

DON JACKSON CONSTRUCTION, INC.

210 SOUTH MAIN STREET

RIESEL, TX 76682

Phone: 254-896-3005 Fax: 254-896-3007

Date: March 20, 2023

Guaranteed Maximum Price Explanation

To: City of Bryan, Texas Mr. Brandon Reid Coulter Airfield

For: Guaranteed Maximum Price for RFQ #22-058

Scope of Work: Pre-Construction, Construction for Hangar Construction at Coulter Airfield

Pre-Construction Phase Scope of Services

1. Coordinate and schedule utility services locates.
2. Obtain topographic survey of proposed box hangar site.
3. Obtain and engineer project per geotechnical investigation of proposed site.
4. Consultation with owner, engineer and design team to define scope, design requirements and review of this data.
5. Identify and design accordingly to satisfy all authorities requirements at proposed site.
6. Provide conceptual design layouts for City of Bryan approval.
7. Perform preliminary drainage calculations.
8. Submit preliminary quantities.
9. Design Consultation
10. Provide 90% documents to obtain GMP for the project.
11. Provide GMP pricing for construction phase of the project.

DON JACKSON CONSTRUCTION, INC.

210 SOUTH MAIN STREET

RIESEL, TX 76682

Phone: 254-896-3005 Fax: 254-896-3007

Construction Phase Scope of Services

Project consists of four individual construction sites at Coulter Airfield. The project will consist of approximately 47,000 square feet of new hangar space as well as 47,000 square feet of new concrete apron access. The project descriptions are as follows:

17,000 Square Feet Box Hangar

Box Hangar to be approximately 170' wide x 100' long including a 30' x 100' lean-to/carport. Hangar to be fully insulated to meet required energy codes. Automated sliding hangar door approximately 100' long x 26' tall. Approximately 8,400 square feet of reinforced concrete apron connecting hangar to taxiway is currently included. LED lighting throughout, as well as courtesy plugs, switches, etc. to meet code. Intumescent paint to be applied to structure as needed to meet required life safety requirements. Running of secondary conduit as needed to utility supplied transformer. Project will also incorporate a base and chip seal road to the northwest side of this hangar from entrance on Wallis Road. Automatic gate to be installed at Wallis Road current entrance as well.

10,000 Square Feet Box Hangar

Box Hangar to be approximately 100' wide x 100' long with an approximately 25' eave height. Hangar to be fully insulated to meet required energy codes. Automated sliding or bi-fold door approximately 85' long x 22' tall. Approximately 5,600 square feet of reinforced concrete apron connecting hangar to taxiway is currently included. LED lighting throughout, as well as courtesy plugs, switches, etc. to meet code. Intumescent paint to be applied to structure as needed to meet required life safety requirements. Running of secondary conduit as needed to utility supplied transformer. Project will also incorporate a base and chip seal road to the northwest side of this hangar from entrance on Wallis Road. Roadway will terminate at this hangar.

12,000 Square Feet T-Hangar

T-Hangar to be approximately 51' wide x 231' long. This is a 10-unit structure. Approximately 28,000 square feet of reinforced concrete hangar access taxiway is currently included. LED lighting throughout, as well as courtesy plugs, switches, etc. to meet code. Running of secondary conduit as needed to utility supplied transformer as well as re-routing of windsock electrical circuit.

7,000 Square Feet Box Hangar

Box Hangar to be approximately 33' wide x 210' long. This is a 5-unit structure. Approximately 4,600 square feet of reinforced concrete hangar access taxiway is currently included. LED lighting throughout, as well as courtesy plugs, switches, etc. to meet code. Running of secondary conduit as needed to utility supplied transformer.

DON JACKSON CONSTRUCTION, INC.

210 SOUTH MAIN STREET

RIESEL, TX 76682

Phone: 254-896-3005 Fax: 254-896-3007

Supervision, portable sanitary facilities, dumpsters, surveying, striping and required general conditions are included throughout the duration of the project. Construction phase engineering including project inspections, submittal review and construction management.

Total Pre-Construction Phase Services (Under Contract)	\$164,055.00
Total Construction Phase Services	<u>\$5,484,879.00</u>
Guaranteed Maximum Price	\$5,648,934.00