



April 8, 2022

Bill Wardell
Washoe County CSD – Engineering and Capital Projects Division
1001 E. Ninth Street, Building A – 2nd Floor
Reno, NV 89512

Re: Marble Bluff Communications Tower CMAR
Subj. Plenium Builders / Premier Wireless Services – GMP Proposal

Dear Bill,

We are please to provide you the Guaranteed Maximum Price amount for the Marble Bluff Antenna project.

\$ 779,594	Cost of the Work
\$ 7,796	1% General Liability Insurance
\$ 9,201	1% Builder's Risk Insurance
\$ 83,642	10% CMAR Fee
\$ 39,830	5% CMAR Contingency
\$ 920,063	TOTAL

The Guaranteed Maximum Price amount is based on the following documents:
95% Construction Set dated 3-30-22 by Peek Site-Com / Premier Services

- GN-1,GN-2
- A-1, A-2, A-3, A-4, A-4, A-5, A5.1, A-6, A-7
- E-1,E-2 E-3

Schedule

- Baseline Schedule dated 4/8/22 prepared by Plenium Builders (Page 1)
 - 4-1/2 months; 4/25/22 Start Mobilization to 8/02/22 Turn over to the owner

We are available to review this GMP proposal with you at your convenience and look forward to working with you on the project. Thank you for the opportunity to be of service.

Sincerely,

A handwritten signature in blue ink, appearing to read "Angelo Carvajal", with a stylized flourish at the end.

Plenium Builders
Angelo Carvajal, Project Manager

Group	Phase	Description	Takeoff Quantity	Labor Hours	Labor Productivity	Labor Price	Labor Amount	Material Price	Material Amount	Sub Price	Sub Amount	Sub Name	Equip Price	Equip Amount	Total Cost/Unit	Total Amount
01000		GENERAL CONDITIONS														
	01310	PROJECT MANAGEMENT														
		Project Administrator	4.00 MO	60	15.000 HR / MO	50.00 /HR	3,000	-	-	- /wk	-		-	-	750.00 /MO	3,000
	01312	FIELD PERSONNEL														
		Project Superintendent	4.00 MO	692	173.000 HR / MO	90.00 /HR	62,280	-	-	-	-		1,600.00 /MO	6,400	17,170.00 /MO	68,680
	01320	CONSTRUCTION DOCUMENTS														
		Blue Printing/Shop Drawings	2.00 SET			-	-	100.00 /SET	200	-	-		-	-	100.00 /SET	200
	01510	CONSTRUCTION FACILITIES														
		Temporary Wash Stations	4.00 MO	693		/MO		150.00 /MO	600	-	-		-	-	150.00 /MO	600
		Chemical Toilet (1/10/mo)	4.00 MO			-	-	320.00 /MO	1,280	-	-		-	-	320.00 /MO	1,280
		Procure	1.00 EA			-	-	5,000.00 /EA	5,000	-	-		/EA		5,000.00 /EA	5,000
02000		SITEWORK														
	02580	SITE ELECTRIC STRUCTURES														
		Communication on Wheels 100'	1.00 LS			-	-	-	-	30,334.00 /LS	30,334	Premier Services	-	-	30,334.00 /LS	30,334
		Decommission Existing Tower	1.00 LS			-	-	-	-	67,370.00 /LS	67,370	Premier Services	-	-	67,370.00 /LS	67,370
		Ground Ring & Grounding	1.00 LS			-	-	-	-	12,490.00 /LS	12,490	Premier Services	-	-	12,490.00 /LS	12,490
		300Amp service & conduit building to building	1.00 LS			-	-	-	-	126,141.00 /LS	126,141	Premier Services	-	-	126,141.00 /LS	126,141
		Remove & Replace Foundation	1.00 LS			-	-	-	-	121,128.00 /LS	121,128	Premier Services	-	-	121,128.00 /LS	121,128
		F&I 130' 4-Legged Tower	1.00 LS			-	-	-	-	122,136.00 /LS	122,136	Premier Services	-	-	122,136.00 /LS	122,136
		Foundation for 10'x20' building	1.00 LS			-	-	-	-	20,532.00 /LS	20,532	Premier Services	-	-	20,532.00 /LS	20,532
		F&I 10'x20" precast building	1.00 LS			-	-	-	-	75,282.00 /LS	75,282	Premier Services	-	-	75,282.00 /LS	75,282
		F&I Alpha CXPS-E3 power plant	1.00 LS			-	-	-	-	71,667.00 /LS	71,667	Premier Services	-	-	71,667.00 /LS	71,667
		F&I Ice Bridge	1.00 LS			-	-	-	-	16,982.00 /LS	16,982	Premier Services	-	-	16,982.00 /LS	16,982
		Move equipment from COW to new tower	1.00 LS			-	-	-	-	23,643.00 /LS	23,643	Premier Services	-	-	23,643.00 /LS	23,643
		Repair existing fence	1.00 LS			-	-	-	-	9,529.00 /LS	9,529	Premier Services	-	-	9,529.00 /LS	9,529
		Special Inspections	1.00 LS			-	-	-	-	3,600.00 /LS	3,600	Premier Services	-	-	3,600.00 /LS	3,600

