lot 16, Block C of the replat of Lots 12 thru 15, Block C, Morgan Lake Estates, Phase One and the south corner of Lot 15R, Block C, as recorded in Volume J, Page 814, Plat Records of Collin County, Texas, continuing along said replat a distance of 615.74' to 1/2" iron rod found for corner;

THENCE N 25°29'51" W following said replat a distance of 423.56' to 1/2" iron rod with yellow plastic cap stamped "4613" found for corner in the east line of Lot 10, Block C of said Morgan Lake Estates Phase One;

THENCE N 11°11'37" E following the east line of said Morgan Lake Estates a distance of 219.89' to 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 49°12'29" W following the east line of said Morgan Lake Estates a distance of 934.00' to a point for corner;

THENCE N 45°38'35" W following the east line of said Morgan Lake Estates a distance of 346.17' to a point for corner;

THENCE N 84°06'22" W following the east line of said Morgan Lake Estates a distance of 374.78' to a point for corner in the east line of a called 15.071 acre tract conveyed to SMR Family LP as recorded in County Clerk's No. 20090526000637370, O.P.R.C.C.T.;

THENCE N 01°51'31" E following the east line of said 15.071 acre tract a distance of 132.73' to a point for corner at the northeast corner of said 15.071 acres tract, said corner being the southeast corner of a called 16.369 acre tract conveyed to Pyramid Project Consulting, LLC as recorded in County Clerk's No. 20180227000241370, O.P.R.C.C.T.;

THENCE N 00°51'15" W following the east line of said called 16.369 acre tract a distance of 1184.16' to a fence post found for corner at an ell corner of said 16.369 acre tract;

THENCE N 87°19'02" W following the east line of said called 16.369 acre tract a distance of 50.98' to a fence post found for corner at an ell corner of said 16.369 acre tract;

THENCE N 00°50'39" W following the east line of said called 16.369 acre tract passing at 212.35' the northeast corner of said called 16.369 acre tract, same being the southeast corner of a tract conveyed to Marvin & Renetta Wilson as recorded in County Clerk's No. 92-0004376,

O.P.R.C.C.T. and continuing in all a distance of 489.62' to fence post found for corner at the northeast corner of said Wilson tract;

THENCE S 89°48'31" W following the north line of said Wilson tract a distance of 341.92' to a 1/2" iron rod found for corner in the east Right Of Way line of State Highway No. 289/Preston Road a variable width ROW;

THENCE N 00°16'21" E following the east Right Of Way line of State Highway No. 289/Preston Road a distance of 51.94' to 1/2" iron rod found for corner at the southwest corner of a called 50.487 acre tract conveyed to Preston Acreage LP and Spartan Texas Six Celina, LTD. as recorded in Volume 5239, Page 1060, O.P.R.C.C.T.;

THENCE S 89°51'39" E following the south line of said called 50.487 acres a distance of 392.06' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 89°54'07" E following the south line of said called 50.487 acres a distance of 593.47' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the southeast corner of said 50.487 acres;

THENCE N 00°32'56" E following the east line of said called 50.487 acre a distance of 2607.15' to a mag nail found for corner in County Road No. 100, said nail being at the southwest corner of a called 32.2726 acre tract conveyed to Mars Preston High, LLC as recorded in County Clerks No. 2022000077988, O.P.R.C.C.T.;

THENCE N 88°52'27" E following County Road No. 100 and the south line of said called 32.2726 acres a distance of 1066.99' to a mag nail found for corner in County Road No. 100, said nail being the southeast corner of said 32.2726 acre tract, said nail also being at the southwest corner of Buffalo Ridge Phase Three as recorded in Volume 2020, Page 670, Plat Records of Collin County, Texas;

THENCE N 88°40'14" E following the south line of said Buffalo Ridge Phase Three and the south line of Buffalo Ridge Phase Two as recorded in Volume 2018, Page 864, Plat Records of Collin County, Texas a distance of 1587.28' to a mag nail found for corner at the intersection of County Road No. 100 and County Road No. 97, said nail being in the west line of D.C. Ranch Phase One as recorded in Volume 2007, Page 189, Plat Records of Collin County, Texas;

THENCE S 00°26'09" W following County Road No. 97, following the west line of said D.C. Ranch Phase One, following the west line of Sharrock Addition as recorded in Volume 2018, Page 80, Plat Records of Collin County, Texas, a distance of 780.68' to a railroad spike found for corner at the southwest corner of said 15.000 acre tract, said railroad spike also being in County Road 97, said railroad spike also being the northwest corner of a called 40.00 acre tract conveyed to NTEX Financial, LLC as recorded in County Clerk's No. 20220304000362990, O.P.R.C.C.T.;

THENCE S 00°04'53" W following County Road No. 97 and the west line of said 40.00 acres a distance of 1861.66' to a mag nail found for corner at the intersection of County Road 97 and

County Road No. 101, said nail being N 00°38' E a distance of 4.60' from a railroad spike found for corner for the southwest corner of said 40.00 acre tract;

THENCE S 00°09'59" E following County Road No. 97 a distance of 1566.24' to a capped iron rod found for corner;

THENCE S 00°31'39" E following County Road No. 97 a distance of 3747.56' to a capped iron rod stamped "894" found for corner;

THENCE N 89°54'15" W passing 65' the "T" intersection of County Road No. 97 and County Road No, 96 and continuing with County Road No. 96 a distance of 2005.13' to the POINT OF BEGINNING and containing 19,634,318 Square Feet or 450.742 Acres of land.

PARCEL 2 (Easement):

That certain easement for ingress and egress as set out at Item 2 under Exhibit D of Deed from Morgan Lake Estates, Ltd. to Howard H. Chen, Trustee, dated 02/19/1998, filed 02/24/1998, recorded in Volume 4108, Page 1797, Real Property Records, Collin County, Texas.

TRACT B

BEING a tract of land situated in the M. Herron Survey, Abstract No. 415, Collin County, Texas, and being all of a called 43.77 acres and being part of a called 272.545 acres conveyed to E Real Estate, LLC as recorded in County Clerk's No. 20200515000713140, Official Public Records of Collin County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found for the southeast corner of a said called 272.545 acre tract, said iron rod being in County Road No. 101;

THENCE S 89°58'51" W following the south line of said 272.545 acre tract of land a distance of 2681.08' to a 1/2" iron rod found for the southwest corner of said 272.545 acre tract of land, said iron rod being at the southeast corner of a called 450.71 acre tract of land conveyed to Central Frisco, LTD as recorded in County Clerk's No. 20080306000268700, O.P.R.C.C.T.;

THENCE N 00°31'39" W passing a bend in County Road No. 97 at a distance of 135.42' and continuing with County Road No. 97 a total distance of 3747.56' to a capped iron rod found for corner;

THENCE N 00°09'59" W following County Road No. 97 a distance of 1566.24' to a mag nail found for corner at the intersection of County Road 97 and County Road No. 101, said nail being N 00°38' E a distance of 4.60' from a railroad spike found for corner for the southwest corner of a called 40.000 acre tract of land;

THENCE N 89°29'02" E following County Road No. 101 a distance of 800.44' to a mag nail found for corner at the northwest corner of a called 7.498 acre tract of land conveyed to Tom Harper as recorded in County Clerk's No. 93-0036670, O.P.R.C.C.T.;

THENCE S 00°13'53" E following the west line of said 7.498 acre tract of land a distance of 541.40' to a 1/2" iron rod found for corner at the southwest corner of said 7.498 acre tract of land;

THENCE N 89°33'29" E following the west line of said 7.498 acre tract of land a distance of 630.36' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the southeast corner of said 7.498 acre tract of land;

THENCE N 00°23'54" W following the east line of said 7.498 acre tract of land a distance of 114.13' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner in the south line of a called 2.661 acre tract of land conveyed to Collin County as recorded in Volume 5309, Page 7316, Deed Records of Collin County, Texas (D.R.C.C.T.);

THENCE S 60°13'43" E following the south line of said called 2.661 acre tract of land a distance of 230.59' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 88°41'33" E following the south line of said 2.661 acre tract of land a distance of 10.17' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the southeast corner of said called 2.661 acre tract;

THENCE N 00°29'31" W following the east line of said called 2.661 acre tract a distance of 139.20' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner by a steel fence post;

THENCE S 89°54'44" E following a fence a distance of 307.00' to a steel fence post for corner;

THENCE N 00°00'30" W following the fence a distance of 404.42' to a mag nail found in County Road No. 101;

THENCE N 89°22'01" E following County Road No. 101 a distance of 710.22' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at a ell in County Road No. 101;

