

REQUEST FOR PROPOSAL

GRANITE PROPERTIES, INC. HIGH POINTE TOWER

GEJOHNSON
CONSTRUCTION COMPANY



Table of Contents

01. Total Estimated Cost Opinion
02. Proposed Fee, Insurance Rate, & SDI Rate
03. Proposed Savings Share
04. Proposed GC Package
05. Schedule
06. Team Members, Company Resume, & Similar Projects
07. Logistics & Construction Work Plan
08. Qualifications/Exclusions
09. Acknowledgment of the Forms of Contract

August 31, 2023

Nathaniel Krisko | nkrisko@graniteprop.com
5601 Granite Parkway, Suite 1200
Plano, TX 75024

5613 DTC Parkway, Suite 450
Greenwood Village, CO 80111

RE: HIGH POINTE TOWER

Dear Nate,

Our goal for High Pointe Tower is to build the highest quality office building, revitalize the outdoor areas, and build a new parking structure on a condensed schedule that minimizes impact to your tenants. We will focus on setting a new bar for your experience working with a general contractor by providing excellence in collaboration, communication, and performance. The following reasons highlight why we are the right partner to build the High Pointe Tower project with you.

PROVEN TEAM: Granite Properties and GE Johnson/DPR have worked together on over three-million-square-foot of office, parking, and retail. For High Pointe Tower, your GE Johnson/DPR team includes proven leaders from both the Granite Place at Village Center project and Granite Properties' 23 Springs project.

A GOOD NEIGHBOR: We will go above and beyond to make sure your current High Pointe tenants are appropriately informed, taken care of, and most importantly, feel safe. Our logistics plan allows for parking during each phase. We will build great relationships with all stakeholders involved in the neighborhood.

A PRICE YOU CAN TRUST: Our objective is to get the right number, minimize Granite Properties' risk, and maximize your return on investment. Our team has successfully completed over \$140 million with Open Studio Architects and is prepared to work collaboratively with them and Granite Properties to hold the initial budget as the drawings progress through 100% Construction Documents. The team has reviewed the details and worked with our trade partners to develop a realistic number.

We appreciate this opportunity and look forward to partnering with your team again. Please don't hesitate to reach out with any questions or specific elements you would like us to cover. I am just a phone call away and a six minute drive from the site.

Sincerely,



Anthony Fasciano
Construction Executive
281.808.8956
fascianoa@gejohnson.com

Per the RFP, we acknowledge the items requested and have included them within the response below.

VI. PROPOSAL REQUIREMENTS

Respondents to the RFP will furnish an electronic bid response in PDF format which will include the following information:

