

7/27/2023

REV 4

Rick Monk

Collin County – Juvenile Detention CHW Piping Modifications

4700 Community Ave

McKinney, TX 75071

Subj: **Juvenile Detention CHW Piping Modifications**

Type of Proposal- Mechanical Piping Lump Sum

Brandt Proposal No. B23-00039130

BUYBOARD Contract: 638-21 (Good through 2/29/2024)

Documents: 3/31 M1.0 Issue for Construction from MD Engineering

We are pleased to provide our proposal for the subject project.

Brandt's price for this scope of work is as follows:

HVAC-Mechanical

\$ 467,593

Breakouts below provided for accounting purposes ONLY:

LABOR	HOURLY RATES	HOURS	COST
Project Manager	\$ 115.00	160	\$ 18,400
Master - HVAC/PLMB	\$ 115.00	260	\$ 29,900
Journeyman - HVAC/PLMB	\$ 110.00	433	\$ 47,630
Apprentice - HVAC/PLMB	\$ 85.00	500	\$ 42,500
MATERIAL			
	Price	Discount	COST
Excavation Backfill Material	\$ 58,548	25%	\$ 43,911
De-watering Material	\$ 1,715	25%	\$ 1,287
Piping Material	\$ 100,698	25%	\$ 75,524
Small Tools, Rentals	\$ 56,046	25%	\$ 42,034
Barricades & Shoring	\$ 23,213	25%	\$ 17,410
Subcontractors (insulation, dirt haul off, asphalt road work)	\$ 160,131	25%	\$ 120,098
Payment & Performance Bond			\$ 7,895
Maintenance Bond			\$ 21,004

Sales Taxes:

Are not included. Customer will provide exemption certificate to Brandt. Note that the project may be subject to 8.25% Remodel Tax on contract amount.

Should you have any questions or require additional information, please do not hesitate to call.

Sincerely,

Marc Tompkins

Business Development Manager

The Brandt Companies, LLC

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SCOPE OF WORK:

Mechanical- Piping Systems

Valve Box Leadtime = 4-5 weeks

HDPE piping and fitting Leadtime = 6 weeks

Manpower and Durations

5 man crew for approx.. 6 weeks

- Demo existing Air Cooled Chiller, remove from site and dispose of properly
- Route new HDPE CHW piping underground as shown on plans
- HDPE (uninsulated) buried per details
- Where piping comes out of ground to connect to existing connections, piping will change to insulated, heat traced, and jacketed carbon steel piping
- Carbon steel, insulated piping inside the vaults, changing to HDPE through a link-seal connection leaving the vault
- We will be cutting the existing roads instead of boring. We do not believe there is enough room between the existing vault/valves and the road to allow for boring. We will be plating the road for normal truck traffic while the trenches through the roads are open.
- We are proposing 3/8" chat as the bedding material instead of sand per detail. The 3/8" chat will match buried CHW previously done on site. The CHAT prevents material loss in case of rain or other water events.
- Any additional chemical treatment is excluded
- Any landscaping and sod replacement is excluded
- Excavation of rock is NOT INCLUDED.

Excavation and Backfill

- Excavation, pipe bedding, backfill, compaction and fine grading are included.
- Proposal assumes soil excavation with no rock or other obstructions. Rock excavation is excluded. In case of any rock/obstructions, we will notify the Customer immediately.
- We assume the excavated existing soil material will be acceptable for re-use as the backfill.
- Excess soils will be moved to an acceptable location on-site

Insulation - Included for carbon steel piping only

Controls - None

Electrical Scope of Work:

- Make safe of air cooled chiller for removal
- Extend circuit to serve heat trace for above ground CHW piping

General Clarifications

Schedule:

- Brandt will develop a schedule in collaboration with the Customer upon award.

Site-specific Conditions:

- The work will be performed on a standard 5 day/40 hour week
- Brandt includes hoisting of the items installed in our scope.
- Affected systems will be down during portions of this scope of work.

Permits - None included.

Start Up - none

Test and Balance - None

Commissioning - none

Design - Brandt has no design role, only construction.

Drawings - Customer will provide CAD compatible drawings for backgrounds or coordination.

Building Information Modeling - No multi-company BIM or coordination is included.

Overall/General Exclusions:

- Sales tax, remodel tax status - see cover sheet
- Any additional chemical treatment
- Any landscaping and sod replacement
- Excavation of rock
- Investigation, testing, remediation, abatement or any other work relating to asbestos or other hazardous materials risk.
- Structural Steel
- Miscellaneous steel/members to support Brandt scope
- Painting and/or paint preparation of any kind other than touch-up on Brandt equipment.
- Re-routing, repair, or relocation of any existing utilities
- Utility company charges or fees of any kind.
- Gas meters providing primary service (assume provided and installed by the utility provider)
- Water meters providing primary service (assume provided and installed by the utility provider)
- Fire Protection (sprinklers)
- Irrigation
- Temporary utilities except as noted in Clarifications or Scope of Work.

Terms and Conditions

- Pricing is valid for 30 days from the date of this proposal.
- Brandt reserves the right to review and approve all contract conditions as a condition of this proposal offer. Brandt's proposal is an offer expressly conditioned upon the parties reaching mutually-agreeable contract terms, including but not limited to a waiver of or reasonable cap on liability for any consequential damages from any source. Any language in the contract documents that purports to exclude or supersede the conditions of this proposal is expressly rejected.
- Brandt and Customer agree that an extension of time is appropriate if Brandt's work is impacted or delayed under a Force Majeure Event. A Force Majeure Event means an unforeseen event or circumstances beyond the control of an affected Party, and which is not cause by an act or omission of a Party, which results in a delay in, or total or partial failure of, performance of the affected Party (other than in the obligation to make payments) after that Party has taken every reasonable step, including reasonable expenditures of money, to remedy, avoid or limit the impact of the event.



- Force Majeure Events include Acts of God, severe and unforeseeable weather conditions, earthquakes that cause material damages to the structure requiring an engineering assessment of the damages prior to continued use of the facility or continuation of the Work, war and fire or explosions other than from construction equipment or supplies under control of Brandt. Public health emergencies (including, but not limited to, epidemics and pandemics), declared by a governmental agency shall be treated as Force Majeure Events. Force Majeure Events do not include (i) shortage of, inability to obtain, or increased cost of labor, equipment, materials or transportation, (ii) local strikes, lock-outs, or other industrial disputes or actions between either party and its or their employees, (iii) insolvency or change in economic circumstances, (iv) change in market conditions, (v) changes in laws or regulations affecting the performance of the work that should have been foreseeable or anticipated or that are part of the ordinary cost of doing business, or (vi) events involving a previous or existing condition at or before the Effective Date.