Estimate Totals

Description	Amount	Totals	Rate
Labor	65,280		
Material	7,080		
Subcontract	700,834		
Equipment	6,400		
Other			
	779,594	779,594	
General Liability	7,796		1.000 %
Builders Risk	9,201		1.000 %
	16,997	796,591	
CMAR Contingency	39,830		5.000 %
Fee	83,642		10.000 %
Total		920,063	

CLARIFICATIONS & SPECIFIC EXCLUSIONS

1) GENERAL CONDITIONS

- a. Project Management & Administration from main office
- b. Full-time onsite Superintendent w/ truck & fuel
- c. Procore project website for OAC team
- d. General Liability and Builders Risks Insurance
- e. Contingency, and General Contractor Fee
- f. Erosion Control
- g. Construction fire extinguishers
- h. Safety setup & maintenance
- i. Close out Documents
- j. First aid supplies
- k. Continuous cleanup & dumpster
- l. Final cleaning
- m. Misc. tools, equipment, & fuel
- n. Traffic control as needed
- o. Equipment needed to decommission old tower, and haul off site such as forklifts,
- p. Cranes, trailers, Fuel
- q. Temporary Utilities
- r. Special inspector for performing compaction test, and concrete break tests
- s. Equipment needed to transport, and set building on site
- t. Labor needed to transport, and set used 10'x20' shelter on new building foundation

2) SITEWORK

- Demo propane tanks and tanks foundations
- Labor needed to repair existing perimeter fence
- Equipment needed for fencing such as auger, skid steer, etc.
- Material needed to repair existing fence
- Labor to decommission old tower, and haul off for disposal
- Misc. supplies needed for cutting old tower for disposal
- Equipment needed to remove, disposed and replace the existing generator within the existing equipment building
- Material needed for removal of old foundation such as dump fees, and engineered fill

- Labor needed to remove existing tower foundation, and replace with engineered fill
- Equipment needed to remove existing tower foundation, and replace with engineered fill such as excavator, rock hammer, dump truck, water truck, compactor, etc.
- Material needed to install building foundation such as concrete, rebar, concrete form material, etc

3) CONCRETE

- Labor needed to install new engineered tower foundation
- Material needed to install new tower foundation such as rebar, concrete form material, concrete, etc.
- Equipment needed to install new tower foundation such as a concrete pump truck, etc
- Material needed such as concrete, pipe, 24" ice bridge grading, etc.
 - Labor needed to install ice bridge from new tower to existing building, and new tower to new building

4) STEEL

- Labor to assemble, and stack a single 4-legged 130' self supporting tower
- Equipment needed to assemble, and stack tower such as fork lift, cranes, etc
- Material needed such as a Valmont 130' 4-legged self supporting tower

5) SPECIAL CONSTRUCTION

- Labor needed to mobilize a 100' communication on wheels (COW) to site, transfer all live equipment from the old tower to the COW
- COW rental for entire duration of project
- RF supplies for temporary install on COW such as coax, connectors, grounding, mounts, etc
- Labor needed to install new engineered tower foundation
- Labor needed to install an engineered 10'x20' building foundation
- Labor needed to move live equipment from COW to new tower, and demobilization of COW from site
- Used 10'x20' precasted concrete building with full ground halo, ladder rack, lighting, etc.

6) ELECTRICAL

- Labor needed to install underground ground ring, ground everything on site, tying into existing ground ring
- Equipment needed to install ground ring such as a backhoe, jack hammer, etc
- Material needed to install ground ring such as ground rods, CAD welds, buss bars, #2 tinned wire, etc.
- Labor needed to install a 300 amp electrical service at site, and the conduit going from building to building
- Material needed for electrical such as 400 amp meter, 400 amp distribution panel, 200 amp disconnect, 100 amp disconnect, conduit, EMT, fittings, 400 amp ATS, Blue Star 80 Kw generator, and 4" conduit
- Labor to install an Alpha CXPS-E3 power plant within new shelter
- Material needed such as Alpha CXPS-E3 power plant, conductor, EMT, breakers, rectifiers, batteries, etc
- Material needed to install RF such as coax, connectors, cable dress in, grounding, etc.

GENERAL EXCLUSIONS

- 1) Permits and all associated governmental fees/costs (Demo, Grading, Foundation, Building Plan Check & Permit) & the timely delivery of such to accommodate the Construction Schedule
- 2) Any adverse effects with regards to COVID-19 and any other unknown future pandemics outside of current State of Nevada & CDC Guidelines
- 3) Water & sewer connection fees & assessments
- 4) Gas & Power application/service fees
- 5) Hazardous materials testing / abatement
- 6) Engineering other than in design-build scopes
- 7) Payment and performance bond
- 8) Unsuitable soils processing, haul-off or additional structural import
- 9) Webcam
- 10) Onsite security
- 11) Weekend/Holiday work
- 12) Time loss because weather affecting access and work conditions
- 13) Permitting fees
- 14) Closing of road due to weather
- 15) Snow removal
- 16) RF equipment/troubleshoot
- 17) Increase in material costs
- 18) NVE transformer pad and Bollards or any other NVE requirement.