- Signed cover letter acknowledging the Respondent's:
 - Total Estimated Cost Opinion including all Cost of the Work, General Conditions and Markup
 - Respondent's Proposed FEE, Insurance Rate and SDI Rate expressed as a percentage of the cost of the work. Include an explanation of the hard costs and subtotals to which the percentages apply and accumulate.
 - Respondent's proposed savings share between Owner and Contractor.
 - Respondent's Proposed GC Package (Respondents shall use the provided outline Exhibit B of General Conditions Items as the basis for determining its proposed General Conditions Package).
 - Respondent's Proposed Schedule of Completion expressed in Calendar Days measured from the planned Notice to Proceed of MONTH DAY, YEAR (excluding off-site civil improvements as noted previously). The proposed schedule shall provide the expected number of "lost weather days" for the area which in the case of this project are addressed in Article 15.1.6.2 of the General Conditions of the Contract for Construction. No time for extension due to weather will be extended until the cumulative number of days of actual lost time on the project exceed the cumulative days enumerated in the contract are expended.
 - Names of the proposed team members. It will be a condition of award that the proposed team is to not be assigned or proposed to another project once a letter of intent is issued.
 - Company resumes with at least 5 other similar projects:
 - Site Logistics, Construction Work Management Plans: Plans must include phasing plan ensuring parking, pedestrian access, and vehicular access in maintained during surface parking lot rework and existing parking garage demo.
 - List of Qualifications or Exclusions if any.
 - Respondent's acknowledgment of the Forms of Contract with any issues noted at the time of the RFP.
 - Respondents will be furnished an Excel Spread Sheet RFP tabulation. The Respondents will be required to submit the electronic spreadsheet at the time of the RFP Response in Excel format. Each Respondent's identified spread sheet will be merged into the Master Spread Sheet which will also contain to review all of the information in an organized format.
 - Respondents are furnished a copy of the contract with this RFP which is an edited AIA Document A320-2017 and AIA Document A201-2017. It is expected that the Respondents will review the proposed contract and acknowledge acceptance of its terms with the submission of the Response to the RFP. Any exceptions and/or qualifications that a Respondent wishes to make should be included in the Response to the RFP. The number and type of exceptions will be considered by the Owner and may disqualify a respondent depending upon the nature and number of exceptions and/or qualifications.
 - Respondents shall be provided the High Pointe Tower Basis of Design (BOD) as Exhibit C. The document outlines the Owner requirements for the project conforming to the design documents. Where there is a conflict between the BOD and the design documents, the respondent will either resolve the conflict through RFI process or assume the more restrictive detail.
 - Respondents shall be provided a list of the Owner's preferred vendors attached as Exhibit D. Although not mandatory, it is encouraged these vendors should be included as at least one of the competitive bidders for the respective scope.
 - Respondents shall acknowledge that the low voltage scope will be isolated to only providing pathway conduit and cabling from service provider handoffs to the base building demarc room. All other components for low voltage, to include, but not limited to: telepresence equipment, structured cabling, card readers, closed circuit television (aka CCTV or security cameras), parking equipment, wireless access points, equipment, data outlets, cable, and conduits are NOT included in this pricing.



SECTION 1

Total Estimated Cost Opinions

GEJOHNSON
CONSTRUCTION COMPANY

Granite Place
Greenwood Village, CO



SUMMARY FORM FOR HIGH POINTE TOWER GREENWOOD VILLAGE, CO

373,559	Site SF
367,100	Building GSF (Gross Square Feet)
343,248	Building RSF (Rentable Square Feet)
431,690	Garage SF (3.25/1,000SF)

PHASE 1

SITE WORK - (ROUGH)	
Storm Line	329588
Water and Sanitary	675883
Surface lot pavement	422795
Hardscape and masonry	241810
Electrical Site Utilities	Incl Below
ITEM # 1 - SUBTOTAL SITE (ROUGH)	
	1670076
AMENITIES	
Landscape/Irrigation	639467
Street and Parking Lot Landscaping	Incl Above
Amenity Structures	Incl Above
Amenity Electrical	150000
Site and Amenity Furnishings	Incl Above
ITEM # 2 - SUBTOTAL LANDSCAPING	
	789467

PHASE 2

OFF-SITE CIVIL IMPROVEMENTS	
Off-site detention pond excavation and erosion control	54429
Off-site detention pond hardscape and landscape	15000
ITEM # 3 - SUBTOTAL OFF-SITE CIVIL IMPROVEMENTS	
	69429
DEMOLITION / MASS EXCAVATION / RETENTION	
MEP Preparations for Demolition	2000
Garage Demolition	458000
Mass Excavation	3133229
Soil Retention Systems	1540000
Dewatering	Excluded
ITEM # 4 - DEMOLITION / MASS EXCAVATION / RETENTION	
	5133229
SITE IMPROVEMENTS	
Concrete Drives, Flatwork, Hardscape, & Masonry	758816
Structural / Metal Fabrications / Stairs / Handrails	163000
Retaining Walls	228834
Waterproofing / Damp proofing / Joint Sealants	Incl Below
Specialties / Planters / Miscellaneous Site Improvements	131025
Snow Melt System	580000
Landscape & Irrigation	695594
Plumbing	Incl Above
Electrical & Lighting	225000
Telecomm Pathways outside Office and Garage Footprints (Plug as an allowance)	Incl Above
ITEM # 5 - SITE IMPROVEMENTS	
	2782269
GARAGE	
Hoisting and Field Services	1021693
Cast in Place Concrete	10372268