THENCE S 00°15'26" E following County Road No. 101 a distance of 1366.59' to a 1/2" iron rod found for the northwest corner of a called 10.696 acre tract of land conveyed to John and Linda Dove as recorded in County Clerks No. 201711290015, O.P.R.C.C.T.;

THENCE S 01°30'21" E following County Road No. 101 and the west line of said 10.696 acre tract of land a distance of 591.64' to 1/2" iron rod found the southwest corner of said 10.696 acre tract of land, said iron rod being the northwest corner of a called 154.059 acre tract of land conveyed to E Real Estate LLC as recorded in Volume 20200515000713140, O.P.R.C.C.T.;

THENCE S 00°45'43" E following County Road No. 101 and the west line of said 154.059 acre tract of land a distance of 2220.96' to a mag nail found for corner at the northwest corner of a

called 4.000 acre tract of land conveyed to E Real Estate LLC as recorded in Volume 2010701001338570, O.P.R.C.C.T.;

THENCE S 00°31'05" E following County Road No. 101 and the west line of said 4.000 acre tract of land a distance of 417.63' to a 1/2" iron rod found for corner, said iron rod being at the southwest corner of said 4.000 acre tract of land and also being at the northwest corner of a called 12.486 acre tract of land conveyed to E Real Estate LLC as recorded in Volume 20200212000196540, O.P.R.C.C.T.;

THENCE S 00°31'26" E following County Road No. 101 and also following the said called 12.486 acre tract of land a distance of 737.91' to the POINT OF BEGINNING and containing 13,658,657 Square Feet or 313.560 Acres of land.

TRACT C

PARCEL 1

BEING a tract of land situated in the Benjamin Haile Survey, Abstract No. 397, Mary Howell Survey, Abstract No. 396, Daniel Howell Survey, Abstract No. 394, Isaac Walker Survey, Abstract No. 1056 of Collin County, Texas, being all of a called 167.027 acre tract of land conveyed to E Real Estate LLC as recorded in County Clerk No. 20200212000196500 Official Public Records of Collin County, Texas (O.P.R.C.C.T.), being all of "Tract 1," a called 78.613 acre tract of land, "Tract 2," a called 66.676 acre tract of land, "Tract 4," a called 0.937 acre tract of land, and "Tract 5," a called 18.748 acre tract of land, all conveyed to E Real Estate LLC as recorded in County Clerk No. 20200212000196540, O.P.R.C.C.T., being all of a called 62.434 acre tract of land, save and except 5.02 acres of land, conveyed to E Real Estate LLC as recorded in County Clerk No. 20200428000610240, O.P.R.C.C.T., being all of a 5.02 acre tract of land conveyed to Mindy L. Koehne, Greg Allen, Doug Smith, Derek Smith, and Van D. Nichols as recorded in County Clerk No. 2023000067911, O.P.R.C.C.T, being all of a called 154.059 acre tract of land conveyed to E Real Estate LLC as recorded in County Clerk No. 20200515000713140, O.P.R.C.C.T., being all of a called 2.50 acre tract of land conveyed to E Real Estate LLC County as recorded in Clerk No. 20200515000713140, O.P.R.C.C.T., being all of a called 6.000 acre tract of land conveyed to Central Frisco, LTD. as recorded in County Clerk No. 20200515000713140, O.P.R.C.C.T., and being more particularly described in metes and bounds as follows;

BEGINNING in the intersection of County Road 130 and County Road 101 at a 1/2" iron rod found for the northwest corner of the called 154.09 acre tract of land and said iron rod found being the southwest corner of a called 10.695 acre tract of land conveyed to John and wife, Linda Dove as recorded in County Clerk No. 201711290015 O.P.R.C.C.T.;

THENCE N 89°25'21" E along County Road 130 a distance of 4548.58' to a 1/2" iron rod found for the northeast corner of the called 62.434 acre tract of land;

THENCE S 00°36'55" E a distance of 714.20' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 89°28'23" E a distance of 728.73' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner in the west line of County Road 128;

THENCE S 02°00'50" E with the west line of County Road 128 a distance of 609.49' to a Mag Nail with shiner stamped "4613" found at the southeast corner of the called 64.434 acre tract of land on the west edge of County Road 128;

THENCE S 89°13'21" W a distance of 31.81' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the northeast corner of the called 167.027 acre tract of land, and said iron rod also being the point of commencing for the 31.621 acre save and except tract of land described below;

THENCE S 00°39'20" E entering County Road 128 at distance of 102.1' and continuing along the along the centerline until departing County Road 128 at distance of 2026.42' and continuing for a total distance of 2101.00' to a 1/2" iron rod found for corner at the southwest corner of High Point Estates, an addition to the City of Celina as recorded in Volume M, Page 116, Plat Records of Collin County, Texas;

THENCE N 89°18'00" E a distance of 333.00' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 00°32'37" E a distance of 151.76' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner in the north Right-of-Way (ROW) line of Farm to Market Road 455 (F.M. 455), with said corner being at the beginning of a non-tangent curve to the left;

THENCE along the north ROW of F.M. 455 the following (10) ten calls:

THENCE with said non-tangent curve to the left with a central angle of 29°18'20", with a radius of 363.31', with an arc length of 185.82', with a chord bearing of S 14°53'59" W, with a chord length of 183.81', to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 00°14'49" W a distance of 606.04' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right with a central angle of 88°04'00", with a radius of 273.31', with an arc length of 420.09', with a chord bearing of S 44°16'49" W, with a chord length of 379.94', to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 88°18'49" W a distance of 1138.48' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 88°36'49" W a distance of 1157.63' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left with a central angle of 69°52'00", with a radius of 363.31', with an arc length of 443.02', with a chord bearing of S 53°40'49" W, with a chord length of 416.08' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 18°44'49" W a distance of 179.53' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the beginning of a curve to the right;

THENCE with said curve to the right with a central angle of 70°56'00", with a radius of 273.31', with an arc length of 338.36', with a chord bearing of S 54°12'49" W, with a chord length of 317.16' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE S 89°40'49" W a distance of 2001.03' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the beginning of a curve to the left;

THENCE with said curve to the left with a central angle of 24°30'21", with a radius of 363.31', with an arc length of 155.39', with a chord bearing of S 77°25'39" W, with a chord length of 154.21', to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;

THENCE N 89°36'44" W departing the the north ROW of F.M. 455 for a distance of 141.03' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the southwest corner of the called 78.613 acre tract of land in the east side of CR 101;

THENCE N 00°21'09" W with the east side of CR 101 a distance of 2644.48' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the northwest corner of the called 18.748 acre tract of land and said capped iron rod being set in the south line of a called 4.000 acre tract of land conveyed to E Real Estate as recorded in County Clerk No. 20210701001338570, O.P.R.C.C.T.;

THENCE N 89°30'37" E a distance of 387.43' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the southeast corner of the called 4.000 acre tract of land;

THENCE N 00°58'34" W a distance of 417.42' to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner at the northeast corner of the called 4.000 acre tract of land;

THENCE S 89°34'55" W a distance of 414.57' to a Mag Nail with shiner stamped "4613" found for the northwest corner of the called 4.000 acre tract of land in the centerline of CR 101;

THENCE N 00°44'58" W with the centerline of CR 101 for a distance of 2220.69' the POINT OF BEGINNING, and containing 25,649,480 Square Feet or 588.831 Acres.

SAVE AND EXCEPT a 31.620 acre tract of land conveyed to Rea Family Living Trust as recorded in County Clerk No. 20190814000983790, O.P.R.C.C.T.

SAVE AND EXCEPT a 5.02 acre tract of land conveyed to Mindy L. Koehne, Trustee, as recorded in County Clerk No. 20190909001106320, O.P.R.C.C.T.

