

BELLVILLE ISD TRANSPORTATION BUILDING

DESCRIPTION AND SCOPE FOR BUDGET

Consulting Unlimited is proposing the budget and preliminary plans for building a pre-engineered metal building (PEMB) for Bellville ISD Transportation Department. The PEMB will consist of a main enclosed building of four thousand eight hundred square feet, and two additional overhang areas of two thousand two hundred square feet for a total of seven thousand square feet. The main building will be insulated and have a small office and bathroom area along with a fenced in parts storage area and workbench for an assembly area. In addition, the building will have two insulated overhead doors, two metal walk doors, and one six-foot by three-foot window. Project will include all utilities and finish grading.

1. Building Description

- i. Shop will be sixty-foot by eighty-foot main building with a twenty-foot overhang on east end, and a ten-foot lean-to roof on south side. Walls are eighteen-foot to the eave, and it will have a one to twelve roof pitch.
- ii. Metal building insulation will be three inch in the exterior walls and three inch in the roof.
- iii. Office will be two hundred ten square feet one story with 8ft ceilings that measures twenty-foot by eleven-foot.
- iv. Restrooms will meet minimum ADA standards.
- v. Insulation for interior office and restroom framing will be, R-19 in exterior walls, R-38 in upper section, and R-11 in inner walls.
- vi. Building will have two twelve-foot by fourteen-foot vinyl backed insulated overhead doors.
- vii. Building will have two metal walk doors that measure 3'-0" x 6'-8".
- viii. Building will have one vinyl window than measures 6'-0" x 3'-0".

2. Budget Description

- a. Consulting and Professional services Includes:
 - i. City Plan submittal and Permits
 - ii. TDLR(ADA) Review
 - iii. Stamped Architectural Drawings
 - iv. Stamped Civil Drawings
 - v. Stamped MEP Drawings
 - vi. Stamped Structural Engineering
 - vii. Design Coordination
- b. Bid Management Fee
 - i. Preparation and Distribution of Bid Packages
 - ii. Fielding Bid Questions
 - iii. Creating and Distributing RFI's
 - iv. Bid Tabulation
 - v. Awarding Bid
- c. Project Building Management Fee
 - i. Pre-Construction Meeting
 - ii. Onsite Contractor coordination
 - iii. Safety Meetings

- iv. Quality control
- d. Site Work/Dirt Work Includes:
 - i. Dirt work and material per Civil Engineering Plans
 - ii. Building pad
 - iii. Final grading with crushed rock
- e. Utilities Includes:
 - i. Water Tap
 - ii. Sewer Tap
- f. Concrete Includes:
 - i. Engineered Foundation for shop and office space
 - ii. Concrete Pump Truck
 - iii. Bollards per Drawings
 - iv. Concrete Testing
- g. Pre-Engineered Metal Building:
 - i. Red Iron Primary Ridged Frame
 - ii. Secondary steel members
 - iii. Metal Sheeting
 - iv. Metal Trim
 - v. Gutters and Downspouts
 - vi. Exterior Metal Walk Doors
- h. Metal Building Erection and Components
 - i. Insulation for metal building
 - ii. Erection Labor for metal building
 - iii. Overhead Steel doors for metal building
- i. Electrical Includes:
 - i. Underground Electrical from Source to Building
 - ii. Meter base if required
 - iii. Rough Electrical
 - iv. Electrical panels
 - v. All finish electrical (Lights, plugs, switched, etc.)
- j. Mechanical Includes:
 - i. Heating and cooling systems for office space and restrooms.
 - ii. All ducting and grills
 - iii. Exhaust fans
- k. Plumbing Includes:
 - i. Site Hook-ups
 - ii. Rough Plumbing in Foundation
 - iii. Stack out
 - iv. Finished plumbing
 - v. Fixtures
 - vi. Grease Interceptor
- l. Interior finish out includes:
 - i. Office and restroom framing
 - ii. Insulation
 - iii. Sheet Rock and TB&T
 - iv. Paint
 - v. Tile in restroom