Piers & Foundations	2104755
Masonry	74272
Structural Steel & Misc Metals	442900
Waterproofing / Traffic Coatings / Damp proofing / Sealants / Expansion Joints / Roofing	485647
Metal Panels	3116790
Doors / Hardware	380246
Glass, Glazing, Louvers, and Vents	512220
Finishes: Framing, Drywall, Paint, Flooring, Ceilings, Striping	464590
Specialties / Miscellaneous	29596
Elevators	465400
Fire Protection	183891
Plumbing	Incl Below
HVAC Systems / Controls	1150810
Electrical / Lighting / Fire Alarm	1842700
Parking Equipment (NOT INCLUDED, OWNER RESP.)	By Owner
Signage (NOT INCLUDED, OWNER RESP)	By Owner
Electrical Vehicle Chargers (NOT INCLUDED, OWNER RESP.)	By Owner
ITEM # 6 - SUBTOTAL GARAGE	22647778

CORE & SHELL OFFICE BUILDING	
Hoisting and Field Services	2383950
Drilled Piers and Foundations	1811345
Cast-in-Place Structure	19103595
Pre-cast concrete	1525352
Masonry	0
Structural / Metal Fabrications / Stairs / Handrails	1557650
Rough Carpentry, Millwork, Casework	926128
Roofing and Roof Insulation	596915
Waterproofing, Thermal Protection, Metal Panels, Exterior Framing	922999
Doors / Metal / Wood / Plastic / Hardware	548347
Glazing / Enclosures / Louvers	14856341
Finishes: Framing, Drywall Partitions, Sheathing, Ceilings	2398342
Finishes: Stone, Tile, Flooring, Paint	1508271
Finishes: Paint and Special Finishes	Incl Above
Specialties / Accessories / Toilet Partitions / Lockers / Miscellaneous	619998
Blinds / Window Treatments (NOT INCLUDED)	By Owner
Elevators with Elevator Cab Allowance	3497020
Fire Protection Systems	1610170
Plumbing	Incl Below
HVAC Systems / Controls	13799246
Electrical / Lighting Power / Generator / Fire Alarm	7255183
Special Equipment	99685
Telecom and AV (NOT INCLUDED)	By Owner
Security Access Control (NOT INCLUDED)	By Owner
ITEM # 7 - SUBTOTAL CORE & SHELL OFFICE BUILDING	75020537

ITEM # 8 - BUILDING PERMIT	736997.2178
ITEM # 7 - GENERAL CONDITIONS	5985902
ITEM # 8 - CONTRACTOR CONTINGENCY @ 3%	3243383.55
ITEM # 9 - FEE	2328813.855
ITEM # 10 - PRECONSTRUCTION	75000
ITEM #11- INSURANCE	1354441.8
TOTAL MARK-UP	13724538.4

PHASE 1		
ITEM # 1 - SUBTOTAL SITE (ROUGH)		1670076
ITEM # 2 - SUBTOTAL LANDSCAPING		789467
TOTAL PHASE 1		2459543
PHASE 2		
ITEM # 3 - SUBTOTAL OFF-SITE CIVIL IMPROVEMENTS		69429
ITEM # 4 - DEMOLITION / MASS EXCAVATION / RETENTION		5133229
ITEM # 5 - SITE IMPROVEMENTS		2782269
ITEM # 6 - SUBTOTAL GARAGE		22647778
ITEM # 7 - SUBTOTAL CORE & SHELL OFFICE BUILDING		75020537
TOTAL PHASE 2		105653242
TOTAL CONSTRUCTION COSTS		108112785
TOTAL - PHASE 1 WITH PRORATED MARKUP		2771773.35
TOTAL - PHASE 2 WITH PRORATED MARKUP		119065550
ITEM # 3 - SUBTOTAL OFF-SITE CIVIL IMPROVEMENTS WITH PRORATED MARKUP		78242.7678
ITEM # 4 - DEMOLITION / MASS EXCAVATION / RETENTION WITH PRORATED MARKUP		5784874.4
ITEM # 5 - SITE IMPROVEMENTS WITH PRORATED MARKUP		3135468.28
ITEM # 6 - SUBTOTAL GARAGE WITH PRORATED MARKUP		25522833.9
ITEM # 7 - SUBTOTAL CORE & SHELL OFFICE BUILDING WITH PRORATED MARKUP		446487505