PARCEL 2

BEING a tract of land situated in the Daniel Howell Survey, Abstract No. 394, of Collin County, Texas, being all of "Tract 3," a called 59.916 acre tract of land conveyed to E Real Estate LLC as recorded in County Clerk No. 20200212000196540, Official Public Records of Collin County, Texas, and being more particularly described in metes and bounds as follows;

BEGINNING in the south Right-of-Way (ROW) of Farm to Market Road 455 (F.M. 455) at a 1/2" iron rod with yellow plastic cap stamped "4613" found for northern most northwest corner of the called 59.916 acre tract of land;

THENCE N 89°40'49" E with the south ROW of F.M. 455 a distance of 2324.51' to a 1/2" iron rod with yellow plastic cap stamped "4613" found at the northeast corner of the called 59.916 acre tract of land;

THENCE S 00°05'46" E a distance of 953.17' to a 1/2" iron rod with yellow plastic cap stamped "4613" found at the southeast corner of the called 59.916 acre tract of land;

THENCE S 89°41'29" W a distance of 2639.07' to a 1/2" iron rod found for the southeast corner of the called 59.916 acre tract of land;

THENCE N 00°29'39" E a distance of 404.45' to a 1/2" iron rod found for corner in the south ROW of F.M. 455 at the beginning of a non-tangent curve to the left;

THENCE with the south ROW of F.M. 455 and along said curve to the left with a central angle of 28°05'28", with a radius of 363.31', with an arc length of 178.12', with a chord bearing of N 12°58'33" E, with a chord length of 176.35', to a 1/2" iron rod with yellow plastic cap stamped "4613" found for corner;
THENCE N 01°04'11" W with the south ROW of F.M. 455 a distance of 99.75' to a 1/2" iron rod found for corner at the beginning of a curve to the right;

THENCE with said curve to the right with a central angle of 90°45'00", with a radius of 273.31', with an arc length of 432.89', with a chord bearing of N 44°18'19" E, with a chord length of 389.04', to the POINT OF BEGINNING, and containing 2,476,629 Square Feet or 56.856 Acres of land.