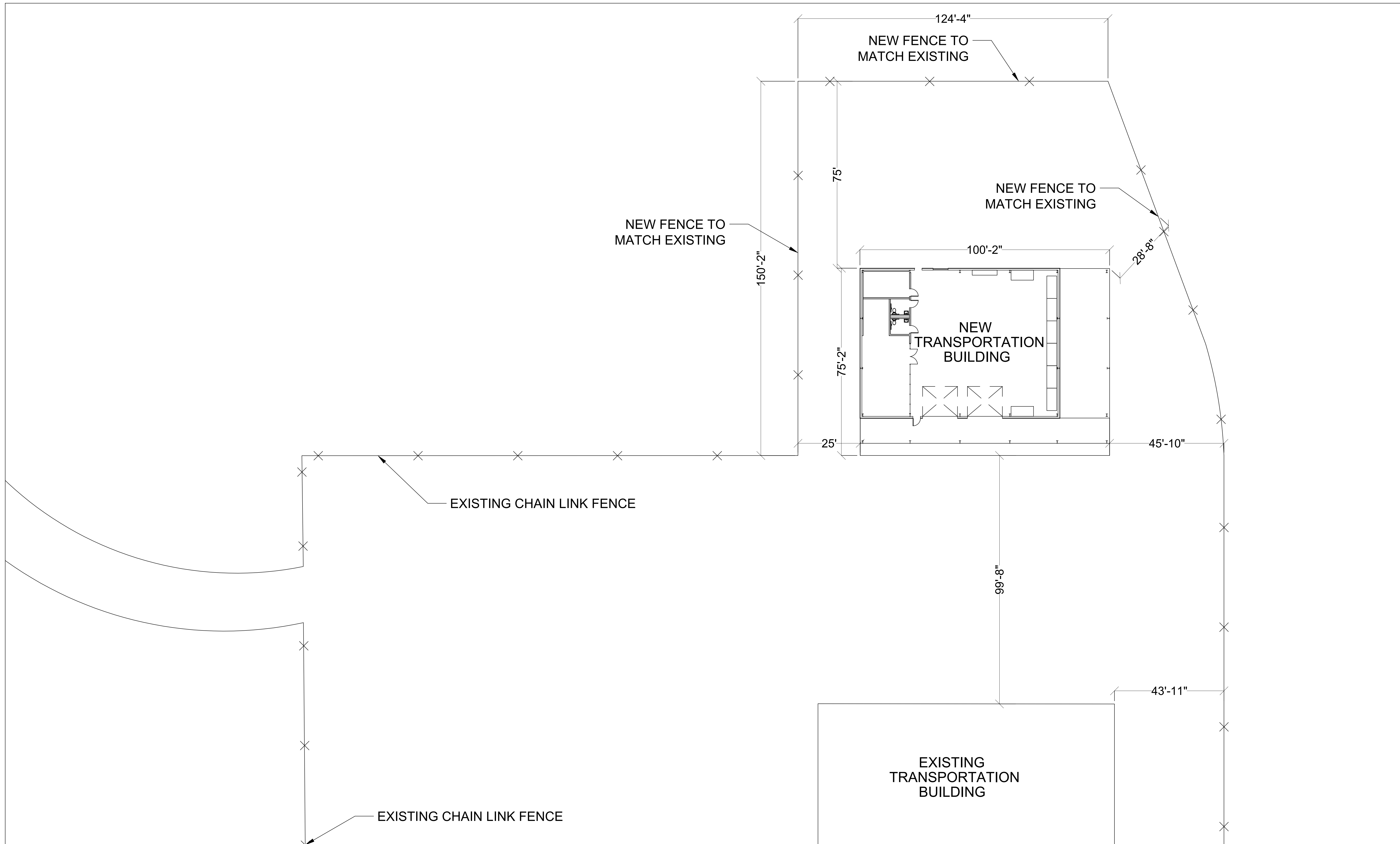
- vi. Doors and hardware
- vii. Flooring
- viii. Trim out
- ix. Pallet Shelf
- m. Onsite/Misc. Expenses Include:
 - i. Rental equipment for unloading and moving material along with site cleanup
 - ii. Dumpster for debris and material removal
 - iii. Interior clean up during construction
 - iv. Site clean-up during construction
- n. Safety
 - i. Safety Program
 - ii. Insurance Bonds
 - iii. Safety Equipment

