



April 19th, 2023

To: Dana Kester, City of Westminster
RE: Westminster Swim and Fitness GMP Proposal

Mark Young Construction (MYC) proposes to provide all material, labor, and equipment to perform work described below for a guaranteed maximum price of **\$4,354,873**

Alternate #1 Vestibule Wall Tile **\$7,958**
Alternate #2 Roof Screen Wall **\$17,631**
Alternate #3 Site Furnishings **\$8,688**
Alternate #4 Pool Area Card Readers **\$14,402**

Proposal includes a 5% Construction Contingency

Our pricing is based on the following documents:

- 1) Westminster Swim & Fitness – Addition & Remodel 100% CDs Plans and Project Manual – By Essenza Architecture dated 3.24.23
- 2) Addendum #1 - By Essenza Architecture dated 4.05.23
- 3) Limited Asbestos Inspection Report by Environmental Quality Management dated 4.17.23

Mark Young Construction (MYC) has included the following assumptions and qualifications:

- 1) AWI Certification is not included per specification 064023 1.4C
- 2) AISC Certification is not included per specification 051200 1.7A&B.
- 3) Alternate #2 is to be considered budgetary until structural design is provided.
- 4) Manual window shade is included at Office 102, motorized shades are included at two West windows in Free Weights 128.
- 5) Elevator penthouse exterior wall finish is assumed to be MT-02. Refer to 5/A605.
- 6) Card Reader quantities and locations are priced per sheets T-101 & T-102. Door hardware is priced as scheduled in specification section 087100. Further revision to scheduled hardware and existing hardware may be required to accommodate added access control. Assumes existing doors and frames will accommodate new hardware without modification or replacement.
- 7) Signage is to be provided by Arcraft Sign Co who is not a listed manufacturer in section 101400.
- 8) Proposal includes the City of Westminster access control standard: Vanderbilt Enterprise SMS. Specifications and technology schedules require further updates.
- 9) Proposal includes the City of Westminster access control standard Allegion MT-15 Card Reader Specifications and technology schedules require further updates.
- 10) Proposal includes City of Westminster standard Vanderbilt Enterprise SMS, VRCNX-A door controller. Specifications and technology schedules require further updates.
- 11) Proposal assumes Specification Section 281300 -Access Control Software and Database Management and access control licensing is provided by Owner per City Standards.
- 12) Angle iron and steel plate window and opening jambs, sill, head assemblies, and associated grinding per keynote 27/A101 and similar, and details 10 & 14/A606, and as noted in various details on sheets A607 & A608 are not included per A/E direction. Brake metal to match storefront is included at the following

locations; head and jamb at opening between Rm 128 & 129, head and jamb at openings between Rooms 128 & 129 and Corridor. Jambs at wall opening between Room 129 and 130. Jambs at wall opening between Room 130 and Corridor. Interior side of head, jamb, and sill for window type F in Rooms 128 & 129. Remaining window, door, and wall opening head, jamb, and sill details assumed to match adjacent wall finish.

- 13) Flooring demo in existing racquetball courts (Rooms 128, 129, 130) is limited to wood flooring per plan notes. Potential membranes and underlayment are excluded pending further environmental investigation.
- 14) Assumes all roofing material, insulation, and substrates are non-asbestos containing.
- 15) The abatement report includes testing results for areas both within and outside of the construction limits. Based on anticipated remodel scope of work, our proposal does not include abatement of the Basement ceiling, Locker Rooms, or other areas identified as "NIC" Not in Contract.

The following allowances are included:

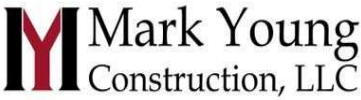
- 1) Asbestos Abatement Remobilization -\$10,000
- 2) Drywall & Insulation replacement required for abatement -\$53,718
- 3) Stucco Patching and Skimming not specifically noted -\$5,000
- 4) Allowance for structural lintels at wall openings between Rooms 129 & 130, and 130 & Corridor- \$14,790
- 5) Allowance for solid surface window sills at window types C, D, G, E, and K -\$3,600
- 6) Allowance for roof and wall expansion joint at Vestibule -\$2,500

This pricing is valid for 30 days. Proposal is based on a substantial completion date of 2/14/24. Schedule is contingent on the Owner providing authorization to proceed by 5/9/23. Refer to enclosed schedule.