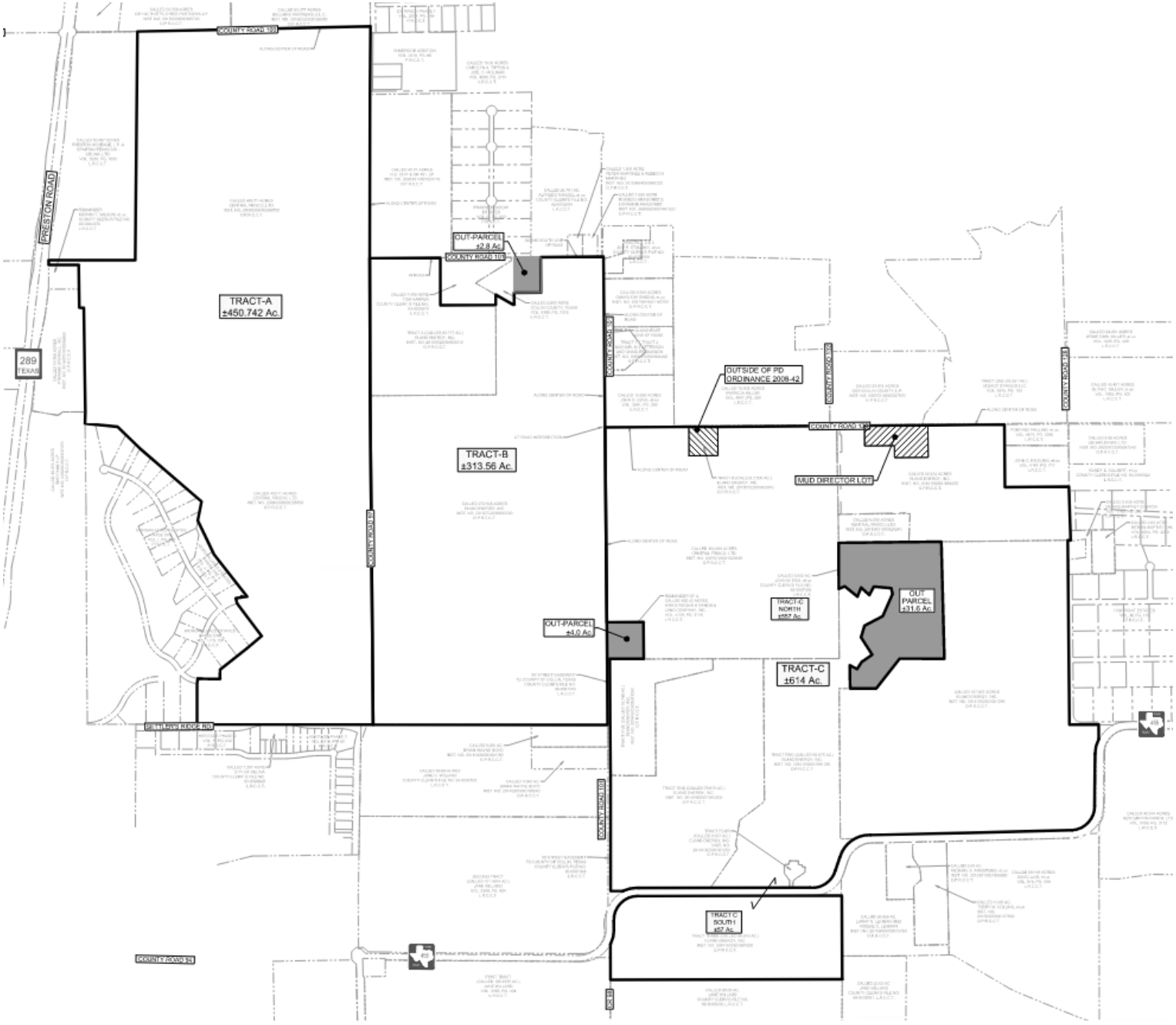


Exhibit A – Page 10

1560.037\901457.22

EXHIBIT B
2024 UPDATED ROADWAY PRORATION ANALYSIS

EXHIBIT C1-C5
OVERSIZED PUBLIC INFRASTRUCTURE

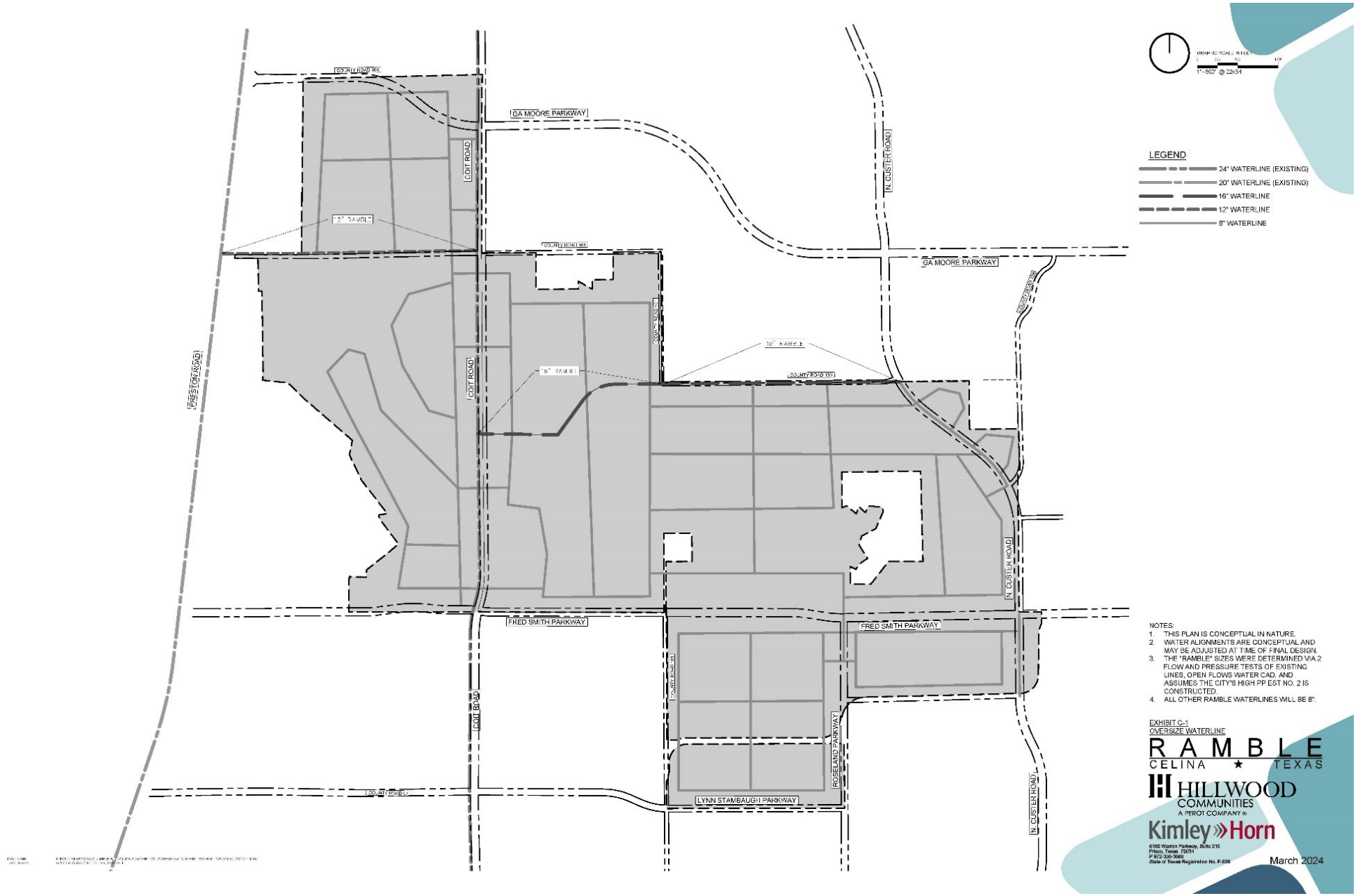
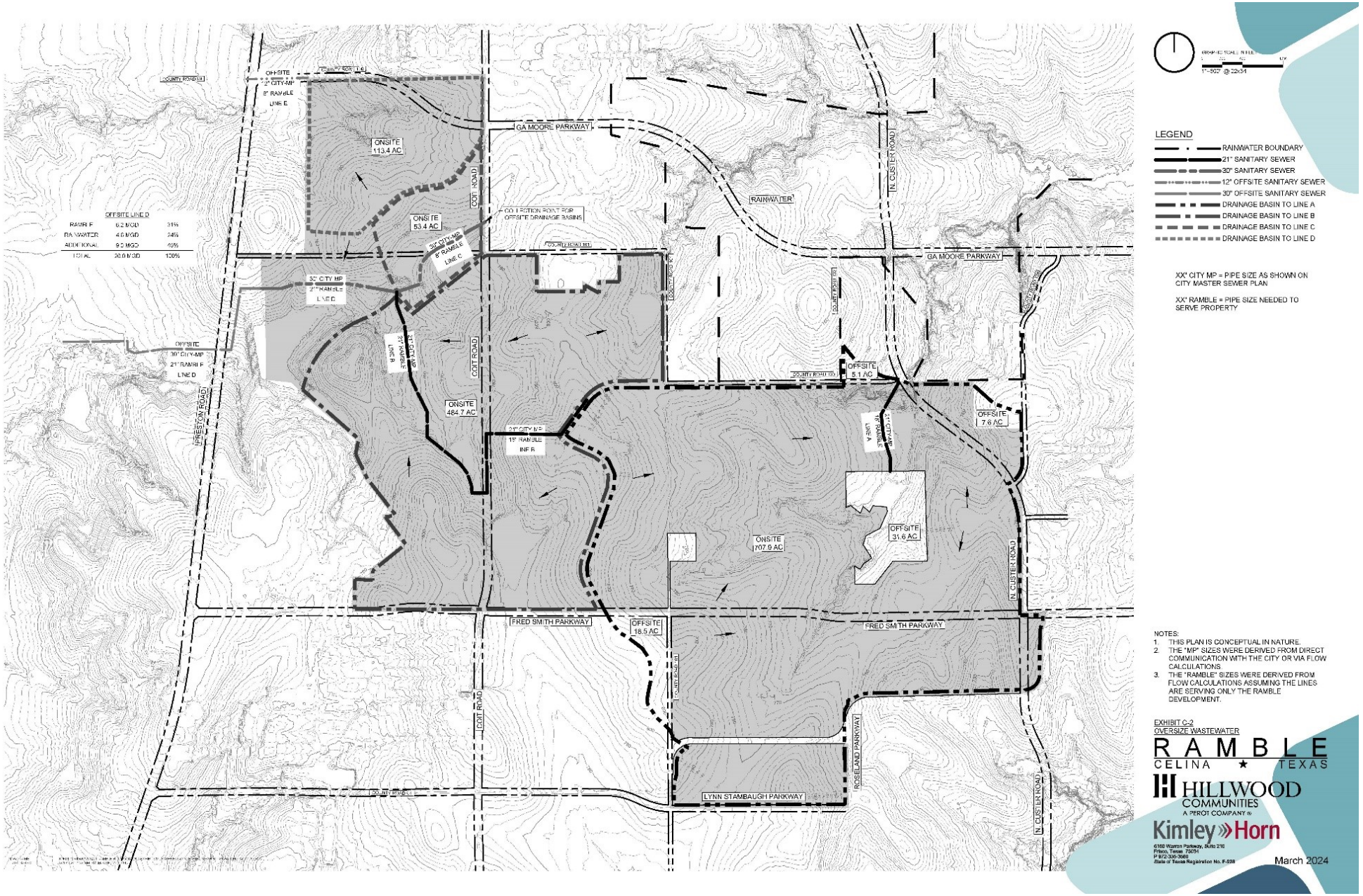
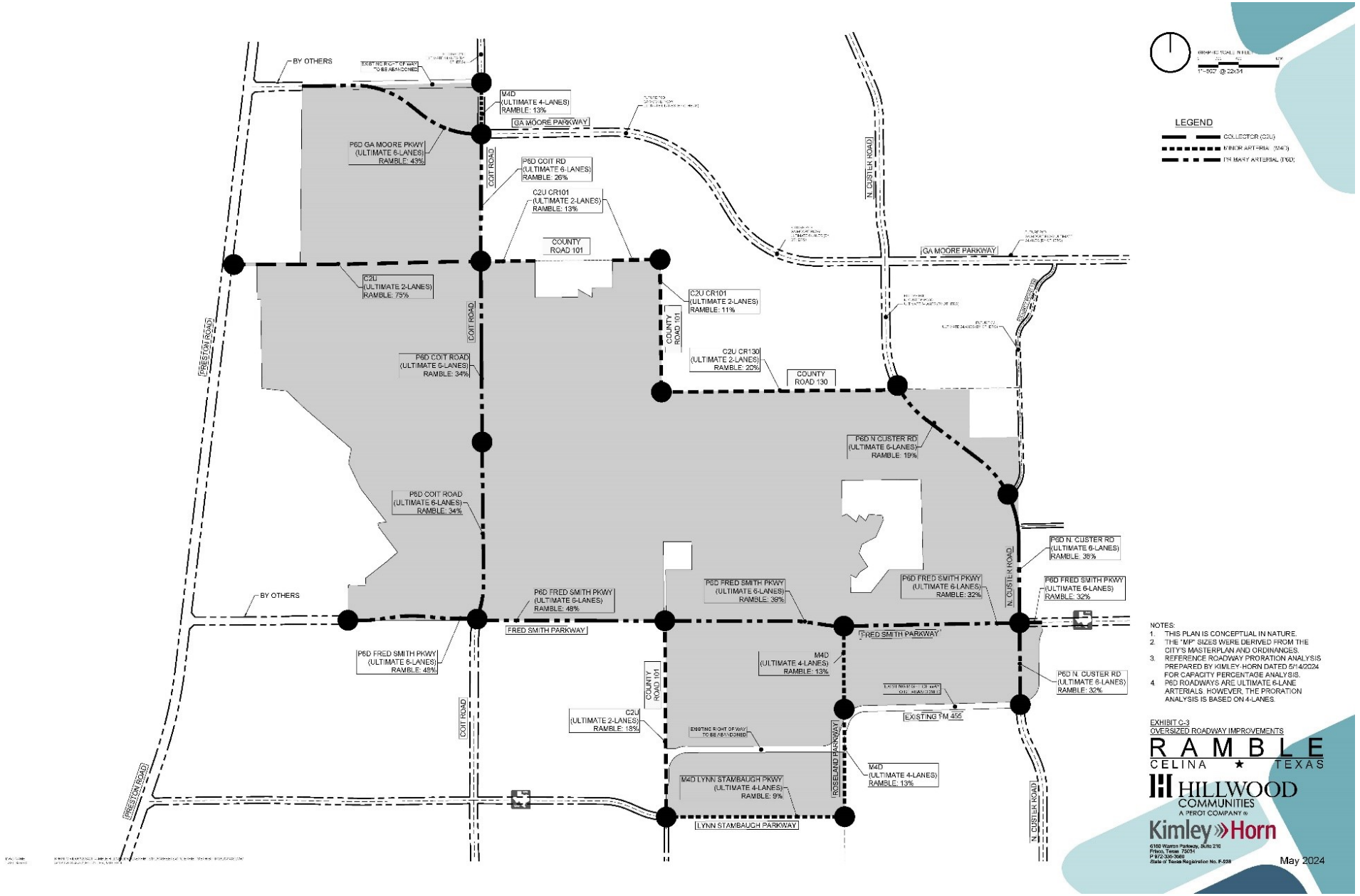