3. Optional Items

- a. Alarm/Surveillance Includes:
 - i. Rough in wiring and finish out for security sensors and cameras
 - ii. Rough in wiring and finish out for all IT and phone systems (does not include phones)
 - iii. Rough in wiring and finish out for Fire alarm systems

4. Project exclusions unless scope of work changes

- a. SWIPP Permit, Manual, inspection, and site work for storm water containment (Only required if two acres of ground or more is disturbed)
- b. Storm water drain
- c. Land clearing
- d. Final landscape
- e. Landscape sprinkler system
- f. Furnishings or furniture
- g. Air supply system for tools
- h. Gas lines
- i. Shop heaters
- j. Upstairs storage (\$15,000 - \$20,000) (would require fire sprinkler system)
- k. Fire Sprinkler System (\$40,000 - \$60,000)



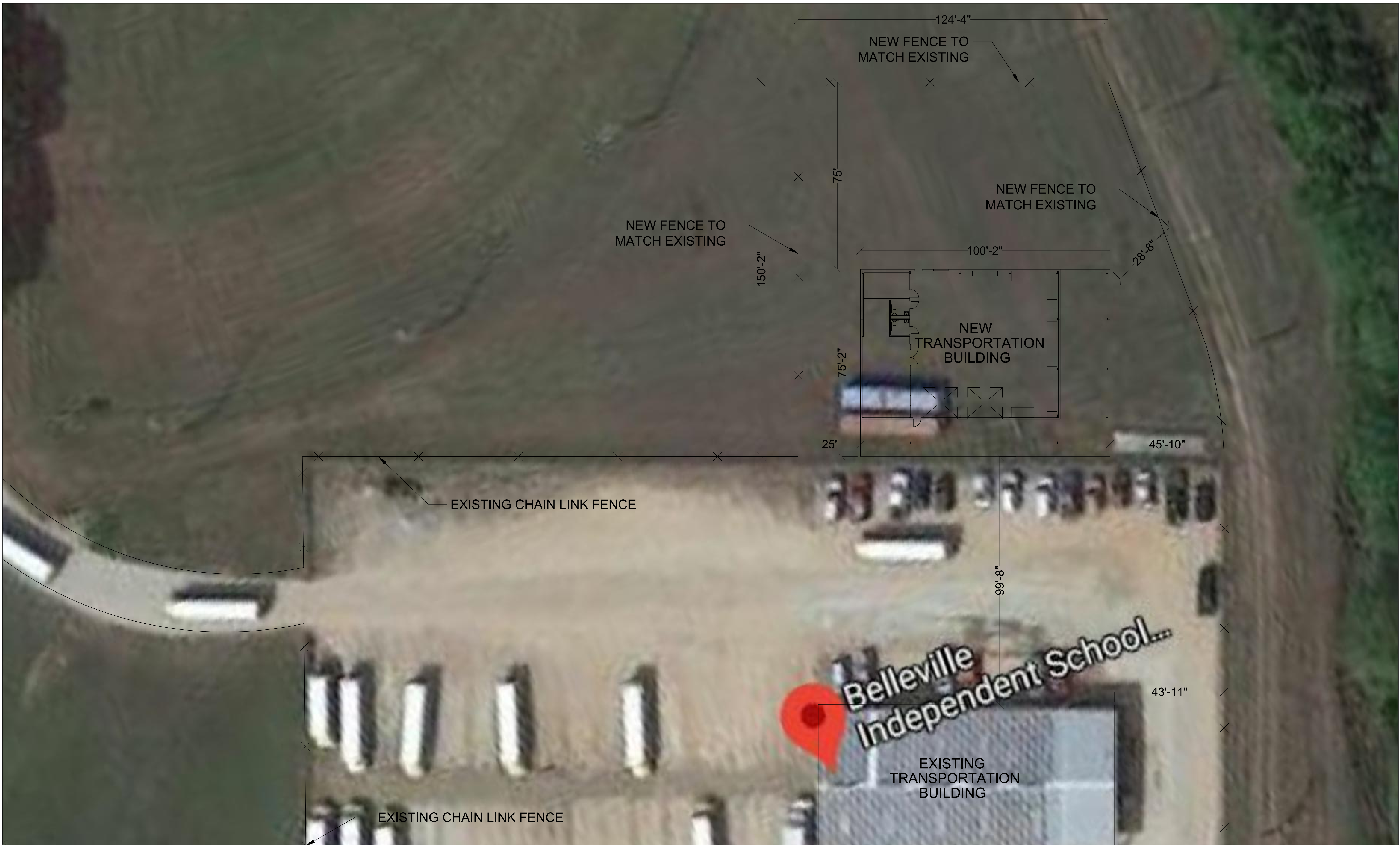
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PROJECT: BELLVILLE ISD
 TRANSPORTATION BUILDING
 BELLVILLE, TX

SCALE: 1/16" = 1'-0"
 SHEET ID: SITE PLAN
 SHEET NO: A1.0

DRAWN BY: DWW DATE: 2-11-2021

CONSULTING UNLIMITED, LLC
 1904 RIDGECREST LN., SHERMAN, TX 75092
 PHONE: 940-736-9569
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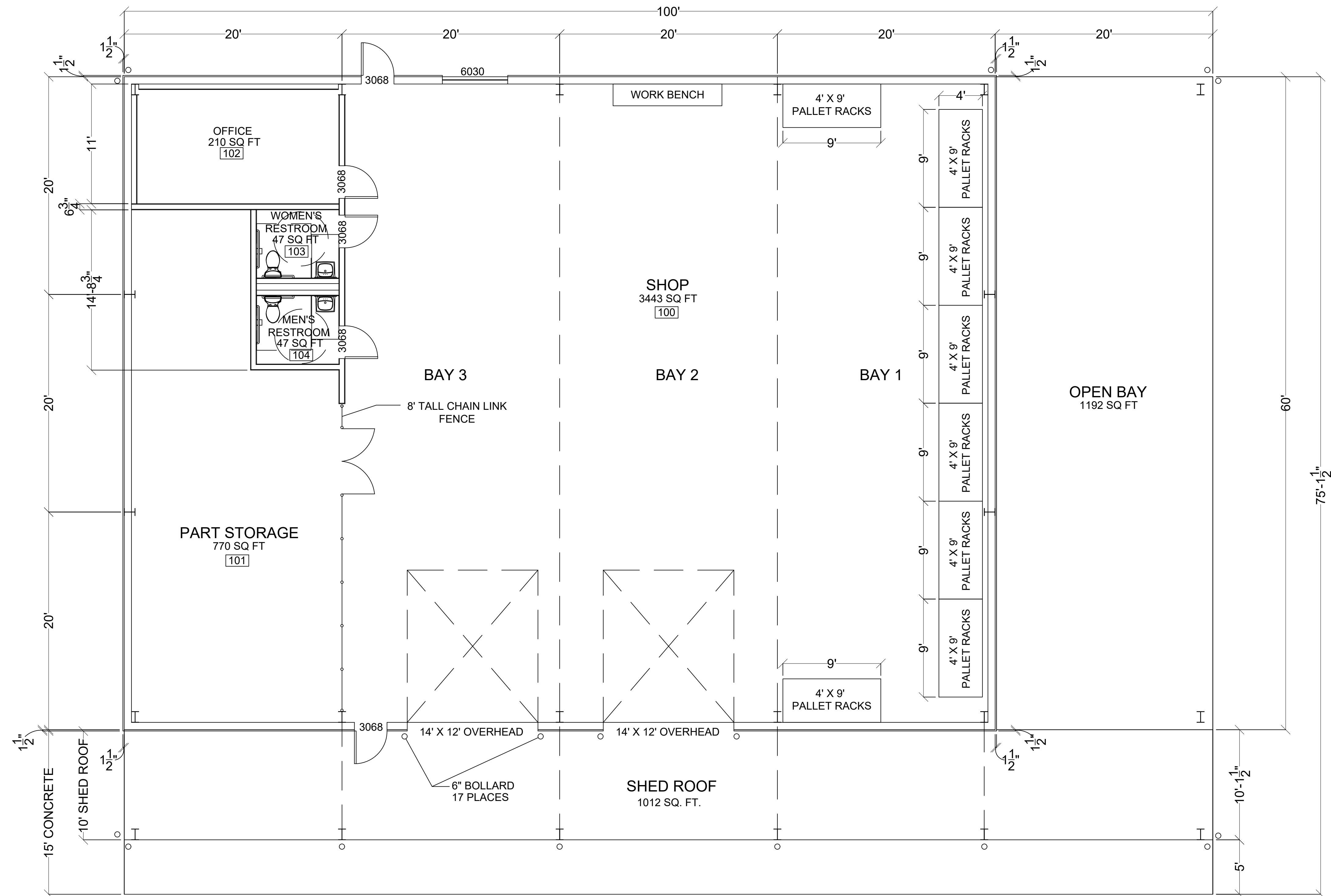
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PROJECT: BELLVILLE ISD
 TRANSPORTATION BUILDING
 BELLVILLE, TX

