



SOUTH METRO FIRE RESCUE
Special Board of Directors' Meeting
June 19, 2023
9195 East Mineral Avenue, Centennial, CO

I. SPECIAL BOARD MEETING – 6:00 P.M. – Board Room

A. MEETING CALL TO ORDER

B. PLEDGE OF ALLEGIANCE

C. ROLL CALL

D. APPROVAL OF THE AGENDA

E. PUBLIC COMMENT

Public Conduct at Meetings. Comments by members of the public shall be made only during the “Public Comment” portion of the meeting or a specified “Public Hearing,” and shall be limited to three minutes per individual and five minutes per group spokesperson unless additional opportunity is given at the Board’s discretion. Each member of the public wishing to speak shall identify themselves by name, address, and agenda item, if any, to be addressed. Disorderly conduct, harassment, or obstruction of or interference with meetings by physical action, verbal utterance, nuisance or any other means are prohibited. Such conduct may result in removal of person(s) responsible for such behavior from the meeting, a request for assistance from law enforcement, and criminal charges filed against such person(s).

F. PARTNER UPDATE

City Of Centennial – Councilwoman Robyn Carnes

G. PRESENTATION

Risk Management – Miskimins/Cole

H. ACTION ITEMS

Station 15 General Contractor RFP Approval – Miskimins/Milan

I. INFORMATION ITEMS

J. DISCUSSION ITEMS

K. EXECUTIVE SESSION (upon motion)

Pursuant to §24-6-402(4)(e), C.R.S., for the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiations regarding the City of Castle Pines URA.

L. NEXT MEETING(S)

Regular Board of Directors' Meeting to be held on July 10, 2023, 6:00 p.m. at 9195 East Mineral Avenue, Centennial, CO.

M. ADJOURNMENT

SOUTH METRO FIRE RESCUE

BOARD AGENDA

MEETING DATE: 6/19/2023

AGENDA ITEM TYPE: DISCUSSION ITEM

SUBJECT: Risk Management Presentation

BACKGROUND: Following the presentation given to the Board about how our financial assets are protected, Staff will be giving a presentation on how our non-financial assets are protected from various risks.

Topics will include:
Information about the District's various insurance lines of coverage
Governmental Immunity

RECOMMENDATION: [Click here to enter text.](#)

SUBMITTED BY: Dillon Miskimins, CFO

APPROVED BY: Bob Baker, Fire Chief

BOARD OF DIRECTORS AGENDA ITEM STAFF REPORT



Meeting Date: 6/19/2023
Agenda Item Type: Action Item
Agenda Item: Station 15 General Contractor RFP Approval
Submitted By: Kevin Milan, Assistant Chief
Approved: Dillon Miskimins, CFO

SUMMARY:

The District initiated a request for proposal ("RFP") process, consistent with the CRS Title 32 Integrated Project Delivery ("IPD") method, in an effort to select a General Contractor based on best value. We received submittals from nine general contractors. The submittals were evaluated using the criteria published in the RFP and the firm that appeared most qualified was invited to an interview. At the conclusion of the interview, Staff agreed that Pinkard Construction offered the best value to the District.

BACKGROUND:

At its January 9 meeting, the Board passed a resolution to use the integrated project delivery method for the Station 15 project that allows the District to award contracts that represent the best value to the District. At the Board's September 19, 2022 meeting a motion was approved to award OZ Architecture a contract for design services for the new station. At its December 5, 2022 meeting, the Board voted to approve a 2023 budget that included \$7.3 million to begin the design and construction of Station 15.

With the assistance of the Architect and Owner's Representative and the advice of legal counsel, an RFP was published on May 4 that was consistent with public procurement standards. Key elements included proper public notice of the opportunity, a mandatory pre-proposal meeting, a questions and answer period, issuance of addenda, and last day to receive proposals. The RFP also included the evaluation criteria the District would use to determine best value. The criteria was as follows:

1. The Proposer's qualifications including:
 - a. Enough technical expertise, resources, and experience to complete the project according to the plans and specifications in a good and workmanlike manner.
 - b. The financial strength to successfully complete the project and cover any warranty obligations.
 - c. Will likely complete the project within the budget and on schedule.
 - d. Suitable to work with and has a good professional reputation.
 - e. Over-all strength of the Contractor and its perceived ability to perform.
2. Proposed costs.
3. Proposed schedule.
4. Comments to any contract documents circulated in connection with this RFP.
5. Responsiveness to this RFP.

6. Any other criteria deemed material by the District.

On June 6, the District received submittals from nine general contractors. Those responses were first reviewed for completeness and items determined material to the evaluation, but not included, were requested, and received. Next, the information from the bid forms was tabulated, minimum requirements published in the RFP were reviewed (certificates of insurance, basic qualifications, ability to Bond, etc.) and project specific requirements including completion date, detailed Critical Path Method (“CPM”) schedule, and contractors proposed costs.

FINANCIAL IMPACT:

On June 6, the District received submittals from nine general contractors. The range of bid amounts was a low of \$7,054,444 (\$615/SF) representing 13% under our estimate, and a high of \$9,313,700 (\$812/SF) representing 15% over our estimate of \$8,103,266 (\$707/SF). Pinkard Construction submitted a bid of \$8,028,390 (\$700/SF) which is 1% under our estimate.

More comparable cost information is included as attachments to this document.

STRATEGIC INITIATIVE:

This project achieves several of the objectives in the District’s Strategic Plan.

1. Objective 2A is to Prevent and Mitigate the conditions that result in negative impacts to the overall mental and physical wellness of the workforce. Station 15 was designed with firefighter safety and wellness in mind. The station is the first in the District to include a decontamination corridor where firefighters can properly decon after returning from calls. In addition, the station continues the precedence of incorporating a dedicated wellness space to maintain a level of physical fitness that meets the District’s expectation. The new Station incorporates recommendations and learnings from the recent sleep study such as black out shades and individualized climate control. Lastly, the new station allows for adequate space to achieve the District’s objective of four-person staffing.
2. Objective 2E is to Evaluate and improve the retention of a highly talented, diverse, and invested workforce. Station 15 achieves this objective by continuing the District’s station program of offering sleep- and bath- rooms that provide appropriate privacy and security to firefighters.
3. Goal 3 speaks to evaluating and addressing the impacts of the District’s recent growth to better manage the current and future needs and progress of the organization. More specifically, Objective 3B speaks to evaluating the impact on department resources such as staffing, programs, facilities and equipment. Rebuilding Station 15 achieves these goals and objectives by providing a more functional and resource efficient facility and replacing a building that has exceeded its functional and useful life.

RECOMMENDED ACTION/MOTION:

Through evaluation of the criteria, there were four firms deemed most reasonably qualified. The firm that appeared most qualified was invited to an interview. During the interview, the contractor discussed their schedule and plan to complete the work, specific risk factors related to procurement of materials and equipment, the acceptance of the proposed contract, the subcontractor solicitation and vetting process, and their ability to meet the quality standards of the District and honor their costs. After reviewing the Contractor’s financial statements, Staff concluded the Contractor demonstrates sizable bonding capacity to successfully complete the project and subsequent warranty obligations. Finally, General Counsel worked through a few contract clarifications related to indemnification. At the

conclusion of the interview, financial and legal review, Staff agreed that Pinkard Construction offered the best value to the District.

MOTION: I move to award a contract to Pinkard Construction for the construction of Station 15 in the amount not to exceed \$8,028,390 and further direct the Fire Chief or his designee to execute the contract documents related thereto.

ALTERNATIVE OPTIONS:

1. The Board could decide to not award a contract to any bidder.
2. The Board could decide to award a contract to a different bidder than what is recommended by staff.

Either of these options would have implications to the project schedule and the overall cost of the project.

ATTACHMENTS:

1. Pinkard Proposal

2. Bid Tabulation

3. Contextual Information

We have provided information around historical construction costs for both prior South Metro projects and recent Colorado fire stations. We have also included some construction costs escalation as reported at the 2023 Station Design Conference and published by SCN Architects.

4. Recent, non-Colorado, Fire Station Construction Costs

This is a nice comparison of fire station construction costs outside of Colorado and with escalation factored in.

5. Project Delivery Strategy Presentation

OZ Architecture provided a presentation and Q&A to discuss project procurement strategies in the context of the Denver market. The attached report provides a summary of the methodologies reviewed. Our Owner's Representative and architects recommended a Design-Bid-Build methodology ("hard bid") as the method that would bring the best value to the District.

Staff also confirmed that the project delivery method (ie Hard Bid vs. CMGC) does not have a direct impact on project costs. In other words, a hard bid project vs. a CMGC project, all things being equal, does not have a direct impact on project costs.