Exhibit C – Page 2

1560.037\901457.22


GA MOORE PARKWAY
N. CUSTER ROAD
COIT ROAD
FRED SMITH PARKWAY
LYNN STAMBAUGH PARKWAY
ROSELAND PARKWAY
PRESTON ROAD
COUNTY ROAD 381
RAINWATER
ONSITE 113.4 AC
ONSITE 53.4 AC
ONSITE 484.7 AC
ONSITE 707.9 AC
OFFSITE 5.1 AC
OFFSITE 7.6 AC
OFFSITE 31.6 AC
OFFSITE 18.5 AC
OFFSITE LINE D
RAMBLE 6.2 MGD 31%
RAINWATER 4.8 MGD 24%
ADDITIONAL 9.0 MGD 45%
TOTAL 20.0 MGD 100%
LEGEND
RAINWATER BOUNDARY
21" SANITARY SEWER
30" SANITARY SEWER
12" OFFSITE SANITARY SEWER
30" OFFSITE SANITARY SEWER
DRAINAGE BASIN TO LINE A
DRAINAGE BASIN TO LINE B
DRAINAGE BASIN TO LINE C
DRAINAGE BASIN TO LINE D
XX" CITY MP = PIPE SIZE AS SHOWN ON CITY MASTER SEWER PLAN
XX" RAMBLE = PIPE SIZE NEEDED TO SERVE PROPERTY
NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE.
2. THE "MP" SIZES WERE DERIVED FROM DIRECT COMMUNICATION WITH THE CITY OR VIA FLOW CALCULATIONS.
3. THE "RAMBLE" SIZES WERE DERIVED FROM FLOW CALCULATIONS ASSUMING THE LINES ARE SERVING ONLY THE RAMBLE DEVELOPMENT.
EXHIBIT C-2
OVERSIZE WASTEWATER
RAMBLE
CELINA ★ TEXAS
HILLWOOD COMMUNITIES
A PEROT COMPANY
Kimley»Horn
March 2024


BY OTHERS
M4D
(ULTIMATE 4-LANES)
RAMBLE: 13%
GA MOORE PARKWAY
P6D GA MOORE PKWY
(ULTIMATE 6-LANES)
RAMBLE: 43%
COIT ROAD
P6D COIT RD
(ULTIMATE 6-LANES)
RAMBLE: 26%
C2U CR101
(ULTIMATE 2-LANES)
RAMBLE: 13%
N. CUSTER ROAD
COUNTY
ROAD 101
C2U
(ULTIMATE 2-LANES)
RAMBLE: 75%
C2U CR101
(ULTIMATE 2-LANES)
RAMBLE: 11%
PRESTON ROAD
P6D COIT ROAD
(ULTIMATE 6-LANES)
RAMBLE: 34%
C2U CR130
(ULTIMATE 2-LANES)
RAMBLE: 20%
COUNTY
ROAD 130
P6D N CUSTER RD
(ULTIMATE 6-LANES)
RAMBLE: 19%
P6D COIT ROAD
(ULTIMATE 6-LANES)
RAMBLE: 34%
P6D N. CUSTER RD
(ULTIMATE 6-LANES)
RAMBLE: 38%
P6D FRED SMITH PKWY
(ULTIMATE 6-LANES)
RAMBLE: 32%
P6D FRED SMITH PKWY
(ULTIMATE 6-LANES)
RAMBLE: 38%
P6D FRED SMITH PKWY
(ULTIMATE 6-LANES)
RAMBLE: 32%
BY OTHERS
P6D FRED SMITH PKWY
(ULTIMATE 6-LANES)
RAMBLE: 48%
FRED SMITH PARKWAY
FRED SMITH PARKWAY
P6D FRED SMITH PKWY
(ULTIMATE 6-LANES)
RAMBLE: 48%
M4D
(ULTIMATE 4-LANES)
RAMBLE: 13%
P6D N. CUSTER RD
(ULTIMATE 6-LANES)
RAMBLE: 32%
COUNTY
ROAD 101
EXISTING FM 455
C2U
(ULTIMATE 2-LANES)
RAMBLE: 18%
EXISTING RIGHT OF WAY
TO BE ABANDONED
ROSELAND PARKWAY
M4D
(ULTIMATE 4-LANES)
RAMBLE: 13%
M4D LYNN STAMBAUGH PKWY
(ULTIMATE 4-LANES)
RAMBLE: 9%
LYNN STAMBAUGH PARKWAY
N CUSTER ROAD
LEGEND
COLLECTOR (C2U)
MINOR ARTERIAL (M4D)
MAJOR ARTERIAL (P6D)
NOTES:
1. THIS PLAN IS CONCEPTUAL IN NATURE.
2. THE "MP" SIZES WERE DERIVED FROM THE CITY'S MASTERPLAN AND ORDINANCES.
3. REFERENCE ROADWAY PRORATION ANALYSIS PREPARED BY KIMLEY-HORN DATED 5/14/2024 FOR CAPACITY PERCENTAGE ANALYSIS.
4. P6D ROADWAYS ARE ULTIMATE 6-LANE ARTERIALS. HOWEVER, THE PRORATION ANALYSIS IS BASED ON 4-LANES.
EXHIBIT C-3
OVERSIZED ROADWAY IMPROVEMENTS
RAMBLE
CELINA ★ TEXAS
HILLWOOD COMMUNITIES
A PEROT COMPANY
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3580
State of Texas Registration No. F-928
May 2024

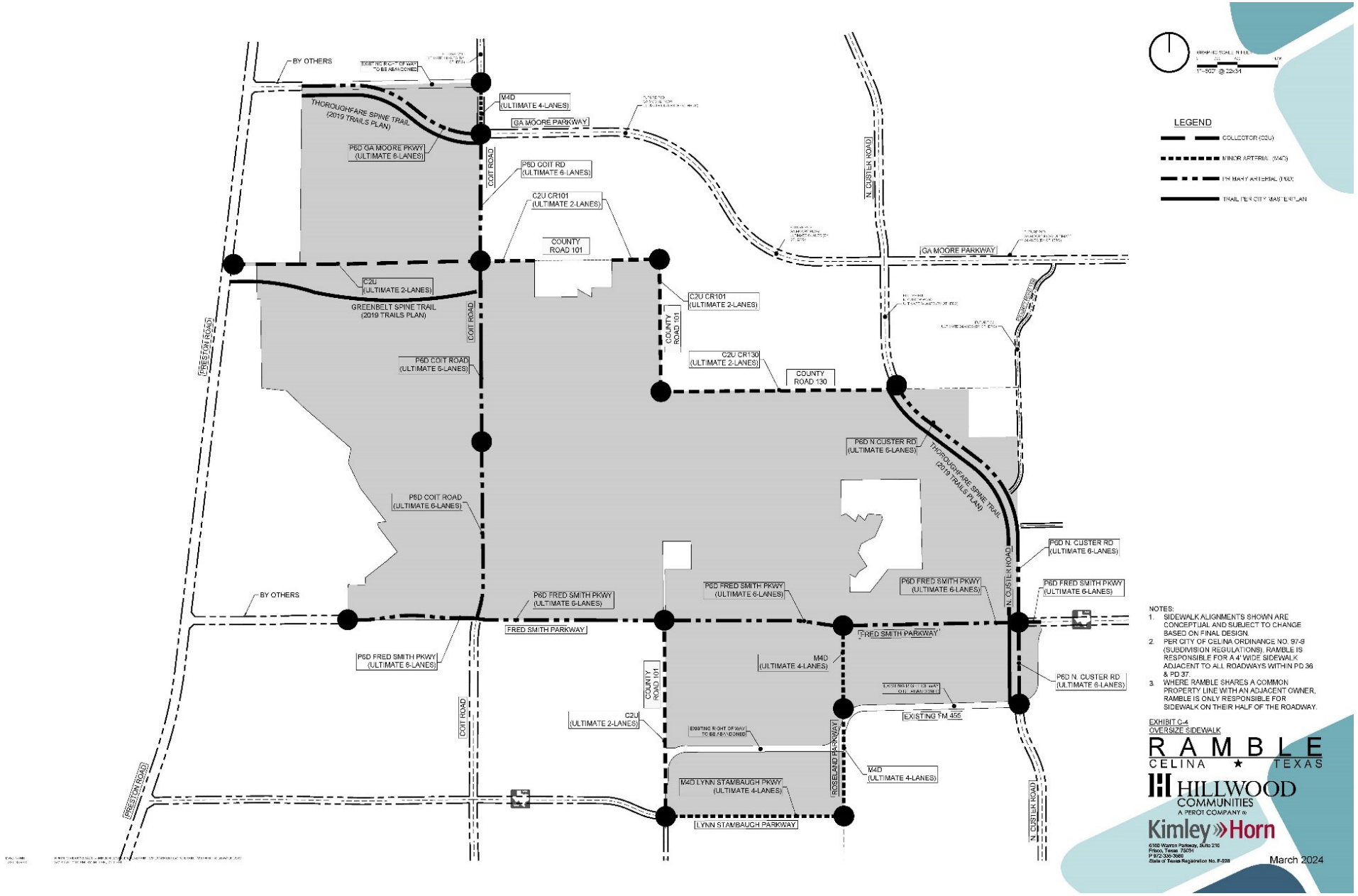
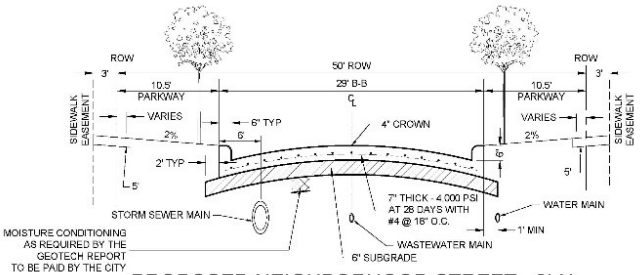