SCALE: 1/16" = 1'-0"
 SHEET ID: SITE PLAN
 SHEET NO: A1.1

DRAWN BY: DWW DATE: 2-11-2021

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PROJECT: **BELLVILLE ISD
TRANSPORTATION BUILDING
BELLVILLE, TX**

DRAWN BY: DWW | DATE: 2-11-2021

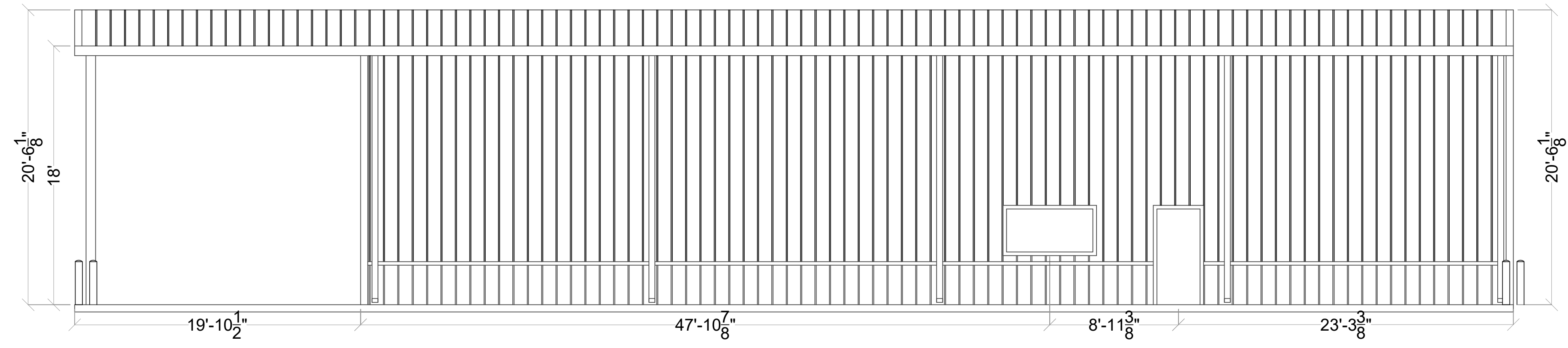
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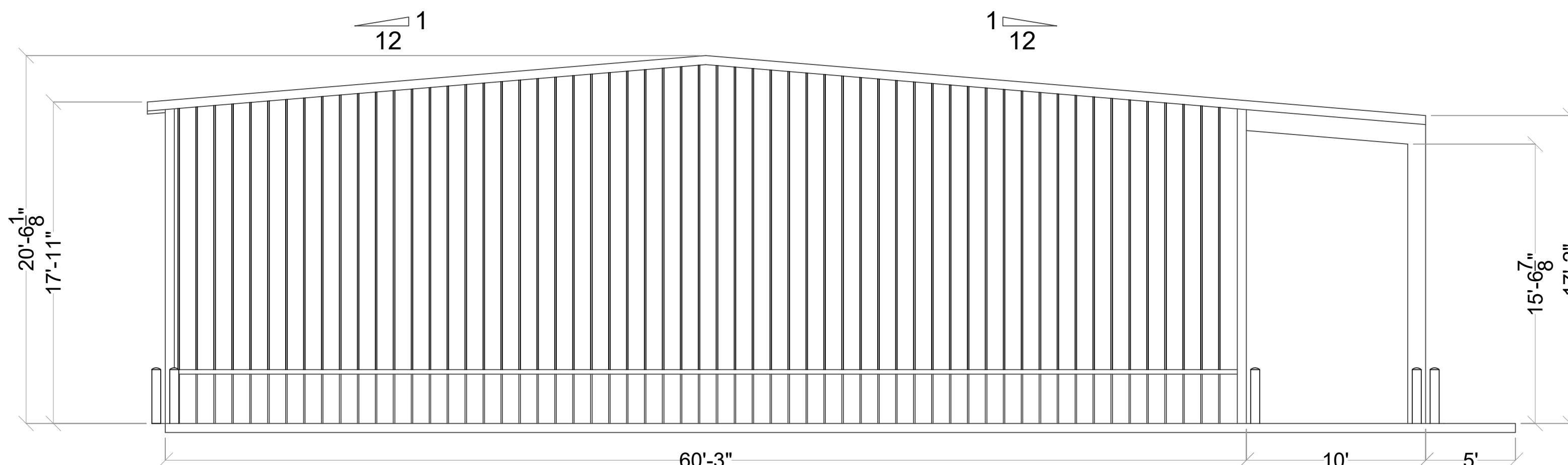
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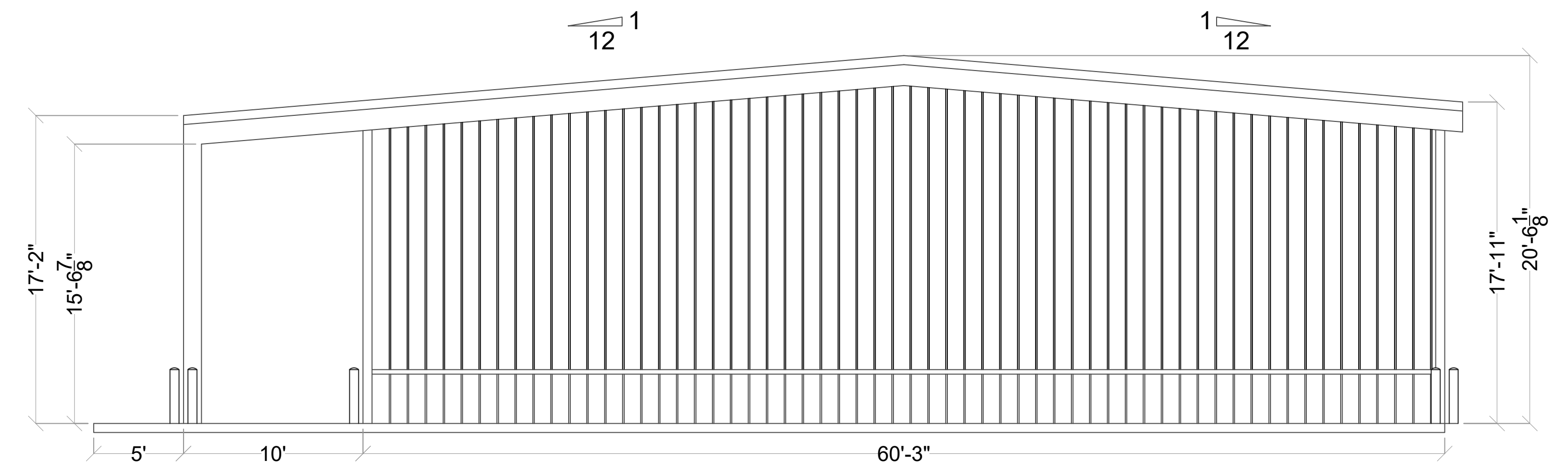
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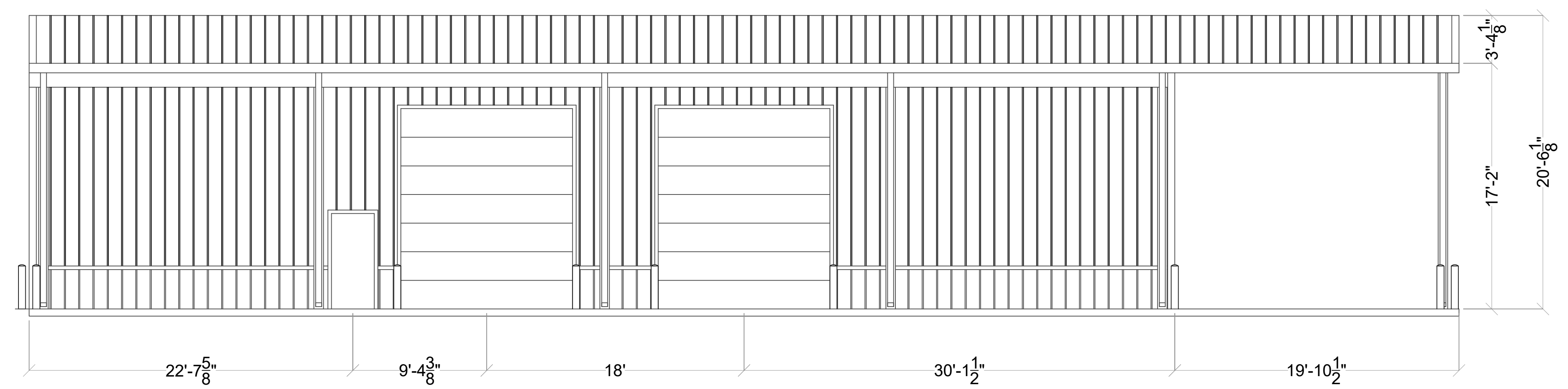
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