**PARTNER
PLAN
BUILD
BETTER**

PINKARD PROPOSAL | South Metro Fire Rescue Fire Protection District

Station No. 15 Replacement

pinkardbuilds.com



Fire Station #15 - CD

Bid Tab Summary

Tab #	Scope Description	Current Low Bidder		Cost Per SF
		Company	Base Bid	11,217 GSF
01	General Conditions	Pinkard	\$ 358,373	\$ 31.95
02	Project Support / Gen Req (Field)	Pinkard	\$ 53,166	\$ 4.74
03	Street Closure / Traffic Control	ALLOWANCE	\$ 33,896	\$ 3.02
04	Licensed Survey	Drexel Barrell	\$ 34,942	\$ 3.12
05	Demolition	MP Contracting	\$ 83,983	\$ 7.49
06	Cast In Place Concrete	Grit Construction	\$ 431,842	\$ 38.50
07	Masonry	Barnes	\$ 823,407	\$ 73.41
08	Structural Steel	DW Steel	\$ 910,348	\$ 81.16
09	Architectural Woodwork	Merrick Woodworking	\$ 287,449	\$ 25.63
10	Waterproofing	AAA	\$ 24,915	\$ 2.22
11	Roofing	Alpine	\$ 374,843	\$ 33.42
12	Doors, Frames & Hardware	collins	\$ 89,742	\$ 8.00
13	Overhead Doors	DH Pace	\$ 139,371	\$ 12.42
14	Entrances & Storefront	Steel City	\$ 230,295	\$ 20.53
15	Drywall	Service West	\$ 339,525	\$ 30.27
16	Acoustical Ceilings	Acoustic Systems	\$ 38,934	\$ 3.47
17	Special Flooring	C&G Flooring	\$ 92,390	\$ 8.24
18	Painting & Wallcovering	Angels Painting	\$ 50,171	\$ 4.47
19	Division 10	Estimate	\$ 56,499	\$ 5.04
20	Window Treatment	Lu-Tek	\$ 32,305	\$ 2.88
21	Elevators	TKE	\$ 117,152	\$ 10.44
22	Fire Protection	Victory	\$ 91,105	\$ 8.12
23	General Mechanical	Santa Fe & 5280	\$ 949,413	\$ 84.64
24	General Electrical	Roberts	\$ 830,662	\$ 74.05
25	Earthwork	KAMP	\$ 310,276	\$ 27.66
26	Asphalt Paving	CO Pavement	\$ 65,044	\$ 5.80
27	Landscaping	Backyard Art	\$ 92,774	\$ 8.27
28	Site Concrete	Elite Surface	\$ 159,626	\$ 14.23
29	Site Utilities	Pipex	\$ 386,789	\$ 34.48
SUB TOTAL			\$ 7,489,236	\$ 667.67

Fire Station #15 - CD

Bid Tab Summary

Tab #	Scope Description	Current Low Bidder	Base Bid	Cost Per SF	11,217 GSF
	Weather Protection			\$ -	By Owner
	Building Permits, Licenses & Fees				
	Building Permit		\$ 27,750	\$ 2.47	
	Plan Review		\$ 18,038	\$ 1.61	
	Contingencies				
	Insurance & Bonds				
	Liability Insurance	0.998%	\$ 80,123	\$ 7.14	
	Builders Risk Insurance	0.081%	\$ 6,503	\$ 0.58	Fire Resistive Construction
	Warranty Reserve	0.20%	\$ 20,874	\$ 1.86	
	Performance & Payment Bond	0.73%	\$ 58,570	\$ 5.22	
	Overhead and Profit	4.25%	\$ 327,296	\$ 29.18	
TOTAL			\$ 8,028,390	\$ 715.73	

Line	Name	OD	Start	Finish	2023												2024			
					June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September
					-2	-1	1	2	3	4	5	6	7	8	9	10	11	12	13	14

Project Summary

290d Jun 09 23 Aug 05 24

Project Milestones

290d Jun 09 23 Aug 05 24

2 Project Milestones

290d Jun 09 23 Aug 05 24

3 Notice of Award

0d Jun 09 23 Jun 09 23

4 Mutually Agreeable Executable Contract

0d Jun 23 23 * Jun 23 23

5 Permit/NTF Received

0d Jun 23 23 Jun 23 23

6 Release Critical Procurement

10d Jun 09 23 Jun 23 23

7 Start Construction-on-site

0d Sep 01 23 * Sep 01 23

8 Foundations Complete

0d Dec 20 23 Dec 20 23

9 Structure Topped-Out

0d Jan 17 24 Jan 17 24

10 Roof Dried-In

0d Feb 21 24 Feb 21 24

11 Switch Gear In-Place/Powered on

0d Apr 30 24 Apr 30 24

12 Concrete Paving Complete

0d May 02 24 May 02 24

13 Landscaping Complete

0d Jun 04 24 Jun 04 24

14 Substantial Completion/TCO Received

0d Jun 28 24 Jun 28 24

15 Punch-List Complete

0d Jul 05 24 Jul 05 24

16 Final Completion

0d Aug 05 24 Aug 05 24

Pre-Construction

200d Jun 26 23 Apr 09 24

Critical Procurement

200d Jun 26 23 Apr 09 24

Long Lead Critical Items

200d Jun 26 23 Apr 09 24

20 Switchgear & Panels Procurement

200d Jun 26 23 Apr 09 24

21 RTUs Procurement

200d Jun 26 23 Apr 09 24

22 Generator Procurement

200d Jun 26 23 Apr 09 24

Construction

208d Sep 01 23 Jun 28 24

Initial Stewwork

75d Sep 01 23 Dec 19 23

25 Mobilize/Install/Inspect/SWMP Bmp's

5d Sep 01 23 Sep 08 23

26 Precon Mfgs.-ROW/SWMP & Bldg dept.

5d Sep 11 23 Sep 15 23

27 Demolition and Clear and grub site

10d Sep 18 23 Sep 29 23

28 Overlot grading

3d Oct 02 23 Oct 04 23

29 Bldg Overlay/Soil Reconditioning/Foundation Excavation

5d Oct 05 23 Oct 11 23

30 Install Sand Filter Detention Structures

9d Oct 12 23 Oct 24 23



South Metro Fire Station 15

Project Owner : South Metro Fire Rescue

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Line	Name	OD	Start	Finish	2023												2024											
					June	July	August	September	October	November	December	January	February	March	April	May	June	July	August	September								
					-2	-1	1	2	3	4	5	6	7	8	9	10	11	12	13	14								

182	Interior Rough-in-L2 2 Story Area	18d	Mar 04 24	Mar 27 24																
	Fire Sprinkler Rough-L2	6d	Mar 04 24	Mar 11 24																
183	Mechanical Rough-L2	7d	Mar 04 24	Mar 12 24																
184	Plumbing Rough-L2	7d	Mar 04 24	Mar 12 24																
185	Owner & Design Team Box Walk-L2	1d	Mar 04 24	Mar 04 24																
186	Electrical Rough-L2	8d	Mar 05 24	Mar 14 24																
187	Frame Drop Ceilings	4d	Mar 13 24	Mar 18 24																
188	MEP/FP/Framing Inspection-L2	3d	Mar 19 24	Mar 21 24																
189	Ext. Spray/Interior Sound Insulation Install-L2	4d	Mar 22 24	Mar 27 24																
	Interior Finishes-L2 2 Story Area	53d	Mar 28 24	Jun 11 24																
191	Hang Drywall-L2	5d	Mar 28 24	Apr 03 24																
192	Finish Drywall-L2	7d	Apr 04 24	Apr 12 24																
193	Prime & First Coat Paint	4d	Apr 15 24	Apr 18 24																
194	Polish Concrete-L2	3d	Apr 19 24	Apr 23 24																
195	Install Bedroom Millwork-L2	8d	Apr 24 24	May 03 24																
196	Install Bath Cabinets-L2	5d	May 06 24	May 10 24																
197	Install Resilient Flooring-L2	3d	Apr 24 24	Apr 26 24																
198	Install doors/1st trim-L2	5d	May 13 24	May 17 24																
199	Install Qz Countertops/Backsplash-L2	8d	May 13 24	May 22 24																
200	Install Wall Tile-L2	5d	Apr 24 24	Apr 30 24																
201	Install Plumbing Fixtures -L2	5d	May 23 24	May 30 24																
202	HVAC Trim and Start up -L2	5d	Apr 29 24	May 03 24																
203	Electrical Trim and Power up -L2	5d	Apr 29 24	May 03 24																
204	Install Ceiling Grid-L2	3d	May 02 24	May 06 24																
205	Inspect Above ceiling MEP-L2	1d	May 07 24	May 07 24																
206	Drop Ceiling Tile-L2	2d	May 08 24	May 09 24																
207	1st Clean-Construction Clean -L2	1d	May 31 24	May 31 24																
208	Install Appliances -L2	3d	Jun 03 24	Jun 05 24																
209	Install Carpet-L2	2d	Jun 03 24	Jun 04 24																
210	Install door hdw -L2	3d	May 31 24	Jun 04 24																



LABOR AND INDIRECT RATES

LABOR RATE SCHEDULE 2

June 6, 2023

POSITION

		2022	2023	2024
Construction Manager	***	141	141	144
Sr. Project Manager		112	112	114
Sr. Project Superintendent	***	112	112	114
Sr. Preconstruction Manager		112	112	114
Quality Control Manager		114	114	116
Field Safety Manager	***	106	106	108
Project Manager		92	98	100
Project Superintendent	***	92	98	100
Preconstruction Manager		92	98	100
Equipment Manager	***	91	91	93
MEP Coordinator		77	80	82
Integrated Services Coordinator		77	80	82
Surveyor	**	77	80	82
Assistant Project Manager		77	80	82
Assistant Superintendent	***	77	80	82
Project Estimator		62	80	82
Field Superintendent		69	77	79
Project Engineer - Senior		69	77	79
Project Engineer - Rotation		62	69	70
Intern Engineer		34	44	45
Project Administrator		56	56	57
Project Accountant		56	56	57
Yard Driver	*	44	44	45
Carpenter Foremen	*	57	59	60
Carpenter	*	46	48	49
Laborer Foreman	*	44	40	41
Laborer	*	35	35	36
Carpenter Foremen - Overtime	*	80	77	79
Carpenter - Overtime	*	62	62	63
Laborer Foreman - Overtime	*	58	50	51
Laborer - Overtime	*	46	43	44
Carpenter Foremen - Doubletime	*	100	100	102
Carpenter - Doubletime	*	79	80	82
Laborer Foreman - Doubletime	*	73	64	65
Laborer - Doubletime	*	57	55	56