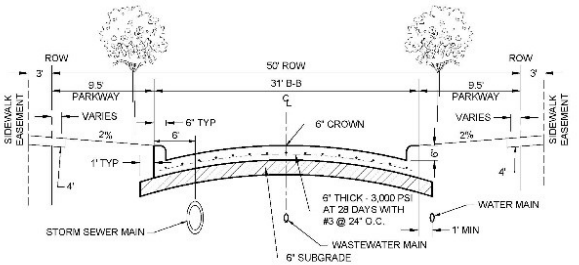
Exhibit C – Page 5

1560.037\901457.22



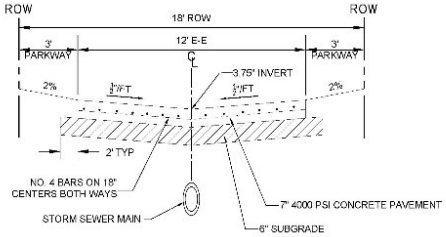
PROPOSED NEIGHBORHOOD STREET - 2LN

NTS



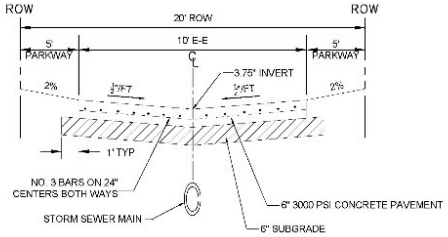
VESTED NEIGHBORHOOD STREET - 2LN

NTS



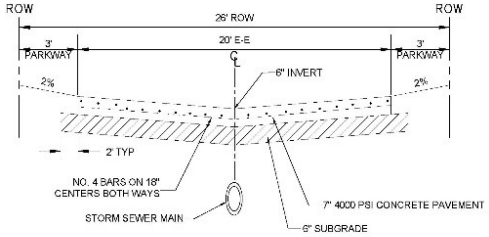
PROPOSED STANDARD ALLEY

NTS



VESTED STANDARD ALLEY

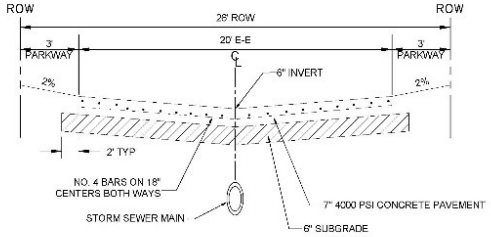
NTS



PROPOSED MEWS ALLEY SECTION

NTS

NOTE: A MEWS EXISTS WHEN THERE IS NO PUBLIC VEHICULAR ACCESS TO THE FRONT OF HOMES



VESTED MEWS ALLEY SECTION

NTS

NOTE: A MEWS EXISTS WHEN THERE IS NO PUBLIC VEHICULAR ACCESS TO THE FRONT OF HOMES

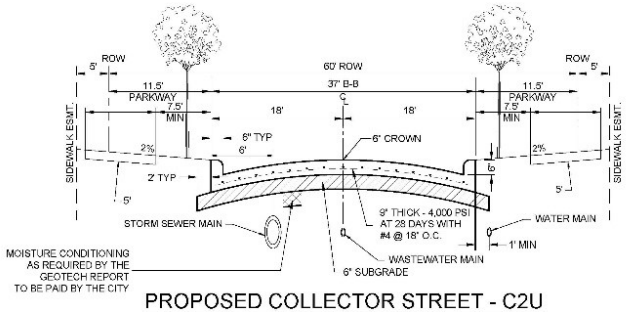
EXHIBIT C5 (1 OF 2)
PAVEMENT CROSS SECTIONS

RAMBLE
CELINA ★ TEXAS

HILLWOOD COMMUNITIES
A PEROT COMPANY

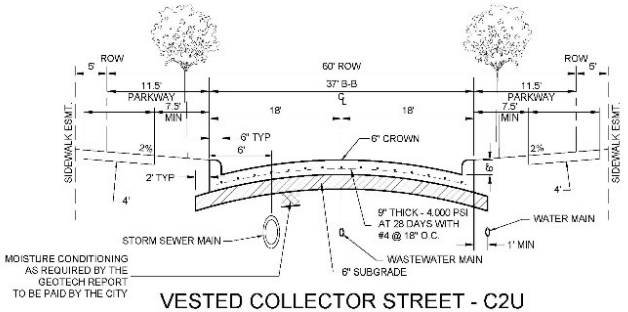
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3580
State of Texas Registration No. F-928

May 2024



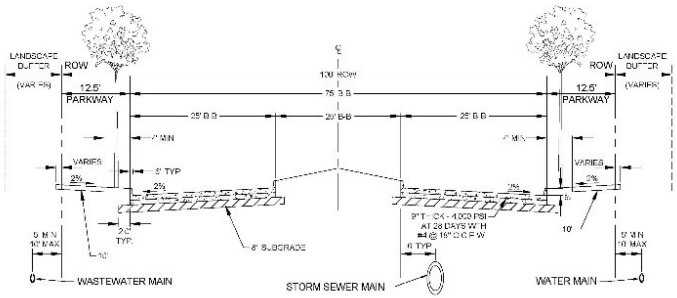
PROPOSED COLLECTOR STREET - C2U

NTS



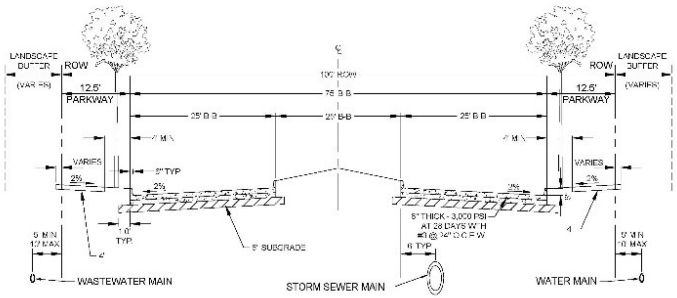
VESTED COLLECTOR STREET - C2U

NTS



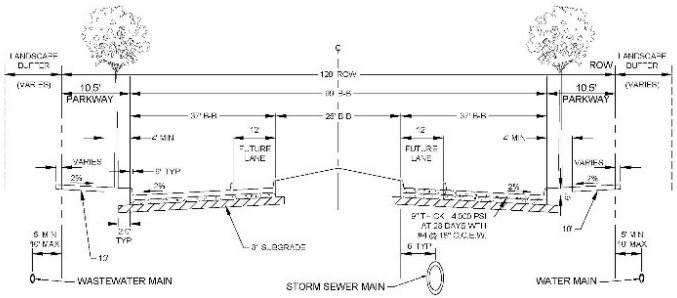
PROPOSED FOUR-LANE DIVIDED THOROUGHFARE - M4D

NTS



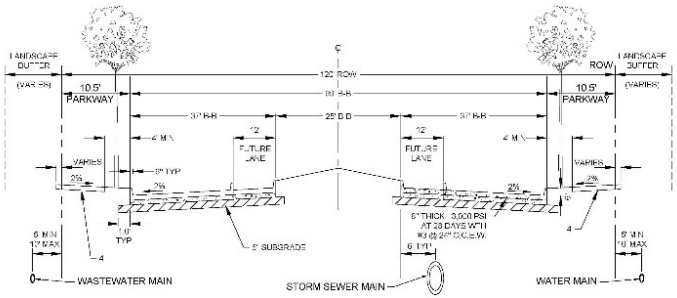
VESTED FOUR-LANE DIVIDED THOROUGHFARE - M4D