REVISION					
REVISION	DESCRIPTION	BY:	DATE:	CHECKED BY:	CHECKED DATE:

PROJECT: **BELLVILLE ISD
TRANSPORTATION BUILDING
BELLVILLE, TX**

DRAWN BY: DWW DATE: 2-11-2021

SCALE: 3/16" = 1'-0"

SHEET ID: EXTERIOR ELEVATIONS

SHEET NO: A3.0

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Bellville Transportation Building Preliminary Budget

	<u>COST</u>	
Consulting and Professional Services	\$ 78,000	10.2%
Project Bid Management and Expenses	\$ 25,000	3.3%
Project Build Management and Expenses	\$ 70,000	9.1%
Site Work	\$ 52,400	6.8%
Utilities	\$ 9,170	1.2%
Concrete	\$ 136,895	17.8%
Pre-Engineered Metal Building	\$ 111,350	14.5%
Metal Building Erection and Components	\$ 79,255	10.3%
Electrical	\$ 52,400	6.8%
Mechanical	\$ 11,790	1.5%
Plumbing	\$ 34,715	4.5%
Interior Finishout	\$ 56,330	7.3%
Onsite Expenses	\$ 11,135	1.4%
Safety Program	\$ 12,500	1.6%
Building Bond	\$ 12,000	1.6%
	<u>Total Budget</u>	
	\$ 752,940.00	
Optional Item Allowances		
Security/Alarm/IT	\$ 15,000.00	2.0%
	Total budget with all options	
	\$ 767,940.00	