2022

GMP Contract Exhibit

Contractor Owned Equipment - Rental Rate Schedule

6/1/22

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Equipment Category	Rental Item Description	Hourly	Daily Rate (Starts at 8 hours)	Effective Daily Rate per Hour (Basis: 8 hours)	Weekly Rate (Starts at 25 hours)	Effective Weekly Rate per Hour (Basis: 40 hours)	Monthly Rate (Starts at 121 hours)	Effective Monthly Rate per Hour (Basis: 160 hours)
73	Dust Extractor	\$0.13	\$1.00	\$0.13	\$5.00	\$0.13	\$15.01	\$0.09
75	Camera, Inspection	\$2.50	\$20.00	\$2.50	\$50.00	\$1.25	\$150.00	\$0.94
102	Air Compressor 125-249CFM	\$17.50	\$140.00	\$17.50	\$413.30	\$10.33	\$987.58	\$6.17
103	Air Compressor 1-124CFM	\$12.88	\$103.00	\$12.88	\$322.00	\$8.05	\$794.05	\$4.96
203	Compactor Plate 95kg	\$12.00	\$95.96	\$12.00	\$324.69	\$8.12	\$876.99	\$5.48
205	Compactor Rammer	\$12.83	\$102.65	\$12.83	\$323.93	\$8.10	\$815.52	\$5.10
302	Concrete Washout Pan	\$3.75	\$30.00	\$3.75	\$90.00	\$2.25	\$260.00	\$1.63
303	Concrete Bucket 1 cy	\$9.76	\$78.05	\$9.76	\$212.87	\$5.32	\$558.53	\$3.49
304	Concrete Bucket 2 cy	\$13.30	\$106.43	\$13.30	\$314.24	\$7.86	\$820.05	\$5.13
305	Concrete Bucket 3 cy	\$15.59	\$124.68	\$15.59	\$389.25	\$9.73	\$746.06	\$4.66
307	ConcreteBuggyPowerRideOn16-23	\$16.77	\$134.14	\$16.77	\$438.75	\$10.97	\$1,065.67	\$6.66
311	Concrete Floor Planer Push	\$21.13	\$169.04	\$21.13	\$676.00	\$16.90	\$2,028.00	\$12.68
320	Concrete Vibrator Scream	\$11.38	\$91.04	\$11.38	\$280.00	\$7.00	\$623.01	\$3.89
321	Concrete Vibrators	\$8.49	\$67.89	\$8.49	\$220.90	\$5.52	\$562.48	\$3.52
326	Mil Gauge	\$5.00	\$40.00	\$5.00	\$90.00	\$2.25	\$250.00	\$1.56
407	Lift 27' Scissor	\$25.67	\$205.37	\$25.67	\$450.05	\$11.25	\$930.56	\$5.82
409	Lift 45' Knuckle Boom	\$52.74	\$421.91	\$52.74	\$1,051.39	\$26.28	\$2,352.83	\$14.71
410	Forklift 5000#	\$50.00	\$400.00	\$50.00	\$1,002.00	\$25.05	\$2,282.00	\$14.26
411	Forklift 6000#	\$58.31	\$466.44	\$58.31	\$1,172.57	\$29.31	\$2,669.37	\$16.68
413	Forklift 9000#	\$65.13	\$521.00	\$65.13	\$1,323.00	\$33.08	\$2,859.01	\$17.87
414	Forklift 10000#	\$85.16	\$681.27	\$85.16	\$1,832.95	\$45.82	\$4,177.10	\$26.11
417	Lift, Aerial SP Articulate 50'	\$61.25	\$490.00	\$61.25	\$1,041.00	\$26.03	\$2,244.00	\$14.03
418	Lift, Aerial SP Articulate 60'	\$75.33	\$602.62	\$75.33	\$1,484.07	\$37.10	\$3,226.55	\$20.17
419	Lift, Aerial SP Articulate 70'	\$77.25	\$618.00	\$77.25	\$1,389.00	\$34.73	\$3,102.00	\$19.39
420	Lift, Aerial SP Articulate 80'	\$125.50	\$1,004.00	\$125.50	\$2,556.00	\$63.90	\$5,531.01	\$34.57
425	Crane Pallet Fork	\$3.75	\$30.00	\$3.75	\$75.20	\$1.88	\$195.01	\$1.22
427	Pallet Jack	\$6.38	\$51.00	\$6.38	\$119.00	\$2.98	\$347.01	\$2.17
428	Picking Beam (All)	\$3.13	\$25.04	\$3.13	\$65.20	\$1.63	\$150.00	\$0.94
431	Trash Dumpster	\$4.00	\$32.00	\$4.00	\$85.20	\$2.13	\$210.00	\$1.31
436	Lift & Tow	\$5.75	\$46.00	\$5.75	\$115.20	\$2.88	\$255.01	\$1.59
437	Bridle, 2-leg 3/4"x20'	\$2.00	\$16.00	\$2.00	\$47.00	\$1.18	\$140.00	\$0.88
438	Bridle, 4-leg 3/4"x20'	\$3.00	\$24.00	\$3.00	\$70.00	\$1.75	\$210.00	\$1.31
440	Trash Hopper, Crane	\$5.88	\$47.04	\$5.88	\$142.00	\$3.55	\$426.00	\$2.66
503	Pump Submersible Trash 2"	\$6.16	\$49.28	\$6.16	\$155.89	\$3.90	\$430.45	\$2.69
613	Jack Hammer, Electric (All)	\$13.62	\$108.96	\$13.62	\$401.00	\$10.03	\$1,117.63	\$6.99
621	Sander, Floor	\$7.75	\$62.00	\$7.75	\$248.00	\$6.20	\$744.00	\$4.65
624	Saw, Circular Saw 7 1/4"	\$3.69	\$29.55	\$3.69	\$101.33	\$2.53	\$271.27	\$1.70
626	Saw, Compound Miter 12"	\$6.54	\$52.35	\$6.54	\$171.14	\$4.28	\$476.18	\$2.98
627	Saw, Cut Off 14"	\$10.34	\$82.75	\$10.34	\$278.75	\$6.97	\$745.88	\$4.66
628	Saw, Demo Gas 14"	\$10.34	\$82.75	\$10.34	\$278.75	\$6.97	\$745.88	\$4.66
634	Saw, Table 10"	\$6.88	\$55.07	\$6.88	\$199.10	\$4.98	\$553.89	\$3.46
641	Drill Magnetic	\$9.75	\$78.00	\$9.75	\$154.00	\$3.85	\$411.01	\$2.57
642	Grinder- Floor	\$20.83	\$166.64	\$20.83	\$475.26	\$11.88	\$1,228.57	\$7.68
646	Saw, Demo, Elec, 14"	\$10.34	\$82.75	\$10.34	\$278.75	\$6.97	\$745.88	\$4.66
647	Saw, Concrete Soft Cut	\$15.96	\$127.66	\$15.96	\$393.61	\$9.84	\$1,025.13	\$6.41
707	Skidsteer, Broom	\$19.75	\$158.00	\$19.75	\$394.00	\$9.85	\$948.00	\$5.93
709	Skid Steer	\$32.59	\$260.70	\$32.59	\$785.05	\$19.63	\$1,933.71	\$12.09
710	Skid Steer Auger Attachment	\$12.65	\$101.17	\$12.65	\$300.53	\$7.51	\$739.94	\$4.62
711	Skid Steer Bits / Extension	\$5.88	\$47.04	\$5.88	\$103.20	\$2.58	\$227.01	\$1.42
712	Skidsteer, Bucket	\$7.25	\$58.00	\$7.25	\$173.00	\$4.33	\$519.01	\$3.24
713	Skidsteer Forks	\$4.63	\$37.04	\$4.63	\$90.00	\$2.25	\$523.01	\$3.27
714	All Terrain Vehicle	\$18.75	\$150.00	\$18.75	\$335.00	\$8.38	\$764.00	\$4.78
720	Skidsteer Scarifier	\$11.75	\$94.00	\$11.75	\$270.00	\$6.75	\$753.01	\$4.71
808	Vehicle Tracking Grate 7'-6"	\$1.13	\$9.04	\$1.13	\$40.00	\$1.00	\$150.00	\$0.94
901	Shipping Container 20'	\$0.38	\$3.04	\$0.38	\$15.20	\$0.38	\$65.01	\$0.41
902	Con X Box / Office 20'	\$0.38	\$3.04	\$0.38	\$15.20	\$0.38	\$65.08	\$0.41
903	Trailer, Utility	\$7.13	\$57.04	\$7.13	\$155.20	\$3.88	\$434.00	\$2.71
905	Shipping Container 40'	\$0.75	\$6.00	\$0.75	\$28.00	\$0.70	\$120.00	\$0.75
906	Trailer, Office Single Wide	\$3.88	\$31.04	\$3.88	\$140.00	\$3.50	\$600.00	\$3.75
907	Trailer, Office Double Wide	\$7.50	\$60.00	\$7.50	\$280.00	\$7.00	\$1,200.00	\$7.50
908	TR Trailer Storage Van	\$0.88	\$7.04	\$0.88	\$42.00	\$1.05	\$180.00	\$1.13
1001	Air Impact Wrench, Under 1"	\$5.97	\$47.74	\$5.97	\$123.49	\$3.09	\$295.76	\$1.85
1002	Heater Dry Air System	\$31.25	\$250.00	\$31.25	\$1,200.00	\$30.00	\$5,000.00	\$31.25