NTS



PROPOSED SIX-LANE DIVIDED THOROUGHFARE - P6D

NTS



VESTED SIX-LANE DIVIDED THOROUGHFARE - P6D

NTS

EXHIBIT D (2 OF 2)
PAVEMENT CROSS SECTIONS

RAMBLE
CELINA ★ TEXAS

HILLWOOD COMMUNITIES
A PEROT COMPANY

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
P 972-335-3580
State of Texas Registration No. F-928

May 2024

EXHIBIT D
COUNTY ROAD 100 TRANSFER

BEING a tract of land situated in the Larkin M. Boyd Survey, Abstract No. 48, City of Celina, Collin County, Texas, and being all of the 60' wide right of way dedication for County Road 100 as depicted in Buffalo Ridge Phase Three, an addition to the City of Celina, according to the Final Plat, recorded in Volume 2020, Page 670 and a portion of the right of way dedication for County Road 100 as depicted in Buffalo Ridge Phase Two, an addition to the City of Celina, according to the Final Plat, recorded in Volume 2018, Page 864, both of the Plat Records of Collin County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 3/8-inch iron rod found in a gravel road for southwest corner of the right of way dedication for County Road 100 as depicted said Buffalo Ridge Phase Three and the southeast corner of a called 33.356-acre tract of land, described in a deed to CR 100 Thirty-Three Partners, LP, as recorded in Instrument No. 20150224000195720 of the Official Public Records of Collin County, Texas, same being on the north line of Tract A, Parcel 1 (called 450.742-acres), described in a deed to Ramble Investments, LP as recorded in Instrument No. 2024000009322 of the Official Public Records of Collin County, Texas;

THENCE North 00°45'17" West, departing the north line of said Tract A, Parcel 1 (called 450.742-acres) and said gravel road, along the west line of said Buffalo Ridge Phase Three and the east line of said 33.356-acre tract, a distance of 60.03 feet to the southwest corner of Lot 2X, Block J of said Buffalo Ridge Phase Three;

THENCE North 88°40'21" East, along the north line of said 60' wide right of way dedication as depicted in said Buffalo Ridge Phase Three, the south line of said Lot 2X, Block J, passing the northwest corner of said right of way dedication as depicted in said Buffalo Ridge Phase Two and the south common corner of said Lot 2X and Lot 1X, Block J as depicted in said Buffalo Ridge Phase Two, continuing along the south line of said Lot 1X, a total distance of 1,507.32 feet to the southerly, southeast corner of said Lot 1X and the south corner of a visibility clip;

THENCE North 43°55'16" East, along the southeast line of said Lot 1X and said visibility clip, a distance of 56.81 feet to the easterly, southeast corner of said Lot 1X and the north corner of said visibility clip;

THENCE South 00°49'49" East, departing the easterly, southeast corner of said Lot 1X, crossing said right of way dedication for County Road 100 as depicted in said Buffalo Ridge Phase Two and along the extension of the east line of said Lot 1X, a distance of 99.98 feet to a point for corner in a gravel road, on the southerly line of said Buffalo Ridge Phase Two, same being on the north line of aforesaid Tract A, Parcel 1 (called 450.742-acres), from which, a 3/8-inch iron rod found for the southeast corner of said Buffalo Ridge Phase Two and the northeast corner of said Tract A, Parcel 1 (called 450.742-acres), same being the intersection of said County Road 100 with Coit Road (County Road 97), bears North 88°40'14" East, a distance of 39.95 feet;

THENCE South 88°40'14" West, along the south line of said Buffalo Ridge Phase Two, the south line of aforesaid Buffalo Ridge Phase Three, the north line of said Tract A, Parcel 1 (called 450.742-acres), and along said gravel road, a distance of 1,547.39 feet to the **POINT OF BEGINNING** and containing 2.150 acres (93,642 square feet) of land, more or less.

RIGHT OF WAY ABANDONMENT
LARKIN M. BOYD SURVEY,
ABSTRACT NO. 48
CITY OF CELINA
COLLIN COUNTY, TEXAS

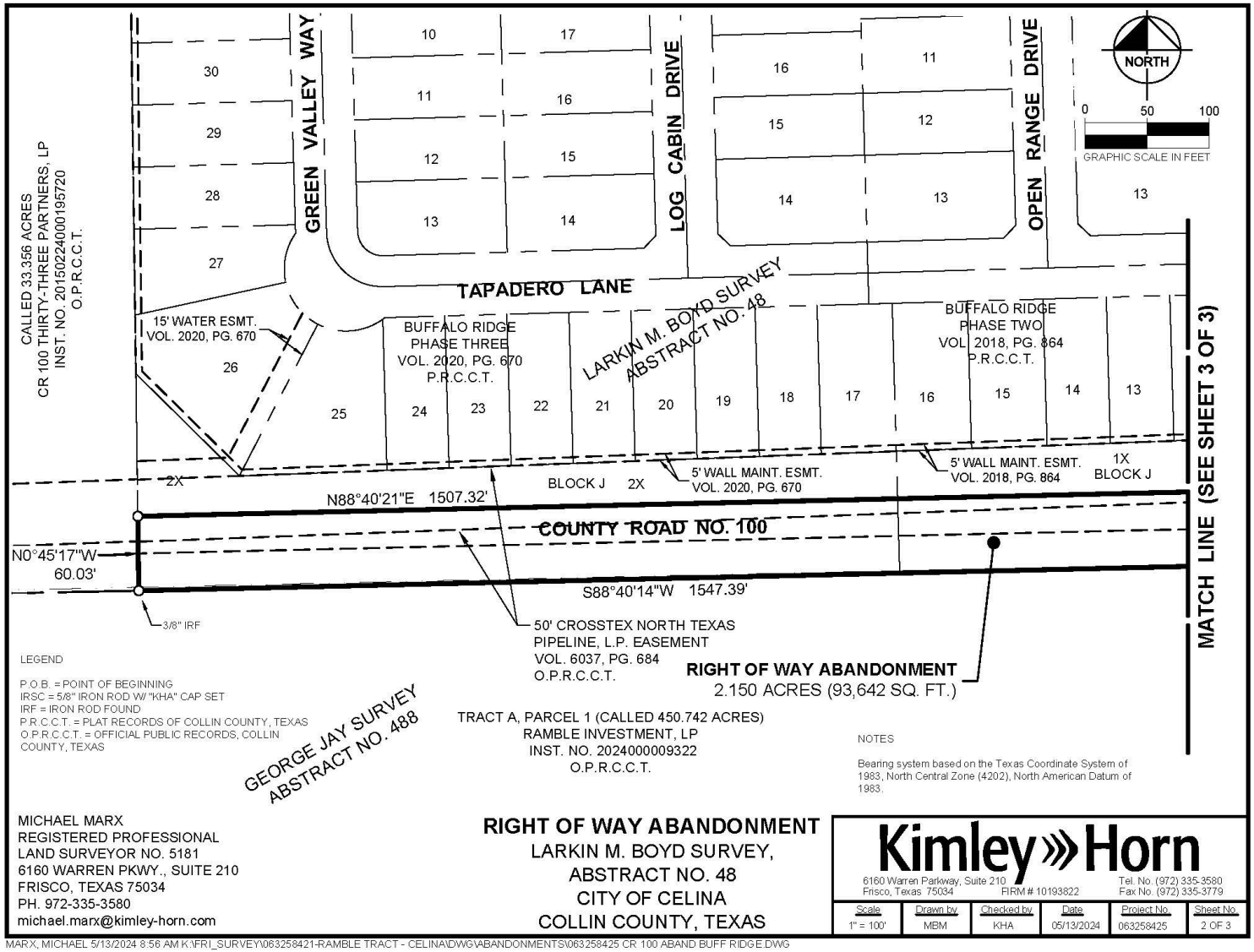
THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