Should you have any questions regarding this proposal, or the work described herein please do not hesitate to contact me.

Sincerely,

Garrett Burrell
720-383-5480
Chief Estimator



BID TABULATION WORKSHEET

WESTMINSTER SWIM & FITNESS
ADDITION AND RENOVATION
WESTMINSTER, CO

Gross Bldg Area: 29,695 SQFT
Duration 9.0 MONTHS
Bid Date: April 17, 2023
Bid Time: 5pm

Number of Addenda:
Estimator: ESTIMATING TEAM
Running on Bid Day:

				CONSTRUCTION COST TOTAL>	\$ 4,354,873					
SPEC SECTION	TAB SHEET ID	WORK DESCRIPTION	COST TOTALS	SUBCONTRACTOR/SUPPLIER NAME	% OF TOTAL COST	TOTAL \$/SQFT	ALT 1	ALT 2	ALT 3	ALT 4
							VESTIBULE WALL FINISH	ROOF SCREEN WALL	SITE FURNISHINGS	POOL AREA CARD READER
000000-007319 016112-016400		PROCUREMENT & CONTRACTING REQUIREMENTS	W/ TAB 1A							
		GENERAL REQUIREMENTS	W/ TAB 1A							
	1A	POTHOLING	\$ 1,430		0.03%	\$ 0.05				
	1B	SURVEYING	\$ 11,730	RICK ENGINEERING	0.27%	\$ 0.40				
	1C	ABATEMENT & DRYWALL REPAIR ALLOWANCE	\$ 157,308	KKES	3.61%	\$ 5.30				
024113		SELECTIVE SITE WORK DEMOLITION	W/ TAB 2A							
024119	2A	SELECTIVE STRUCTURE DEMOLITION	\$ 258,552	THORCON / MYC	5.94%	\$ 8.71				
030505		UNDERSLAB VAPOR BARRIER	W/ TAB 3C							
033000	3C	CAST-IN-PLACE CONCRETE	\$ 212,436	MYC	4.88%	\$ 7.15				
042010	4A	REINFORCED UNIT MASONRY	\$ 15,822	RISE & SHINE	0.36%	\$ 0.53				
055000	5A	STRUCTURAL STEEL FRAMING	\$ 336,040	STEEL GEN/EPIC WELDING	7.72%	\$ 11.32		\$ 6,750		
053100		STEEL DECKING	W/ TAB 5A							
054000		COLD-FORMED METAL FRAMING	W/ TAB 9A							
055000		METAL FABRICATIONS	W/ TAB 5A							
055100		METAL STAIRS	W/ TAB 5A							
055213		PIPE AND TUBE RAILINGS (LANDSCAPE)	W/ TAB 5A							
055399		METAL GRATINGS	W/ TAB 5A							
057300		METAL DECORATIVE RAILINGS	W/ TAB 5A							
061000	6A	ROUGH CARPENTRY	\$ 39,882	KA CONSTRUCTION	0.92%	\$ 1.34				
061600		SHEATHING	W/ TAB 6A							
064023	6B	INTERIOR ARCHITECTURAL WOODWORK	\$ 108,895	AZARS/DENVER UPHOLSTERY	2.50%	\$ 3.67				