Equipment Category	Rental Item Description	Hourly	Daily Rate (Starts at 8 hours)	Effective Daily Rate per Hour (Basis: 8 hours)	Weekly Rate (Starts at 25 hours)	Effective Weekly Rate per Hour (Basis: 40 hours)	Monthly Rate (Starts at 121 hours)	Effective Monthly Rate per Hour (Basis: 160 hours)
1003	Air Nailer Finish	\$4.53	\$36.20	\$4.53	\$144.80	\$3.62	\$325.80	\$2.04
1004	Air Nailer Framing	\$4.53	\$36.20	\$4.53	\$144.80	\$3.62	\$325.80	\$2.04
1005	Air Texture Hopper	\$2.38	\$19.04	\$2.38	\$76.00	\$1.90	\$230.00	\$1.44
1006	Heater 10kw Portable Electric	\$10.38	\$83.00	\$10.38	\$229.00	\$5.73	\$549.01	\$3.43
1007	Concrete Fresno Trowel 36"	\$2.38	\$19.04	\$2.38	\$49.20	\$1.23	\$149.01	\$0.93
1008	Concrete Bull Float	\$2.38	\$19.04	\$2.38	\$49.20	\$1.23	\$149.01	\$0.93
1010	Diesel Forced Air Heat 300	\$16.75	\$134.00	\$16.75	\$403.20	\$10.08	\$1,210.00	\$7.56
1011	Concrete HC Vibrator System	\$7.92	\$63.35	\$7.92	\$183.71	\$4.59	\$447.07	\$2.79
1012	Concrete Maturity Meter	\$5.00	\$40.00	\$5.00	\$90.00	\$2.25	\$250.00	\$1.56
1013	Lifting Device, Symons	\$0.19	\$1.52	\$0.19	\$5.00	\$0.13	\$15.01	\$0.09
1014	Ground Heater 3000	\$135.00	\$1,079.97	\$135.00	\$3,145.06	\$78.63	\$8,586.77	\$53.67
1015	Diesel Forced Air Heat 400	\$16.75	\$134.00	\$16.75	\$403.20	\$10.08	\$1,210.00	\$7.56
1016	Concrete Misc. Bars	\$1.25	\$10.00	\$1.25	\$18.00	\$0.45	\$50.00	\$0.31
1019	Forklift Extensions, 6'	\$1.50	\$12.00	\$1.50	\$29.20	\$0.73	\$69.01	\$0.43
1020	Dolly, 2 Wheel	\$2.25	\$18.00	\$2.25	\$72.00	\$1.80	\$216.00	\$1.35
1021	Banding Machine	\$2.00	\$16.00	\$2.00	\$46.00	\$1.15	\$91.01	\$0.57
1022	Chain Hoist (All)	\$4.00	\$32.00	\$4.00	\$74.00	\$1.85	\$209.01	\$1.31
1023	Cart, Drywall	\$2.63	\$21.04	\$2.63	\$79.00	\$1.98	\$205.01	\$1.28
1025	Cart, Tool	\$0.88	\$7.04	\$0.88	\$24.00	\$0.60	\$72.00	\$0.45
1026	Cart, Trash	\$2.63	\$21.04	\$2.63	\$59.00	\$1.48	\$189.01	\$1.18
1028	Wood Deck Cart	\$1.88	\$15.04	\$1.88	\$36.00	\$0.90	\$90.00	\$0.56
1029	Steel Banding Kit	\$1.38	\$11.04	\$1.38	\$26.00	\$0.65	\$75.01	\$0.47
1030	Forklift Platform	\$8.50	\$68.00	\$8.50	\$295.20	\$7.38	\$526.00	\$3.29
1032	Pump Sump 3/4"	\$2.63	\$21.04	\$2.63	\$55.20	\$1.38	\$169.01	\$1.06
1033	Pump, Well, 20GPM	\$6.16	\$49.28	\$6.16	\$155.89	\$3.90	\$430.45	\$2.69
1034	Door Mortising Lock Kit	\$1.50	\$12.00	\$1.50	\$36.00	\$0.90	\$108.00	\$0.68
1035	Door Planer	\$2.76	\$22.08	\$2.76	\$88.00	\$2.20	\$264.00	\$1.65
1036	Drill 3/8"	\$2.85	\$22.77	\$2.85	\$64.34	\$1.61	\$157.38	\$0.98
1037	Drill 1/2"	\$2.85	\$22.77	\$2.85	\$64.34	\$1.61	\$157.38	\$0.98
1038	Drill, Cordless	\$2.74	\$21.92	\$2.74	\$81.10	\$2.03	\$240.00	\$1.50
1039	Drill, Hammer	\$7.98	\$63.86	\$7.98	\$227.91	\$5.70	\$644.10	\$4.03
1040	Drill, 1/2" Right Angle	\$2.85	\$22.77	\$2.85	\$64.34	\$1.61	\$157.38	\$0.98
1041	Grinder 4 1/2"	\$3.37	\$26.93	\$3.37	\$90.47	\$2.26	\$257.42	\$1.61
1042	Grinder Large (All)	\$2.63	\$21.04	\$2.63	\$40.00	\$1.00	\$105.01	\$0.66
1043	Heat Gun (All)	\$0.75	\$6.00	\$0.75	\$15.20	\$0.38	\$30.00	\$0.19
1044	Impact Wrench 1/2"	\$3.87	\$30.96	\$3.87	\$86.70	\$2.17	\$212.62	\$1.33
1045	Nailer, Powder Actuated(All)	\$4.25	\$34.00	\$4.25	\$99.20	\$2.48	\$230.00	\$1.44
1046	Jointer, Plate	\$2.00	\$16.00	\$2.00	\$38.00	\$0.95	\$106.00	\$0.66
1047	Router (All)	\$1.50	\$12.00	\$1.50	\$32.00	\$0.80	\$96.00	\$0.60
1048	Router, Laminate	\$1.50	\$12.00	\$1.50	\$32.00	\$0.80	\$96.00	\$0.60
1049	Sander, Belt (All)	\$2.25	\$18.00	\$2.25	\$58.00	\$1.45	\$153.00	\$0.96
1050	Sander, Palm	\$2.38	\$19.04	\$2.38	\$37.20	\$0.93	\$98.00	\$0.61
1051	Saw, Portable Band	\$4.75	\$38.00	\$4.75	\$83.20	\$2.08	\$213.01	\$1.33
1055	Saw, Jig (All)	\$2.71	\$21.65	\$2.71	\$79.01	\$1.98	\$224.04	\$1.40
1056	Saw, Miter10"	\$4.91	\$39.26	\$4.91	\$140.94	\$3.52	\$402.69	\$2.52
1057	Saw, Reciprocating (All)	\$2.71	\$21.65	\$2.71	\$79.01	\$1.98	\$224.04	\$1.40
1059	Screw Gun	\$2.50	\$20.00	\$2.50	\$65.20	\$1.63	\$193.01	\$1.21
1060	Hand Metal Sheer	\$3.13	\$25.04	\$3.13	\$60.00	\$1.50	\$150.00	\$0.94
1061	Dremel	\$0.63	\$5.04	\$0.63	\$25.20	\$0.63	\$50.00	\$0.31
1062	Saw, circular cordless	\$3.69	\$29.55	\$3.69	\$101.33	\$2.53	\$271.27	\$1.70
1063	Multitool	\$2.00	\$16.00	\$2.00	\$48.00	\$1.20	\$144.00	\$0.90
1064	Sander, Dustless	\$2.75	\$22.00	\$2.75	\$66.00	\$1.65	\$185.01	\$1.16
1065	Hydrant Meter	\$0.88	\$7.04	\$0.88	\$20.00	\$0.50	\$60.00	\$0.38
1070	Hydraulic Excavator Mini Ex	\$36.50	\$292.00	\$36.50	\$909.00	\$22.73	\$2,176.00	\$13.60
1071	Traffic Sign Stand	\$1.25	\$10.00	\$1.25	\$18.00	\$0.45	\$40.00	\$0.25
1072	Road Plate 5'x10'	\$36.25	\$290.00	\$36.25	\$330.00	\$8.25	\$890.00	\$5.56
1073	Type III Barricade	\$1.00	\$8.00	\$1.00	\$25.20	\$0.63	\$75.01	\$0.47
1074	Vehicle Strobe Light	\$0.63	\$5.04	\$0.63	\$12.00	\$0.30	\$26.00	\$0.16
1076	Heater, 400,000 BTU, FAir LPG	\$14.37	\$114.96	\$14.37	\$320.90	\$8.02	\$815.74	\$5.10
1078	Air Conditioner, 12K BTU	\$1.50	\$12.00	\$1.50	\$36.00	\$0.90	\$108.00	\$0.68
1079	Dehumidifier	\$7.38	\$59.04	\$7.38	\$249.20	\$6.23	\$759.01	\$4.74
1080	Fan 24" - 30"	\$4.88	\$39.00	\$4.88	\$112.00	\$2.80	\$310.00	\$1.94
1081	Fan 32" - 40"	\$4.88	\$39.00	\$4.88	\$112.00	\$2.80	\$310.00	\$1.94
1082	Fan 42" - 48"	\$4.88	\$39.00	\$4.88	\$112.00	\$2.80	\$310.00	\$1.94
1083	Guardrail, Manhole	\$1.00	\$8.00	\$1.00	\$24.00	\$0.60	\$69.98	\$0.44