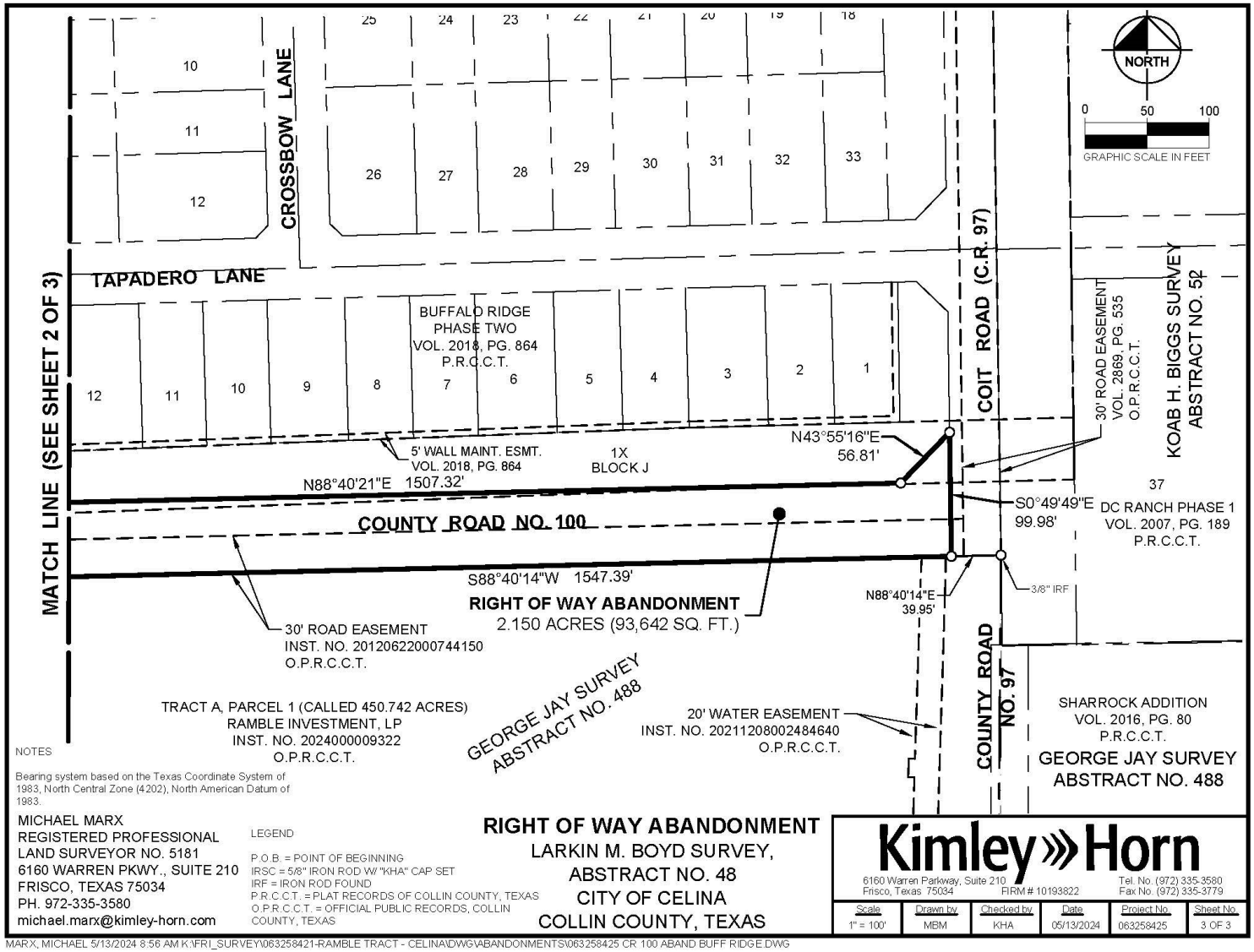
MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com

Kimley»Horn
6160 Warren Parkway, Suite 210 Tel. No. (972) 335-3580
Frisco, Texas 75034 FIRM # 10193822 Fax No. (972) 335-3779

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	MBM	KHA	05/13/2024	063258425	1 OF 3

MARX, MICHAEL 5/13/2024 8:56 AM K:\FRI_SURVEY\063258421-RAMBLE TRACT - CELINA\DWG\ABANDONMENTS\063258425 CR 100 ABAND BUFF RIDGE.DWG


GREEN VALLEY WAY
LOG CABIN DRIVE
OPEN RANGE DRIVE
TAPADERO LANE
NORTH
0 50 100
GRAPHIC SCALE IN FEET
CALLED 33.356 ACRES
CR 100 THIRTY-THREE PARTNERS, LP
INST. NO. 20150224000195720
O.P.R.C.C.T.
15' WATER ESMT.
VOL. 2020, PG. 670
BUFFALO RIDGE
PHASE THREE
VOL. 2020, PG. 670
P.R.C.C.T.
LARKIN M. BOYD SURVEY
ABSTRACT NO. 48
BUFFALO RIDGE
PHASE TWO
VOL. 2018, PG. 864
P.R.C.C.T.
MATCH LINE (SEE SHEET 3 OF 3)
2X
BLOCK J
2X
5' WALL MAINT. ESMT.
VOL. 2020, PG. 670
5' WALL MAINT. ESMT.
VOL. 2018, PG. 864
1X
BLOCK J
N88°40'21"E 1507.32'
COUNTY ROAD NO. 100
N0°45'17"W
60.03'
S88°40'14"W 1547.39'
3/8" IRF
50' CROSSTEX NORTH TEXAS
PIPELINE, L.P. EASEMENT
VOL. 6037, PG. 684
O.P.R.C.C.T.
RIGHT OF WAY ABANDONMENT
2.150 ACRES (93,642 SQ. FT.)
LEGEND
P.O.B. = POINT OF BEGINNING
IRSC = 5/8" IRON ROD W/ "KHA" CAP SET
IRF = IRON ROD FOUND
P.R.C.C.T. = PLAT RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
GEORGE JAY SURVEY
ABSTRACT NO. 488
TRACT A, PARCEL 1 (CALLED 450.742 ACRES)
RAMBLE INVESTMENT, LP
INST. NO. 2024000009322
O.P.R.C.C.T.
NOTES
Bearing system based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983.
MICHAEL MARX
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 5181
6160 WARREN PKWY., SUITE 210
FRISCO, TEXAS 75034
PH. 972-335-3580
michael.marx@kimley-horn.com
RIGHT OF WAY ABANDONMENT
LARKIN M. BOYD SURVEY,
ABSTRACT NO. 48
CITY OF CELINA
COLLIN COUNTY, TEXAS
Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
FIRM # 10193822
Tel. No. (972) 335-3580
Fax No. (972) 335-3779
Scale 1" = 100'
Drawn by MBM
Checked by KHA
Date 05/13/2024
Project No. 063258425
Sheet No. 2 OF 3
MARX, MICHAEL 5/13/2024 8:56 AM K:\FRI_SURVEY\063258421-RAMBLE TRACT - CELINA\DWG\ABANDONMENTS\063258425 CR 100 ABAND BUFF RIDGE.DWG


NORTH
0 50 100
GRAPHIC SCALE IN FEET
CROSSBOW LANE
TAPADERO LANE
MATCH LINE (SEE SHEET 2 OF 3)
BUFFALO RIDGE
PHASE TWO
VOL. 2018, PG. 864
P.R.C.C.T.
COIT ROAD (C.R. 97)
30' ROAD EASEMENT
VOL. 2869, PG. 535
O.P.R.C.C.T.
KOAB H. BIGGS SURVEY
ABSTRACT NO. 52
5' WALL MAINT. ESMT.
VOL. 2018, PG. 864
1X
BLOCK J
N43°55'16"E
56.81'
N88°40'21"E 1507.32'
S0°49'49"E
99.98'
DC RANCH PHASE 1
VOL. 2007, PG. 189
P.R.C.C.T.
COUNTY ROAD NO. 100
S88°40'14"W 1547.39'
RIGHT OF WAY ABANDONMENT
2.150 ACRES (93,642 SQ. FT.)
N88°40'14"E
39.95'
3/8" IRF
30' ROAD EASEMENT
INST. NO. 20120622000744150
O.P.R.C.C.T.
TRACT A, PARCEL 1 (CALLED 450.742 ACRES)
RAMBLE INVESTMENT, LP
INST. NO. 2024000009322
O.P.R.C.C.T.
GEORGE JAY SURVEY
ABSTRACT NO. 488
20' WATER EASEMENT
INST. NO. 20211208002484640
O.P.R.C.C.T.
COUNTY ROAD NO. 97
SHARROCK ADDITION
VOL. 2016, PG. 80
P.R.C.C.T.
GEORGE JAY SURVEY
ABSTRACT NO. 488
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CITY OF CELINA
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Sheet No. 3 OF 3
MARX, MICHAEL 5/13/2024 8:56 AM K:\FRI_SURVEY\063258421-RAMBLE TRACT - CELINA\DWG\ABANDONMENTS\063258425 CR 100 ABAND BUFF RIDGE.DWG

Life Connected.

City Secretary's Office
City of Celina, Texas

Memorandum

To:	**Honorable Mayor Tubbs and the Celina City Council**
From:	Lauren Vaughns, City Secretary
CC:	Robert Ranc, City Manager
Intiated by:	Lauren Vaughns
Date:	September 10, 2024
Re:	Interview of applicants to various City boards and commissions

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Action Requested:
Conduct interviews for applicants for City Boards and Commissions. (Vaughns)

Background Information:

Legal Review:

Supporting Documents:
None

Financial Consideration:

Staff Recommendation: