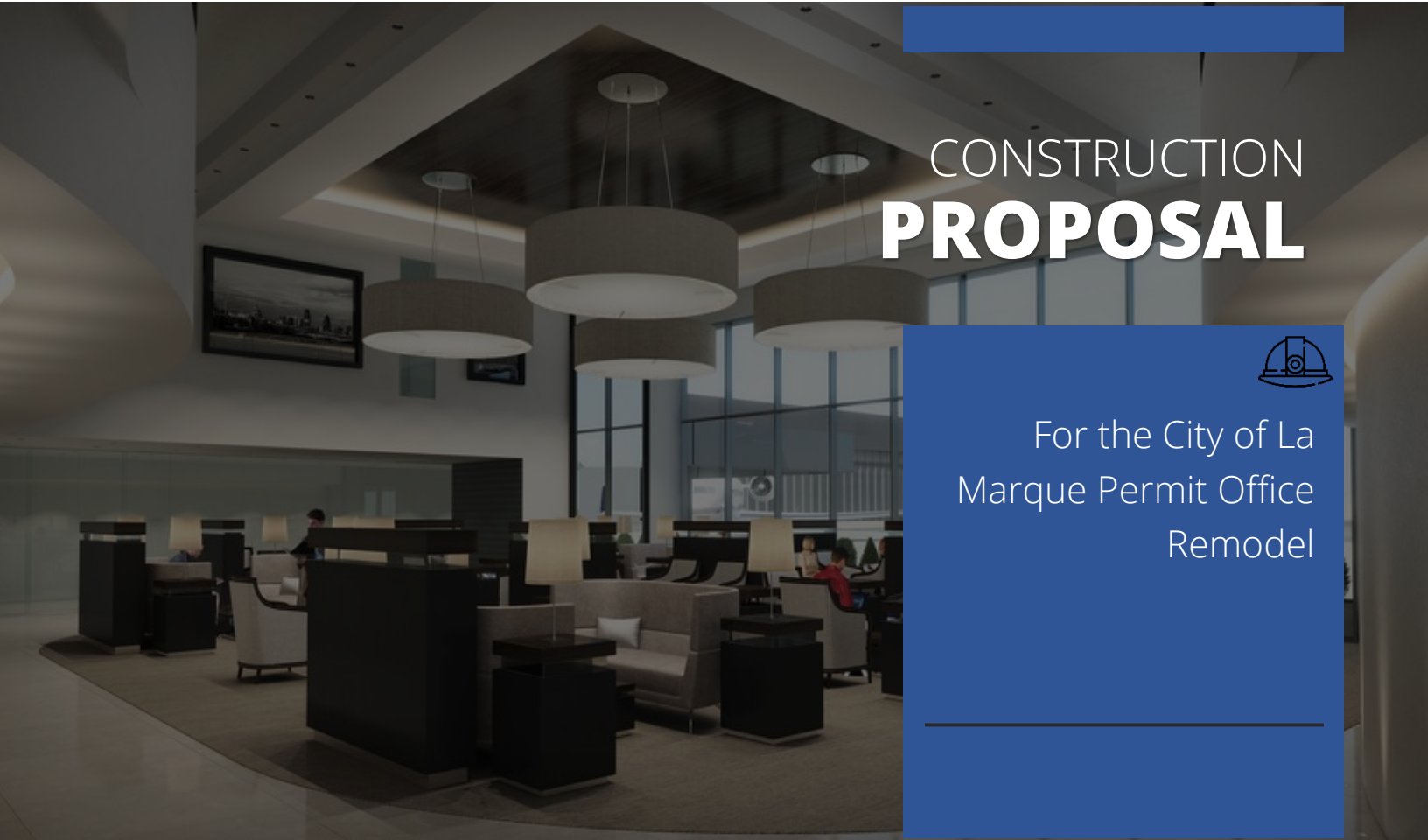




Werner Construction
2103 Lakeway Drive
League City, TX 77573
409-977-1829



CONSTRUCTION PROPOSAL



For the City of La
Marque Permit Office
Remodel

PREPARED FOR:

HELM Design Group, LLC
979 Astoria Lane, League City, TX 77573
281-797-4901

PREPARED BY:

Werner Construction
2103 Lakeway Drive, League City, TX 77573
409-977-1829

Schedule of Values

Division	Schedule of Values for Permit Building	Project Cost
Division 1	General Conditions	\$72,340
Division 2	Existing Conditions	\$66,270
Division 3	Concrete 1130 – 1 st Street: \$27,040 418 Laurel Street: \$40,560	\$67,600
Division 4	Masonry 1130 – 1 st Street: \$66,490 418 Laurel Street: \$42,480	\$108,970
Division 5	Metals 1130 – 1 st Street: \$89,292 418 Laurel Street: \$73,058	\$162,350
Division 6	Wood & Plastics 1130 – 1 st Street: \$48,740	\$48,740
Division 7	Thermal & Moisture 1130 – 1 st Street: \$34,470 418 Laurel Street: \$29,910	\$64,380
Division 8	Doors & Windows 1130 – 1 st Street: \$51,980	\$51,980
Division 9	Finishes 1130 – 1 st Street: \$74,890	\$78,890
Division 26	Electrical 1130 – 1 st Street: \$36,220 418 Laurel Street: \$26,140	\$62,360
	Allowances	\$82,000
	Overhead & GC Fee	\$110,709
	Subtotal	\$976,589
	Bond at 1.8%	\$17,579
Total Project Cost		\$994,168

Scope Clarifications

Permit/EDC Building (1130 1st Street) Scope: The interior of the City of La Marque Permit office will be remodeled. The exterior façade is to be updated by heightening the parapets to include arched opening and creating architectural towers at the corners of the building facing 1st and Laurel. Also, applying new thin masonry veneer and new canopies. Landscape adjacent to the building by allowance. The interior of the EDC is not in the project other than as it is affected by the exterior façade work.