071113		BITUMINOUS DAMPPROOFING	W/ TAB 7I							
071616		CRYSTALLINE WATERPROOFING	W/ TAB 7I							
072100		THERMAL INSULATION	W/ TAB 7F							
072413	7D	INSULATION & FINISH SYSTEM (EIFS)	\$ 8,100	BIG HORN PLASTERING	0.19%	\$ 0.27				
072500		WEATHER BARRIERS	W/ TAB 7F							
074113		METAL ROOF PANELS	W/ TAB 7F							
074213		METAL WALL PANELS	W/ TAB 7F							
075323	7F	ETHYLENE-PROPYLENE-DIENE-MONOMER (EPDM) ROOFING	\$ 88,375	B&M ROOFING	2.03%	\$ 2.98		\$ 9,000		
076200		SHEET METAL FLASHING AND TRIM	W/ TAB 7F							
078413		PENETRATION FIRESTOPPING	W/ MEP							
078443		JOINT FIRESTOPPING	W/ TAB 9A							
079200	7I	JOINT SEALANTS	\$ 23,335	CRI/USI	0.54%	\$ 0.79				
081113	8A	HOLLOW METAL DOORS & FRAMES	\$ 72,088	COLLINS DOOR, METRO DOOR (INSTALL)	1.66%	\$ 2.43				
081416		FLUSH WOOD DOORS	W/ TAB 8A							
084113	8E	ALUMINUM-FRAMED ENTRANCES & STOREFRONT	\$ 190,000	SKYLINE GLASS	4.36%	\$ 6.40				
084229		SLIDING AUTOMATIC ENTRANCES	W/ TAB 8E							
087100		DOOR HARDWARE	W/ TAB 8A							
088000		GLAZING	W/ TAB 8E							
088300		MIRRORS	W/ TAB 8E							
092116.23	9A	GYPSON BOARD SHAFT-WALL ASSEMBLIES	\$ 149,560	UNITED	3.43%	\$ 5.04				
092216		NON-STRUCTURAL METAL FRAMING	W/ TAB 9A							
092400		PORTLAND CEMENT PLASTERING (STUCCO)	W/ TAB 7D							
092900		GYPSON BOARD	W/ TAB 9A							
093000		TILING	W/ TAB 9F							
095113	9D	ACOUSTICAL PANEL CEILINGS	\$ 67,093	ACOUSTIC SYSTEMS	1.54%	\$ 2.26				
096513	9F	RESILIENT BASE AND ACCESSORIES	\$ 194,389	MASTERS FLOORING	4.46%	\$ 6.55	\$ 7,109			
099113	9H	EXTERIOR PAINTING	\$ 49,640	TRUE NORTH	1.14%	\$ 1.67				
099123		INTERIOR PAINTING	W/ TAB 9H							
099300		STAINING AND TRANSPARENT FINISHING	W/ TAB 9H							
101400	10D	SIGNAGE	\$ 25,421	ARTCRAFT SIGN CO	0.58%	\$ 0.86				
102113		TOILET COMPARTMENTS	W/ TAB 10L							
102600		CORNER GUARDS	W/ TAB 10L							
102800	10L	TOILET AND BATH ACCESSORIES	\$ 15,892	COLORADO SPECIALTIES	0.36%	\$ 0.54				
104416		FIRE EXTINGUISHERS	W/ TAB 10L							

SPEC SECTION	TAB SHEET ID	WORK DESCRIPTION	COST TOTALS	SUBCONTRACTOR/SUPPLIER NAME	% OF TOTAL COST	TOTAL \$/SQFT	ALT 1	ALT 2	ALT 3	ALT 4
105129		PHENOLIC LOCKERS	W/ TAB 10L							
113100	11C	APPLIANCES	\$ 11,996	FERGUSON	0.28%	\$ 0.40				
122413	12B	ROLLER WINDOW SHADES	\$ 10,995	ROYAL TEXTILE	0.25%	\$ 0.37				
142400	14E	MACHINE ROOM-LESS HYDRAULIC ELEVATOR	\$ 134,638	TKE	3.09%	\$ 4.53				
	22A	PLUMBING	\$ 176,184	INTEGRATED MECH SOLUTIONS	4.05%	\$ 5.93				
	23A	HVAC	\$ 156,025	REEVES	3.58%	\$ 5.25				
260500	26A	COMMON WORK RESULTS FOR ELECTRICAL	\$ 626,852	ADK	14.39%	\$ 21.11				\$ 2,800
260519		LOW-VOLTAGE ELECTRICAL POWER CONDUCTORS AND CABLE	W/ TAB 26A							
260526		GROUNDING AND BONDING FOR ELECTRICAL SYSTEMS	W/ TAB 26A							
260529		HANGERS AND SUPPORTS FOR ELECTRICAL SYSTEMS	W/ TAB 26A							
260533		RACEWAY AND BOXES FOR ELECTRICAL SYSTEMS	W/ TAB 26A							
260553		IDENTIFICATION FOR ELECTRICAL SYSTEMS	W/ TAB 26A							
260923		LIGHTING CONTROL DEVICES	W/ TAB 26A							
260943		NETWORK LIGHTING CONTROLS	W/ TAB 26A							
262416		PANELBOARDS	W/ TAB 26A							
262726		WIRING DEVICES	W/ TAB 26A							
262813		FUSES	W/ TAB 26A							
265100		LIGHTING FIXTURES	W/ TAB 26A							
270010	27A	SUPPLEMENTAL REQUIREMENTS FOR COMMUNICATIONS	\$ 72,449	END 2 END	1.66%	\$ 2.44				
270526		GROUNDING AND BONDING FOR COMMUNICATIONS SYSTEM	W/ TAB 26A							
270528		PATHWAYS FOR COMMUNICATIONS SYSTEMS	W/ TAB 26A							
270529		HANGERS AND SUPPORTS FOR COMMUNICATIONS SYSTEMS	W/ TAB 27A							
270544		SLEEVES AND SLEEVE SEALS FOR COMMUNICATIONS PATHWAYS	W/ TAB 27A							
270553		IDENTIFICATION FOR COMMUNICATIONS SYSTEMS	W/ TAB 27A							
271116		COMMUNICATIONS RACKS, FRAMES, AND ENCLOSURES	W/ TAB 27A							
271513		COMMUNICATIONS COPPER HORIZONTAL CABLING	W/ TAB 27A							
274100		AUDIO-VISUAL SYSTEMS	W/ TAB 27A							
280010	28A	SUPPLEMENTAL REQUIREMENTS FOR ELECTRONIC SAFETY	\$ 80,799	ALL ACCESS / MORRIS TECH	1.86%	\$ 2.72				\$ 10,065
281300		ACCESS CONTROL SOFTWARE AND DATABASE MANAGEMENT	W/ TAB 28A							
281400		ACCESS CONTROL SYSTEM HARDWARE	W/ TAB 28A							
283100		INTRUSION DETECTION	W/ TAB 28A							
283111		DIGITAL, ADDRESSABLE FIRE-ALARM SYSTEM	W/ TAB 26A							
316333		DRILLED MICROPILES	W/ TAB 3C							
NO SPEC	31B	EARTHWORK	\$ 144,830	DOBBS, ACT UG, THORCON	3.33%	\$ 4.88				
NO SPEC	32D	EXTERIOR IMPROVEMENTS	\$ 10,203	NATIONAL PAVEMENT	0.23%	\$ 0.34				
328400		LANDSCAPE IRRIGATION	W/ TAB 32H							
329000	32H	GENERAL LANDSCAPE	\$ 76,237	NOCO LANDSCAPING	1.75%	\$ 2.57			\$ 7,761	
329010		LANDSCAPE MAINTENANCE	W/ TAB 32H							
329110		SOIL PREPARATION	W/ TAB 32H							
NO SPEC	33A	UTILITIES	\$ 35,600	DOBBS	0.82%	\$ 1.20				
DIRECT COST SUBTOTAL >>>			\$ 3,562,796		81.81%	\$ 119.98	\$ 7,109	\$ 15,750	\$ 7,761	\$ 12,865
	1A	GENERAL CONDITIONS	\$ 327,297		7.52%	\$ 11.02				
	5.00%	MYC CONSTRUCTION FEE	\$ 194,505		4.47%	\$ 6.55	\$ 355	\$ 788	\$ 388	\$ 643
	5.00%	CONSTRUCTION CONTINGENCY	\$ 194,505		4.47%	\$ 6.55	\$ 355	\$ 788	\$ 388	\$ 643
		BUILDING PERMITS	REIMBURSABLE							
		GENERAL LIABILITY INSURANCE	\$ 22,465		0.52%	\$ 0.76	\$ 43	\$ 95	\$ 47	\$ 78
		BUILDER'S RISK INSURANCE	\$ 8,455		0.19%	\$ 0.28	\$ 14	\$ 31	\$ 15	\$ 26
		PERFORMANCE & PAYMENT BOND	\$ 44,850		1.03%	\$ 1.51	\$ 81	\$ 180	\$ 89	\$ 147
INDIRECT COST SUBTOTAL >>>			\$ 792,077		18.19%	\$ 26.67	\$ 849	\$ 1,881	\$ 927	\$ 1,537
CONSTRUCTION COST TOTALS >>>			\$ 4,354,873		100.00%	\$ 146.65	\$ 7,958	\$ 17,631	\$ 8,688	\$ 14,402
UNIT COSTS (\$/SF) >>>			\$ 146.65							
CONSTRUCTION COST TOTAL CHECK >>>			\$ 4,354,873		\$/SF CHECK >>>	\$ 146.65	\$ 7,958	\$ 17,631	\$ 8,688	\$ 14,402