Equipment Category	Rental Item Description	Hourly	Daily Rate (Starts at 8 hours)	Effective Daily Rate per Hour (Basis: 8 hours)	Weekly Rate (Starts at 25 hours)	Effective Weekly Rate per Hour (Basis: 40 hours)	Monthly Rate (Starts at 121 hours)	Effective Monthly Rate per Hour (Basis: 160 hours)
1084	Roller Stand	\$0.63	\$5.04	\$0.63	\$12.00	\$0.30	\$25.01	\$0.16
1087	Sockets / Tap & Die (All)	\$1.13	\$9.04	\$1.13	\$25.20	\$0.63	\$65.01	\$0.41
1088	Ladder Ext 12' - 20'	\$3.38	\$27.04	\$3.38	\$83.20	\$2.08	\$255.01	\$1.59
1089	Ladder Ext 21' - 31'	\$3.88	\$31.00	\$3.88	\$103.00	\$2.58	\$309.01	\$1.93
1090	Ladder Ext 32' - 48'	\$6.63	\$53.04	\$6.63	\$159.20	\$3.98	\$495.01	\$3.09
1091	Ladder Lock	\$2.75	\$22.00	\$2.75	\$45.20	\$1.13	\$110.00	\$0.69
1093	Ladder Step 6 - 8'	\$2.63	\$21.04	\$2.63	\$65.00	\$1.63	\$199.01	\$1.24
1094	Leaf Blower	\$7.79	\$62.31	\$7.79	\$190.96	\$4.77	\$516.59	\$3.23
1095	Light Tower Tripods	\$4.25	\$34.00	\$4.25	\$93.00	\$2.33	\$244.00	\$1.53
1096	Power Washer	\$10.50	\$83.98	\$10.50	\$308.89	\$7.72	\$821.46	\$5.13
1097	Power Distr. Box	\$7.38	\$59.04	\$7.38	\$159.20	\$3.98	\$410.00	\$2.56
1099	Scaffolding Bakers	\$5.00	\$40.00	\$5.00	\$75.20	\$1.88	\$155.01	\$0.97
1100	Glass Suction Cup Handles	\$0.50	\$4.00	\$0.50	\$19.20	\$0.48	\$45.01	\$0.28
1101	Airless Sprayer	\$8.50	\$68.00	\$8.50	\$242.00	\$6.05	\$620.00	\$3.88
1102	Grout Pumps	\$11.88	\$95.04	\$11.88	\$375.20	\$9.38	\$995.01	\$6.22
1103	Vacuum, Upright	\$4.00	\$32.01	\$4.00	\$87.65	\$2.19	\$239.01	\$1.49
1104	Weed Whacker	\$5.74	\$45.93	\$5.74	\$185.70	\$4.64	\$502.18	\$3.14
1105	Wheelbarrow	\$1.13	\$9.04	\$1.13	\$19.20	\$0.48	\$43.01	\$0.27
1107	Welder, Small	\$7.51	\$60.06	\$7.51	\$188.89	\$4.72	\$497.90	\$3.11
1110	Scaffolding Outriggers - Baker	\$0.75	\$6.00	\$0.75	\$8.00	\$0.20	\$15.01	\$0.09
1111	Stud Finder	\$0.13	\$1.00	\$0.13	\$5.00	\$0.13	\$15.01	\$0.09
1112	Caddy, Fuel	\$2.25	\$18.00	\$2.25	\$35.20	\$0.88	\$80.00	\$0.50
1113	Gang Box	\$1.88	\$15.04	\$1.88	\$38.00	\$0.95	\$102.00	\$0.64
1114	Chain Saw (All)	\$8.80	\$70.41	\$8.80	\$233.63	\$5.84	\$633.68	\$3.96
1115	Temperature Gun	\$0.63	\$5.04	\$0.63	\$15.20	\$0.38	\$45.01	\$0.28
1116	Scanner / Detector	\$1.25	\$10.00	\$1.25	\$25.20	\$0.63	\$75.01	\$0.47
1117	Containment Tank	\$0.63	\$5.04	\$0.63	\$15.20	\$0.38	\$45.01	\$0.28
1118	Carpet Puller	\$0.31	\$2.50	\$0.31	\$5.03	\$0.13	\$15.01	\$0.09
1119	Work Platform	\$1.50	\$12.00	\$1.50	\$24.00	\$0.60	\$48.00	\$0.30
1120	Scaffold/Guardrail Baker	\$0.75	\$6.00	\$0.75	\$10.00	\$0.25	\$15.01	\$0.09
1121	Ladder Step 10' - 14'	\$3.13	\$25.04	\$3.13	\$81.20	\$2.03	\$245.01	\$1.53
1122	Parapet Safety Anchor	\$1.25	\$10.00	\$1.25	\$30.00	\$0.75	\$90.00	\$0.56
1123	Roof Top Anchor	\$1.88	\$15.04	\$1.88	\$40.00	\$1.00	\$120.00	\$0.75
1124	Horiz. Lifeline 60' w/turnbkl.	\$1.63	\$13.04	\$1.63	\$38.00	\$0.95	\$115.01	\$0.72
1125	Magnet, Roller	\$0.31	\$2.48	\$0.31	\$7.20	\$0.18	\$20.00	\$0.13
1126	Power Supply	\$0.88	\$7.04	\$0.88	\$22.00	\$0.55	\$65.01	\$0.41
1127	Sand Blaster	\$15.00	\$120.00	\$15.00	\$280.00	\$7.00	\$700.00	\$4.38
1128	Scaffold, Stabilizer, Pair 5x7	\$0.75	\$6.00	\$0.75	\$19.20	\$0.48	\$58.00	\$0.36
1129	Screed, 8'-12'	\$0.50	\$4.00	\$0.50	\$11.20	\$0.28	\$34.00	\$0.21
1130	Screed, 12'-6"-16'	\$0.88	\$7.04	\$0.88	\$20.00	\$0.50	\$59.01	\$0.37
1131	Negative Air Machine	\$6.25	\$50.00	\$6.25	\$288.00	\$7.20	\$649.01	\$4.06
1132	Lock, Container Door	\$0.50	\$4.00	\$0.50	\$13.00	\$0.33	\$40.00	\$0.25
1133	Fiberglass Rods	\$1.13	\$9.04	\$1.13	\$17.20	\$0.43	\$39.01	\$0.24
1134	Torch Cutting Set	\$5.88	\$47.04	\$5.88	\$133.20	\$3.33	\$300.00	\$1.88
1137	Peanut Prisms	\$1.25	\$10.00	\$1.25	\$26.00	\$0.65	\$72.00	\$0.45
1138	Prisms Pole	\$1.00	\$8.00	\$1.00	\$19.20	\$0.48	\$50.00	\$0.31
1139	Bi-pod	\$1.00	\$8.00	\$1.00	\$19.20	\$0.48	\$50.00	\$0.31
1140	Tribrach	\$2.25	\$18.00	\$2.25	\$48.00	\$1.20	\$120.00	\$0.75
1141	Tri-pod Legs	\$0.75	\$6.00	\$0.75	\$12.00	\$0.30	\$36.00	\$0.23
1142	Batter Board System	\$0.38	\$3.04	\$0.38	\$14.00	\$0.35	\$60.00	\$0.38
1142	Winch (All)	\$11.38	\$91.04	\$11.38	\$230.00	\$5.75	\$580.00	\$3.63
1143	Laser, Measure	\$0.38	\$3.04	\$0.38	\$10.00	\$0.25	\$31.01	\$0.19
1144	Job Radio	\$1.88	\$15.04	\$1.88	\$48.00	\$1.20	\$140.00	\$0.88
1145	Copier / Scanner / Fax Comb	\$1.88	\$15.04	\$1.88	\$65.00	\$1.63	\$265.01	\$1.66
1146	Pocket Weatherman	\$0.94	\$7.52	\$0.94	\$37.60	\$0.94	\$150.00	\$0.94
1147	Generator 7500 Watt	\$13.63	\$109.04	\$13.63	\$345.20	\$8.63	\$877.01	\$5.48
1148	Generator 20-100 KW	\$33.25	\$266.00	\$33.25	\$670.00	\$16.75	\$1,604.00	\$10.03
1149	Lifeline, Cable, 30', ZOR&TB	\$1.50	\$12.00	\$1.50	\$36.00	\$0.90	\$108.00	\$0.68
1150	Lifeline, Cable, 60', ZOR&TB	\$1.63	\$13.04	\$1.63	\$38.00	\$0.95	\$115.01	\$0.72
1153	Safety Gas Meters	\$0.50	\$4.00	\$0.50	\$15.00	\$0.38	\$85.01	\$0.53
1154	Retractable Lanyard (All)	\$2.63	\$21.04	\$2.63	\$42.00	\$1.05	\$100.00	\$0.63
1155	Moisture Meter	\$0.50	\$4.00	\$0.50	\$15.00	\$0.38	\$85.00	\$0.53
1157	Gas Hose	\$0.78	\$6.24	\$0.78	\$31.20	\$0.78	\$124.00	\$0.78
1159	Trailer Furniture	\$0.20	\$1.58	\$0.20	\$7.92	\$0.20	\$31.66	\$0.20



