



AMERICA'S LEADER IN
DESIGN-BUILD
MODULAR
CONSTRUCTION

July 21, 2014

Via e-mail: kevin.newsom@brackettisd.net

Mr. Kevin Newsom, Superintendent
Brackett Independent School District
PO Box 586
Brackettville, TX 78832

Re: 10-Classroom & Science Lab Building for Brackett ISD High School

Subject: Ramtech's Budgetary Proposal for Design & Construction of New Education Building

Mr. Newsom:

We thank you for considering Ramtech Building Systems, Inc. for your new "10 Classroom and Science Lab Building". The enclosed information includes our *Pricing Schedule; Specifications, Floor Plan* and *Site Plan* describing the materials, systems and method of construction for your new building.

Ramtech's proposal is based upon several factors – the desires and needs as defined during previous discussion and the exchange of information during this process; site conditions as we assume them to be; current national model building codes as adopted by the State of Texas; TEA design guidelines; and other items identified by Ramtech that affect the final design of the building.

During our discussions of 6/12/14 and subsequent discussions, we understand the district desire is to seek a full turnkey proposal that encompasses both design and construction for the building and site development. We also understand your desires to contain costs and to facilitate that, we have proposed two versions of the building; one that includes the science lab and one that does not. As discussed, the science lab not only is premiere space from a cost standpoint due to casework, fume hoods, emergency shower/eyewash and systems shut-downs, the addition of the lab kicks the building over the 12,000sf threshold that demands a full fire protection system. The following items highlight the 13,072sf option that includes the science lab and chemical prep/storage area:

- (7) Std. Classrooms
- (2) Computer Labs
- (1) Content Mastery Classroom
- (1) Science Lab with chemical storage and prep area

- (2) Offices
- (1) IT Room
- Staff and Student Toilets
- Janitor's Closet
- Fire sprinkler and alarm system
- A "Mission Style" synthetic stucco exterior finish
- Demolition and removal of existing building and foundation
- Full site development, including utilities extension and connection
- Necessary importation of soil for foundation of new building
- Re-work of parking lot
- Additional sidewalks and canopies
- Local building permits
- Civil design

The following items highlight the 11,616sf option that excludes the science lab and chemical prep/storage area:

- (7) Std. Classrooms
- (2) Computer Labs
- (1) Content Mastery Classroom
- (2) Offices
- (1) IT Room
- Staff and Student Toilets
- Janitor's Closet
- A "Mission Style" synthetic stucco exterior finish
- Demolition and removal of existing building and foundation
- Full site development, including utilities extension and connection
- Necessary importation of soil for foundation of new building
- Re-work of parking lot
- Additional sidewalks and canopies
- Local building permits
- Civil design

There is one area that is not addressed in our proposal and we do not yet know if it is applicable to this project. We have not included any cost or allowance for an asbestos

abatement survey or the removal of any asbestos from the building to be demolished. This will have to be addressed prior to moving forward with the project.

While we hope that we have addressed all pertinent issues, should you have any questions or desire to make any changes, please contact us at your earliest convenience.

Ramtech looks forward to working with you and we assure you that we have the resources and experience to see your project to a successful and timely conclusion.

Sincerely,
Ramtech Building Systems, Inc

A handwritten signature in black ink, appearing to read "Linc Moss". The signature is fluid and cursive, with a large initial "L" and "M".

Linc Moss | President

Budgetary Pricing Schedule
A 10 Classroom Building with and without Science Lab
 BRACKETT INDEPENDENT SCHOOL DISTRICT
 BRACKETTVILLE, TEXAS

Budgetary Nature of Proposal

The following costs are estimates based on the building requirements described by Brackett ISD and the additional information contained in this proposal. While the cost estimates for construction and installation of the building modules should be considered as fairly accurate, all other work elements require additional information before Ramtech can provide a firm, fixed cost for each of these elements.

Should the estimated cost of the project exceed the district's available funds, Ramtech will work with Brackett ISD to identify and recommend changes that may reduce the cost to an acceptable level and allow the district to move forward.

A 13,072 Square feet Classroom and Science Lab Building and Associated Site Improvements

Building (including concrete foundation)	\$ 1,433,830.00	
Site Development (see Summary below)	<u>\$ 124,465.00</u>	
Total Budget		\$ 1,558,295.00

Performance & Payment Bond @ 2.01% of Total Budget \$ 32,725.00

Options discussed for the above include:

- Tape, Bed, Texture and Paint interior wall surfaces: \$38,750.00
- 1-1/8" Floor Decking: \$7,540.00
- Lockers: \$24,850.00
- Concrete Decks and Ramps: \$42,850.00

An 11,616 Square feet Classroom Building and Associated Site Improvements

Building (including concrete foundation)	\$ 1,089,150.00	
Site Development (see Summary below)	<u>\$ 106,570.00</u>	
Total Budget		\$ 1,195,320.00

Performance & Payment Bond @ 2.01% of Total Budget \$ 25,100.00

Options discussed for the above include:

- Tape, Bed, Texture and Paint interior wall surfaces: \$34,500.00
- 1-1/8" Floor Decking: \$6,700.00
- Lockers: \$24,850.00
- Concrete Decks and Ramps: \$42,850.00

Summary of Items included in Site Development and the Allowances for Each

Developing firm, fixed costs for site development requires a great deal of site specific information, and design documents based on that information, in order to obtain accurate and complete bids for the various work elements. At this point, Ramtech does not have these items so we have assigned an allowance, or estimate, for each of the work elements outlined in Section 16.0 Site Development of the attached Proposal Specifications. These allowances are based on historical data obtained from previously completed projects of similar size and scope.