418 Laurel St Scope: Add free standing towers at the two main entrances. New windows at the entrance as indicated in the drawings. Paint the existing building and add shutters. Landscaping adjacent to the building by allowance. All work and disposal of material shall be performed in strict compliance with all applicable federal, state, and local statutes.

Our bid is based on the drawings dated 10/31/2022 by HELM Design Group. 188 working days

Division	Scope of Work
General Conditions	<p>Includes the following:</p> <ul style="list-style-type: none"> • Permit fees • Mobilization • Dumpster fees throughout project • Temporary Toilets as needed • Superintendent throughout project • Project Manager throughout project • Expendable tools • Insurance • Final cleaning of project for turnover to the Owner
Existing Conditions	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • Demo & remove per plans <p>*Protect items that are to remain * All demo materials to be removed to dumpster on site *Excludes Asbestos/Lead paint remediation</p>
Concrete	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • Concrete footers, ramps, stairs, cutting/boring.
Masonry	<p>Includes labor & materials for the following:</p> <ul style="list-style-type: none"> • Repoint & repair brick walls as needed. Install thin veneer.

Metals	Includes labor & materials for the following: <ul style="list-style-type: none"> • Handrails, canopies, and structural beams as defined in drawings.
Wood & Plastics	Includes labor & materials for the following: <ul style="list-style-type: none"> • Millwork per plans • Wall framing per plans
Thermal & Moisture	Includes labor & materials for the following: <ul style="list-style-type: none"> • Roofing per plans
Doors & Windows	Includes labor & materials for the following: <ul style="list-style-type: none"> • Interior door units and hardware per plans • Replace windows as defined in drawings
Finishes	Includes labor & materials for the following: <ul style="list-style-type: none"> • Drywall per plans • Insulation per plans • Interior painting per plans • Flooring per plans • Acoustical ceilings per plans
Electrical	Includes labor & materials for the following: <ul style="list-style-type: none"> • Electrical system per plans
Allowances	\$50,000 Owner Contingency \$18,000 Landscape Allowance \$7,000 Data Cabling Allowance \$7,000 Graphics Allowance
Surety Bond	Surety Bond cost would not exceed \$18,000. No markup on bond price. Cost will be defined at current market rates at time of execution.

ABOUT OUR COMPANY

Werner Construction is a rapidly growing construction company based in Texas that specializes new construction, multi-family projects, hospitality, restaurants, and large renovations.

Our team is made up of qualified personnel that have multifaceted experience in the commercial construction industry. We strive for excellence in everything we do whether it be our superb communication skills, knowledge of the construction process or our abilities to problem solve and value engineer for our clients.

We are a company that walks on the edge of technology.



We strive to captivate the market with our unique approaches to technology & construction. We give clients their own username and password to our cloud-based construction app called Buildertrend, where you can watch your project unfold. Never be uninformed about what is happening on your project. View daily logs, pictures, and videos, sign important documents, make payments, and communicate effectively with our team, all in the palm of your hand or on your computer.

Our Reputation Speaks

Werner has always been responsive to our needs and we will continue to use them on our projects. They have become our 'go to' contractor. You will not be disappointed.

- Mike Arena, Sullivan Brothers

Werner has helped us on so many projects in the community, they are invaluable.

- Aslan Barazi, Habitat for Humanity

Werner Construction is our go to contractor for all our needs. We have experienced other general contractors. Robert and his team are the best.

- Hadar Goldman, Goldman Investments

OWNER STATEMENT

The mission for Werner Construction is to be the go-to company for large construction projects. Our commitment is to ensure that each one of our clients receive the highest level of communication, honesty & dependability before, during and upon completion of each project.

It is my responsibility as the owner of this company to guarantee a quality product, to ensure job site safety and make sure you are 100% satisfied with our work.

You will not be disappointed with our level of communication before, during, and after your project. We implement a fully equipped online cloud-based software that allows the client, contractor, vendors, and all involved in the project to be fully aware of the schedule, daily reports, photos, documents communications and more. You can even pay us online if you wish!

We look forward to building your project.

- Robert Reeves

Project Schedule

A full Gantt Chart Schedule will be completed and managed in Oracle P6 Primavera software which will be available to all involved in the project from day one until completion.

THANK YOU!

We look forward to building your project and can't wait for you to see the final product! You will not be disappointed with Werner Construction.

(409) 977-1829



Robert Reeves, PMP



r.reeves@wernerconstructionllc.com



(409) 977-1829