2022

GMP Contract Exhibit

Contractor Owned Equipment - Rental Rate Schedule

6/1/22

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Equipment Category	Rental Item Description	Hourly	Daily Rate (Starts at 8 hours)	Effective Daily Rate per Hour (Basis: 8 hours)	Weekly Rate (Starts at 25 hours)	Effective Weekly Rate per Hour (Basis: 40 hours)	Monthly Rate (Starts at 121 hours)	Effective Monthly Rate per Hour (Basis: 160 hours)
1164	Vacuum System	\$4.00	\$32.00	\$4.00	\$87.20	\$2.18	\$239.01	\$1.49
1165	Gas Monitor	\$3.13	\$25.04	\$3.13	\$75.20	\$1.88	\$250.00	\$1.56
1167	Gangbox, Field Office	\$3.38	\$27.04	\$3.38	\$80.00	\$2.00	\$240.00	\$1.50
1170	Vacuum, Hepa, Wet/Dry	\$3.88	\$31.00	\$3.88	\$103.00	\$2.58	\$236.00	\$1.48
1174	Monitor, Touchscreen W/Laptop	\$3.75	\$30.00	\$3.75	\$91.00	\$2.28	\$275.01	\$1.72
1179	Fan, Confined Space	\$4.88	\$39.00	\$4.88	\$112.00	\$2.80	\$310.00	\$1.94
1189	Ladder, Rolling Stair 12'-6"	\$6.63	\$53.04	\$6.63	\$159.20	\$3.98	\$495.01	\$3.09
1202	Data Collector	\$8.13	\$65.04	\$8.13	\$175.20	\$4.38	\$500.00	\$3.13
1203	Digital Theodolite	\$2.00	\$16.00	\$2.00	\$95.20	\$2.38	\$495.01	\$3.09
1206	Laser, Rotary	\$9.63	\$77.04	\$9.63	\$195.20	\$4.88	\$577.01	\$3.61
1207	Bulldozers Level	\$5.50	\$44.00	\$5.50	\$117.00	\$2.93	\$349.01	\$2.18
1209	Total Station	\$21.88	\$175.04	\$21.88	\$460.00	\$11.50	\$1,275.01	\$7.97
1214	Robotics Station	\$37.50	\$300.00	\$37.50	\$1,500.00	\$37.50	\$6,000.00	\$37.50
1217	Mag. Locator	\$2.75	\$22.00	\$2.75	\$66.00	\$1.65	\$198.00	\$1.24
1219	Camera, Thermal	\$2.50	\$20.00	\$2.50	\$50.00	\$1.25	\$150.00	\$0.94
1304	Computer Laptop	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
1318	Projector and Screen	\$16.00	\$128.00	\$16.00	\$245.20	\$6.13	\$490.00	\$3.06
1403	Office Trailer Security System	\$0.91	\$7.28	\$0.91	\$36.40	\$0.91	\$145.01	\$0.91
1600	Air Nailer Cordless	\$4.53	\$36.20	\$4.53	\$144.80	\$3.62	\$325.80	\$2.04
1602	Concrete Knee Boards	\$1.25	\$10.00	\$1.25	\$18.00	\$0.45	\$50.00	\$0.31
1603	Concrete Rebar Bender	\$7.38	\$59.04	\$7.38	\$201.20	\$5.03	\$536.00	\$3.35
1604	'T' Post Driver	\$0.25	\$2.00	\$0.25	\$10.00	\$0.25	\$30.00	\$0.19
1605	Debris Chute System	\$5.00	\$40.00	\$5.00	\$200.00	\$5.00	\$800.00	\$5.00
1606	Mower	\$2.88	\$23.04	\$2.88	\$54.00	\$1.35	\$172.00	\$1.08
1607	Dust Shroud, Drill	\$0.75	\$6.00	\$0.75	\$16.00	\$0.40	\$47.01	\$0.29
1608	Laser, PLS 5	\$1.88	\$15.04	\$1.88	\$45.20	\$1.13	\$135.01	\$0.84
1609	Refrigerator	\$0.19	\$1.52	\$0.19	\$7.20	\$0.18	\$30.00	\$0.19
1610	Concrete Blankets-Electric	\$1.41	\$11.28	\$1.41	\$56.25	\$1.41	\$225.01	\$1.41
1633	Fan, Carpet	\$4.88	\$39.00	\$4.88	\$112.00	\$2.80	\$310.00	\$1.94
1633	Forklift Extensions, 9'	\$2.88	\$23.00	\$2.88	\$67.00	\$1.68	\$200.00	\$1.25
1634	Caulk Gun	\$1.50	\$12.00	\$1.50	\$36.00	\$0.90	\$107.01	\$0.67
1635	Doorway Safety Anchor	\$1.25	\$10.00	\$1.25	\$30.00	\$0.75	\$90.00	\$0.56
1636	Air Jack Hammer, 90lb	\$8.57	\$68.53	\$8.57	\$216.81	\$5.42	\$514.51	\$3.22
1637	Air Jack Hammer, 30lb	\$6.60	\$52.80	\$6.60	\$164.02	\$4.10	\$384.20	\$2.40
1638	Tool Accessory	\$0.63	\$5.00	\$0.63	\$15.00	\$0.38	\$43.00	\$0.27
1641	Stilts	\$1.25	\$10.00	\$1.25	\$32.00	\$0.80	\$95.01	\$0.59
1642	Jack	\$2.13	\$17.00	\$2.13	\$47.00	\$1.18	\$119.00	\$0.74
1643	Air Nailer Stapler	\$4.53	\$36.20	\$4.53	\$144.80	\$3.62	\$325.80	\$2.04
1644	Air Nailer Coil	\$4.53	\$36.20	\$4.53	\$144.80	\$3.62	\$325.80	\$2.04
1645	Air Nailer Teco	\$4.53	\$36.20	\$4.53	\$144.80	\$3.62	\$325.80	\$2.04
1646	Nailer, Slide	\$1.25	\$10.00	\$1.25	\$18.00	\$0.45	\$50.00	\$0.31
1647	Dolly, Appliance	\$2.25	\$18.00	\$2.25	\$72.00	\$1.80	\$216.00	\$1.35
1648	Drill, Cordless Impact	\$2.74	\$21.92	\$2.74	\$81.10	\$2.03	\$240.00	\$1.50
1649	Epoxy Gun, Cordless	\$3.00	\$24.00	\$3.00	\$50.00	\$1.25	\$124.00	\$0.78
1650	Skid Steer Auger Bits	\$5.88	\$47.04	\$5.88	\$103.20	\$2.58	\$227.01	\$1.42
1653	Vacuum, 20VWet/Dry	\$0.88	\$7.00	\$0.88	\$20.00	\$0.50	\$60.00	\$0.38

** The Rental Items below are rented on a per Unit basis								
9926	Aluminum Beams LF	EA	\$0.75					
9944	Brace, Cross, 7'	EA	\$1.25					
9950	Brace, Diagonal, 7'	EA	\$4.20					
9903	Camlocks EA	EA	\$0.25					
9949	Caster, 8"	EA	\$4.40					
9940	Channelizer Barrels/Delineators	EA	\$45.00					
9909	Clamp-on Handrail Bracket	EA	\$6.00					
9907	Concrete Barriers EA	EA	\$40.00					
1151	Concrete Panels SF	SF	\$1.25					
9922	Curb Forms LF, 12"	LF	\$15.00					
9923	Curb Forms LF, 6"	LF	\$18.00					
9934	Duct, Flexible, 20"x25'	EA	\$215.00					
9906	Ellis Post Shores EA	EA	\$15.00					
9916	Ellis Waler Clamp EA	EA	\$0.55					
9908	Form Scaffold Brackets EA	EA	\$5.00					
9943	Frame, End, 5'x5'	EA	\$2.60					
9948	Frames, Walkthrough	EA	\$2.60					
9945	Guardrail, 5'	EA	\$12.00					
9945	Guardrail, 7'	EA	\$12.00					
9947	Jack, Leveling	EA	\$1.15					
9920	Long Bolts EA	EA	\$0.15					
9925	Parapet Grabber Handrail Post	EA	\$16.60					
9959	Pin, Gravity	EA	\$0.05					
9928	Plank EA, 12'	EA	\$6.50					
9927	Plank EA, 16'	EA	\$7.50					
9958	Plank, Aluminum, 7'	EA	\$12.00					
9929	Plank, EA, 8'	EA	\$5.00					
9935	Post, Guardrail	EA	\$12.00					
9930	Rebar Cage Hanger	EA	\$9.50					
9921	Road Traffic Cones	EA	\$14.40					
9913	Rod Clamp	EA	\$0.25					
9910	Shear Wall Brackets EA	EA	\$5.00					
9914	Slab Grabber Handrail Posts EA	EA	\$6.00					
9915	Steel Adjustable Shores EA	EA	\$4.50					
9932	Steel Plates, 6'x10'x1/4"	EA	\$80.00					
9905	Steel Stakes, 12"	EA	\$0.35					
9905	Steel Stakes, 18"	EA	\$0.35					
9905	Steel Stakes, 24"	EA	\$0.40					
9905	Steel Stakes, 30"	EA	\$0.45					
9905	Steel Stakes, 36"	EA	\$0.55					
9905	Steel Stakes, 48"	EA	\$0.75					
9911	Stiffback Clamp EA, 2 x 4	EA	\$0.70					
9912	Stiffback Clamp EA, 2 x 6	EA	\$0.80					
9918	Strongback Hook EA	EA	\$0.75					
9931	Tilt Wall Braces	EA	\$15.00					
9904	Turnbuckles EA	EA	\$1.50					
9917	Wedge Bolts EA	EA	\$0.50					



PROTECTING ASSETS.
MAKING A DIFFERENCE.

June 6, 2023

South Metro Fire Rescue Fire Protection District
9195 East Mineral Avenue
Centennial, CO 80112

Re: PINKARD CONSTRUCTION CO.
Project: Station No. 15 Replacement
Estimated Value: \$8,000,000

To Whom It May Concern:

As an agent for Hartford Accident and Indemnity Company, our agency manages the surety bond program for Pinkard Construction Co. Our management team has known the principals and staff of Pinkard Construction Co. for over twenty years. We are proud of their outstanding reputations as individuals of high integrity, with a vast knowledge of the construction industry, producing a quality product, in a timely and cost-effective manner.

Surety bonds for Pinkard Construction Co. are underwritten by Hartford Accident and Indemnity Company, which maintains an "A+ XV" rating by A.M. Best Company, and a U.S. Treasury listing of \$240,438,000. Hartford Accident and Indemnity Company has been underwriting Pinkard Construction's bond program for over 25 years. While no maximum limits have been established, Hartford has approved individual projects in the \$55 million range, with an aggregate program of \$100 million.

This letter is being provided to you as a reference on behalf of our client. The arrangement for performance and payment bonds is a matter between Pinkard Construction Co. and Hartford Accident and Indemnity Company, and neither the surety nor IMA assumes any liability to you or third parties if, for any reason, bonds are not written.

We are proud to recommend Pinkard Construction Co. to you. If you should have any questions, or require additional information, please contact me at (303) 534-4567.

Sincerely,

A handwritten signature in blue ink, appearing to read "David Dondlinger", is written over a light blue horizontal line.

David Dondlinger
Surety Account Executive

cc: Pinkard Construction Co.
The Hartford

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

PINKARD CONSTRUCTION CO.

is a

Corporation

formed or registered on 03/30/1962 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 19871159385 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 06/05/2023 that have been posted, and by documents delivered to this office electronically through 06/06/2023 @ 09:10:05 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 06/06/2023 @ 09:10:05 in accordance with applicable law. This certificate is assigned Confirmation Number 15041206 .



Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/hiz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."



PROTECTING ASSETS.
MAKING A DIFFERENCE.

June 5, 2023

Trevor Diaz
Pinkard Construction Co.
9195 West 6th Avenue
Lakewood, CO 80215

RE: Bid Bond – South Metro Fire Rescue Fire Protection District – Fire Station No. 15 Replacement

Dear Trevor:

Enclosed is your bid bond for the captioned project. Specifications for this project require a two-year maintenance/warranty period. The first year is included in the cost of the performance bond. The rate for the second year is \$2.30 per thousand of the Contract Price.

Please be sure to add this additional premium into your normal bond premium when computing your bid. Please give me a call if you have any questions. Good luck on your bid!

Thank you,

A handwritten signature in blue ink that reads "Nicole L. McCollam". The signature is fluid and cursive.

Nicole L. McCollam
Surety Account Manager



Firm EMR

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
EMR	0.79	0.84	0.88	0.81	0.82	0.95	0.91	0.78	0.68	0.70	0.75

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
TRIR	2.74	1.74	2.56	1.35	2.31	5.52	3.45	5.57	3.44	6.93	1.05

	2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2012
DART	1.82	1.74	1.70	1.35	2.31	5.52	1.72	3.71	2.29	6.93	1.05

Station 15 Bid Tabulation

South Metro Fire Rescue
Station 15 Replacement

Bid Date: 6-Jun-23
Bid Opening Time: No Public Opening

		Bidder	Base Bid Amount	Completion Date	GC %	Subs %	Budget Variance
1	Buildings by Design		\$7,054,577.00	8/7/24	10.00%	15.00%	87.06%
2	A.D. Miller		\$7,984,080.00	8/13/24	8.50%	10.00%	98.53%
3	Pinkard		\$8,028,390.00	8/5/24	5.00%	15.00%	99.08% Under Budget
4	Crossland Construction		\$8,247,780.00	8/12/24	2.00%	10.00%	101.78% Over Budget
5	Flintco		\$8,324,196.00	7/27/24	2.00%	15.00%	102.73%
6	Mark Young Const.		\$8,334,284.00	8/13/24	5.00%	10.00%	102.85%
7	PGArnold		\$8,733,348.00	9/13/24	5.00%	15.00%	107.78%
8	Hyder Const.		\$9,127,402.00	8/27/24	7.50%	10.00%	112.64%
9	Roche Construction		\$9,313,700.00	8/2/24	12.50%	20.00%	114.94%
10							

Owner's 3rd Party Estimate \$ 8,103,266.00

- 1 No information about their project team and NO SOV. 1 fire station. More of a PEMB contractor.
- 2 Generally not a great submittal. No Fire Stations.
- 3 Experience with OZ. Contract & Specification "Clarifications" are under review.
- 4 NO CO fire stations. Uncertain of CO team Experience. Warranty Response?
- 5 NO CO fire stations. Uncertain of CO team Experience. Warranty Response?
- 6 Experience with OZ. Does not show proposed TEAM.
- 7 High EMR & no Fire Station experience. Good logistics plan.
- 8 NO current direct fire station experience. Shows good municipal + 1 fire station in 2016.
- 9 2 Public Safety project in Greeley. NO fire stations.

Contextual information for Station 15 Replacement

Informational items requested at the June 9, 2023 SMFR Board of Directors meeting

SMFR Fire Stations: New Construction Costs (building construction costs only):

SMFR has experienced historic escalation of construction costs of approximately 17% annually between 2015 (St. 31) and 2018 (St. 20). This is roughly comparable with the industry data provided at the 2023 FireHouse Station Design Conference of 15.75%

	Date of Contract	Size	Cost	Cost / SF
Station 31	2015	12,145 SF	\$5,358,370	\$441
Station 32	2016	16,380 SF	\$7,956,683	\$486
Station 20	2018	11,595 SF	\$7,842,184	\$676
Station 15	2023	11,464 SF	\$8,103,266 (Est.)	\$707

Recent Colorado Fire Stations (building construction costs only)

The SMFR team visited Denver #39 and Loveland #10 prior to the design of SMFR #15. Many of the elements of each, including in station training props, were incorporated into St. 15. Finishes in Denver #39 were most like recent SMFR station builds.

	Year	Size	Cost	Cost / SF
Denver #39	2019	12,942 SF	~\$7,250,000	\$560
Greeley #2	2020	12,381 SF	~\$5,700,000	\$460
Greeley #6	2020	18,471 SF	~\$7,400,000	\$401
Loveland #10	2020	14,842	~\$6,400,000	\$435
Steamboat	Future w/ city hall	18,307 SF	~\$15,600,000	~\$850
Boulder #3	Future	28,370 SF	~\$18,000,000*	~\$890
Foothills	Future (Bond)	14,000 SF	~\$11,100,000*	~\$790

~ as reported by contractor, architect, owner / owners representative

*land included in bond/budget published

Fire Station Cost escalation as reported at the 2023 Station Design Conference – (SCN Architects)

	2014	2015	2016	2017	2018	2019	2020	2021	2022
Escalation	21%	3%	18%	22%	20%	8%	14%	21%	20%

SCN Architects has completed over 160 US fire stations and presented the above data in the 'Construction 101' session of the conference.

Recent Fire Station Construction Costs Adjusted for Inflation

	Built or Under Construction	Completion Year	Cost	Area	\$/sq ft	Assumed Build Completion Year	Escalated \$/sq ft	Escalated w/o Outliers (1)
1						2024		
2	Mitchell Associates Architects (MAA)							
3	Lisbon, CT	2023	\$ 11,662,635	17,924	\$ 651	2024	\$ 703	\$ 703
4	Purchase, NY Addition Only	2019	\$ 6,445,265	14,669	\$ 439	2024	\$ 646	\$ 646
5	Putnam Valley - Avg of 4 bids	2021	\$ 13,639,215	28,876	\$ 472	2024	\$ 595	\$ 595
6								
7	Other Architects							
8	Bedford Village, NY	2021	\$ 10,301,825	20,189	\$ 510	2024	\$ 643	\$ 643
9	Lexington, MA (High site & remediation costs)	2022	\$ 14,500,000	26,000	\$ 558	2024	\$ 650	NA
10	Yonkers as Built (Cost includes 6,731 sq ft garage under)	2019	\$ 13,755,000	14,618	\$ 941	2024	\$ 1,383	NA
11	Yonkers Assumed w/o Parking Below	2019	\$ 9,755,000	14,618	\$ 667	2024	\$ 981	\$ 981
12	West Natick (Tecton & PRA)	2020	\$ 14,072,984	17,000	\$ 828	2024	\$ 1,126	\$ 1,126
13	Woburn, MA	2022	\$ 18,512,000	33,858	\$ 547	2024	\$ 638	\$ 638
14								
15	Kaestle Boos Associates (KBA)							
16	Hyannis	2019	\$ 19,038,000	33,400	\$ 570	2024	\$ 838	\$ 838
17	Mansfield Fire, Police & DPW	2019	\$ 19,414,290	39,621	\$ 465	2024	\$ 683	\$ 683
18	Nantucket, FD Addition	2019	\$ 15,928,420	22,340	\$ 713	2024	\$ 1,048	NA
19	Needham Fire & Police	2021	\$ 34,593,300	60,690	\$ 570	2024	\$ 718	\$ 718
20	Needham Station 2	2021	\$ 12,493,280	22,204	\$ 563	2024	\$ 709	\$ 709
21	North Acton	2021	\$ 7,595,000	12,179	\$ 624	2024	\$ 786	\$ 786
22	Plainville Combined	2018	\$ 20,619,225	41,655	\$ 495	2024	\$ 786	\$ 786
23	Estimates - Unbuilt							
24	MAA							
25	Ithaca, NY - East Hill Station (DD Estimate)	2024	\$ 8,702,979	16,183	\$ 538	2024	\$ 538	\$ 538
26	New Rochelle - Concept Estimate	2019	\$ 17,175,600	36,700	\$ 468	2024	\$ 688	\$ 688
27	Poughkeepsie fire/police - Concept Estimate	2023	\$ 43,705,176	73,208	\$ 597	2024	\$ 645	\$ 645
28	Poughkeepsie town hall/courts - Concept Estimate	2023	\$ 29,384,949	50,403	\$ 583	2024	\$ 630	\$ 630
29	West Haven, CT	2023	\$ 27,478,000	53,237	\$ 516	2024	\$ 557	\$ 557
30								
31	KBA							
32	Quincy, MA w/o active fire station	2021	\$ 98,000,000	130,000	\$ 754	2024	\$ 950	NA
33	Dennis, MA	2020	\$ 7,000,000	14,000	\$ 500	2024	\$ 680	\$ 680
34	Brockton, MA	2024	\$ 75,467,614	107,330	\$ 703	2024	\$ 703	\$ 703
35	Hingham, MA	2024	\$ 35,448,960	49,233	\$ 720	2024	\$ 720	\$ 720
36	Southbridge, MA	2024	\$ 19,629,000	26,800	\$ 732	2024	\$ 732	\$ 732
37	Middlefield, CT (Reno & addition)	2024	\$ 20,936,258	27,831	\$ 752	2024	\$ 752	\$ 752
38	Middlefield, CT (New Construction)	2024	\$ 21,444,148	28,423	\$ 754	2024	\$ 754	\$ 754
39								
40	Other Architects							
41	Norwich, MA (Noriko Estimate)	2019		1	\$ 519	2024	\$ 763	\$ 763
42	North Plymouth, MA (Noriko Estimate)	2020		1	\$ 415	2024	\$ 565	\$ 565
43	Stoughton, MA (Dore Whittier)	2021	\$ 23,237,000	36,630	\$ 634	2024	\$ 799	\$ 799
44	Maynard, MA	2022	\$ 10,275,000	18,000	\$ 571	2024	\$ 666	\$ 666
45	Greenfield (May not get built until 2023)	2022	\$ 10,100,000	19,800	\$ 510	2024	\$ 595	\$ 595
46	Millbury	2022	\$ 14,000,000	22,515	\$ 622	2024	\$ 725	\$ 725
47	Northbridge Fire HQ	2022	\$ 16,700,000	27,900	\$ 599	2024	\$ 698	\$ 698
48	Hanover Study (Saccoccio Study)	2023	\$ 9,009,688	15,344	\$ 587	2024	\$ 634	\$ 634
49	Collers							
50	North Brookfield Fire Headquarters	2021	\$ 7,500,000	14,782	\$ 507	2024	\$ 639	\$ 639
51	Ashby Public Safety Complex (new & reno)	2022	\$ 6,900,000	16,000	\$ 431	2024	\$ 503	\$ 503
52	Hadley Fire Substation	2020	\$ 2,390,000	5,400	\$ 443	2024	\$ 602	\$ 602
53	Somerville Public Safety Facility	2022	\$ 50,000,000	77,000	\$ 649	2024	\$ 757	\$ 757
54	Westminster Public Safety Building	2023	\$ 17,500,000	21,500	\$ 814	2024	\$ 879	\$ 879
55	Williamstown	2024	\$ 19,214,600	27,215	\$ 706	2024	\$ 706	\$ 706
56	Williamstown Adjusted ⁽¹⁾	2024	\$ 18,000,000	27,215	\$ 661	2024	\$ 661	\$ 661
						Average \$/sq ft (3)	\$ 734	\$ 705
						Escalation Rate	8.0%	

(1) The column labeled "Escalated w/o Outliers" excludes projects with abnormal cost data, such as environmental remediation

(2) For comparison purposes, the adjusted figure for Williamstown removes the cost of addressing specific site challenges and of aiming for net carbon-zero design.

(3) Average values exclude Williamstown



SOUTH METRO FIRE RESCUE PROJECT DELIVERY STRATEGY



South Metro Fire Rescue Project Delivery

Delivery Methods

Design-Bid-Build (DBB)

- DBB is characterized by a distinct separation and linear progression of the design, procurement, and construction phases of a project.
- The owner contracts a designer, typically led by an architect, to design the building, creating a completed set of drawings, specifications and supporting information suitable for obtaining competitive bids from contractors.
- Upon selection of a contractor, the owner awards a contract for the construction of the building.
- Construction work planning is based on the set of completed design documents and details of the finished building agreed upon by all parties before breaking ground.
- Frequently referred to as the 'traditional' approach, the separation of responsibilities of the Architect and Contractors in this delivery method are well-established and documented in common law.

Project Delivery Options Pros / Cons

Traditional Design-Bid-Build

Pros

- Design-bid-build's linear process is easy for all to manage and understand
- Owners can actively participate in the design process
- Scheduling is straightforward since design and construction phases are sequential, not overlapping
- Design-bid-build process benefits from the architect's professional responsibility to design a quality building and act on behalf of the owner
- Once the contractor makes a cost commitment, it is usually reliable because it is based on nearly completed design documents
- Design and construction roles are separate and well-understood, making both responsibility and liability relatively clear
- Owners have the opportunity to review competitive bids for construction costs
- Contractors are familiar with process and work well under this approach
- Architects are more active in construction administration than in other project delivery methods, so design intentions are carried through construction

Cons

- Construction costs are not firmly established until design stage is completed, can be mitigated with a cost estimator in the design phases
- If bids run over budget, redesign, value engineering, and rebidding can lead to project delays and additional design costs
- Architect does not typically receive benefit of the contractor's advice on constructability and costs during the design phase
- Knowledge of some advanced construction technology offered by specialty subcontractors and general contractors is not as readily available in this approach
- Most contractors compete on the basis of lowest bid. Gaps or alterations in documents may lead to opportunities for contractors to delay construction and/or request change orders
- The timeline for this approach can be slightly longer
- Process is linear, any delay in one of the phases usually sets back the entire schedule
- Potential for litigation can develop between architect and contractor, due to their separate contracts with the owner

Construction Manager/ General Contractor (CM/GC)

- CM/GC involves a construction manager during the design phase to provide pre-construction services, which may include cost estimation, consultation on design decisions and purchasing of long-lead items. (procurement in this phase is not typical as most owner's are not ready to contract for that phase of the project)
- There is no contractual relationship between the construction manager and architect. The designer, again typically architect led, is hired by the owner under a separate contract and may be involved with the selection of a construction management firm.
- The construction manager typically transitions to overseeing the construction process and is then responsible for negotiating and holding the trade subcontracts, becoming the general contractor for construction of the project.
- The design and construction phases are typically overlapping and design packages for contained areas of work, such as foundations or structural steel, may be issued by the designer prior to a completed building design, so construction work planning often proceeds when the full design is not yet completed. (This is only happens if the municipality allows it and the owner is able to contract for construction services during the design phases, requiring early procurement and reducing the competitive nature of bidding)

Project Delivery Options Pros / Cons

Construction Manager/ General Contractor

Pros

- Since the CM contractor makes a cost commitment early in the project, the owner has a degree of security concerning costs
- Since CM contractor commits to deliver the project for a specified price, it is in their interest to complete the construction on time
- Owners with limited construction experience can benefit from CM contractor's expertise
- Like other approaches, independence of architect and contractor makes responsibility and liability relatively clear
- Scheduling is straightforward because design and construction phases are usually sequential

Cons

- Time required to select an additional professional extends the overall time required for the project
- A CM contractor represents an added cost and in the current market does not always add value due to overstrained sub market
- Since the owner does not contract directly with prime or trade contractors, owner may be unable to control quality during construction process
- Since each of the three prime parties holds a separate contract with the owner, there is the potential for adversarial relationships, increasing the likelihood of disputes
- When CM contractor is selected by low bid, change orders and delays are likely, which increases costs
- Linear process of this approach makes it relatively lengthy

Design-Build (DB)

- Design Build approaches create a single source of responsibility for the design and construction of a project.
- The owner contracts with a single entity, which may be represented by a design-build firm with in-house design and construction teams, a joint-venture designer and contractor (JV-DB), a designer with a subcontracted contractor (designer-led DB) or a contractor with a subcontracted design team (contractor-led DB).
- As a single point of responsibility, the design-build entity typically engages in overall project planning and scheduling to manage the overlap between design and construction phases.

Project Delivery Options Pros / Cons

Design – Build

Pros	Cons
<ul style="list-style-type: none">• Provides a single point of responsibility for design and construction, minimizing owner risk and responsibility• Interactions between GC and architect are better coordinated, which saves time. The owner provides input at an early stage, and once the design-builder is hired, owner involvement is limited• Related to the above, time- consuming meetings and paperwork may be reduced, since the architect and contractor are on the same team• Early cost estimates in this approach can be advantageous in terms of project budgeting and financing (not always the case in our current market)• Time delays due to scheduling problems and change orders may be reduced since the architect and contractor closely coordinate activities• Potential for conflicts between architect and contractor are eliminated	<ul style="list-style-type: none">• Not as well understood and can be more complex (as compared to traditional design-bid-build)• Design, scheduling, and construction are interwoven, making it difficult for the owner to participate in decision-making• Owner may not have the time or expertise to prepare adequate bid selection materials, thus decreasing the advantages of design-build• Architect does not directly serve as the owner's agent, but is contracted (or employed) by the design-build firm, shifting the architect's allegiance away from owner to the design-builder• Design-builder's cost commitment may not be based on full design and documentations since the designer and builder are working together.• Disagreements with the owner may arise over what was implied in the documents, and design changes required by the owner can add costs• Cost-savings strategies take place with the design-build team, which may lead to reductions in building quality without input from, or knowledge of, the owner

Conclusions

Based on these descriptions, the key differentiators in delivery method can be summarized in the

- (1) number of contracts held by the owner for design and construction services,
- (2) level of design completed prior to hiring the primary contractor, construction manager and specialty trades, and
- (3) allocation of responsibility ('who does what') and by extension, risk among the architect, owner and primary contractor or construction manager.

Additional Considerations

Procurement Process

The procurement process describes how proposals are solicited from the designer and contractor, and the criteria for awarding the contract.

Common distinctions for a procurement process include (1) low bid, (2) best value and (3) sole source. Like the difficulty experienced in defining delivery methods, the industry had developed several variations and combinations of procurement types. Therefore, the following definitions will describe the owner's process for selecting project team members, with emphasis on the primary contractor:

Low Bid selection awards a contract for the lowest cost of work proposal in a competitive bidding process. The cost proposals are typically prepared based on a completed, or nearly completed, set of drawings and specifications for the project. The pool of bidders may be open to all interested parties or restricted to a smaller set of 'prequalified' parties.

Best Value selection awards a contract based on the consideration of cost and non-cost factors. The proposal that brings the greatest value to the owner is determined using criteria evaluation methods, often on a weighted basis, to aggregate cost and non-cost factors. Cost of work is often a criterion, but during early stages of design, project costs may be replaced by contractor fees and general conditions. Proposals may be solicited with or without prequalification of interested parties, and negotiation may still occur after submitting the proposal to determine the final contract value.

Sole Source Selection awards a contract based exclusively on non-cost of work factors, including past performance, technical capabilities and established relationships through prior projects. The contract value is typically negotiated directly between the owner and team, so direct price competition is minimal.

Based on these descriptions, the main differentiators in team selection methods are

(1) the openness to competition and

(2) criteria considered by the owner for awarding the contract. In practice, the manner in which a team is selected may impact the team's ability to perform on the project.