Alternates		
Add Alternate: Floor-by-floor VAV Air Handlers with DOAS Roof Units		1913870
Subtotal of Accepted Alternates		1913870

Estimate Summary

Masterformat CSI	Description of Work	Phase 1		Phase 2					Total
		Item #1 - Site (Rough)	Item #2 - Landscaping	Item #3 - Off-Site Civil Improvements	Item #4 - Demo/Mass Ex/Retention	Item #5 - Site Improvements	Item #6 - Garage	Item #7 - Core & Shell Office Building	
	Gross Area (sf)	373,559 sf	373,559 sf	8,063 sf	373,559 sf	373,559 sf	442,017 sf	400,248 sf	1,971,005 GBA
02	Existing Conditions	-	-	-	458,000	-	-	-	458,000
03	Concrete	-	-	-	-	-	13,498,716	24,824,242	38,322,958
04	Masonry	-	-	-	-	-	74,272	-	74,272
05	Metals	-	-	-	-	163,000	442,900	1,557,650	2,163,550
06	Wood, Plastics and Composites	-	-	-	-	-	-	926,128	926,128
07	Thermal and Moisture Protection	-	-	-	-	-	3,602,437	1,519,914	5,122,351
08	Openings	-	-	-	-	-	892,466	15,404,688	16,297,154
09	Finishes	-	-	-	-	-	464,590	3,906,613	4,371,203
10	Specialties	-	-	-	-	-	29,596	619,998	649,594
11	Equipment	-	-	-	-	-	-	-	-
12	Furnishings	-	-	-	-	-	-	-	-
14	Conveying	-	-	-	-	-	465,400	3,497,020	3,962,420
21	Fire Suppression	-	-	-	-	-	183,891	1,610,170	1,794,061
22	Plumbing	-	-	-	2,000	-	-	-	2,000
23	HVAC	-	-	-	-	-	1,150,810	13,799,246	14,950,056
26	Electrical	-	150,000	-	-	225,000	1,842,700	7,255,183	9,472,883
31	Earthwork	-	-	69,429	3,133,229	-	-	-	3,202,658
32	Exterior Improvements	664,605	639,467	-	1,540,000	1,814,269	-	-	4,658,341
33	Utilities	1,005,471	-	-	-	580,000	-	-	1,585,471
	Subtotal Direct Costs	1,670,076	789,467	69,429	5,133,229	2,782,269	22,647,778	75,020,537	108,112,785
	Subtotal Contingency Costs	-	-	-	-	-	-	-	-
	Contractor Indirect Costs								
	Subcontractor Default Insurance	19,654	9,291	817	60,410	32,743	266,527	882,868	1,272,309
	Building Permit	6,900	3,262	287	21,208	11,495	93,569	309,945	446,665
	Plan Review Fees	4,485	2,120	186	13,785	7,472	60,820	201,464	290,332
	General Conditions	92,467	43,711	3,844	284,213	154,046	1,253,944	4,153,677	5,985,902
	Construction Contingency	50,102	23,684	2,083	153,997	83,468	679,433	2,250,616	3,243,384
	Anticipated OCIP Subcontractor Deduct	(7,955)	(3,761)	(331)	(24,452)	(13,253)	(107,884)	(357,364)	(515,000)
	Insurance (OCIP)	9,224	4,360	383	28,352	15,367	125,089	414,356	597,132
	Preconstruction Services	1,159	548	48	3,561	1,930	15,711	52,043	75,000
	CM/GC Fee	35,974	17,006	1,496	110,573	59,932	487,847	1,615,987	2,328,814
	Subtotal Indirect Costs	212,010	100,220	8,814	651,645	353,199	2,875,056	9,523,594	13,724,538
	Total Estimated Construction Cost	1,882,086	889,687	78,243	5,784,874	3,135,468	25,522,834	84,544,131	121,837,323
	Unit Cost (\$/GSF)	5.04 / sf	2.38 / sf	9.70 / sf	15.49 / sf	8.39 / sf	57.74 / sf	211.23 / sf	61.81 / sf
	Cost Per Stall & Cost Per Unit		8,897 / unit	782 / unit	57,849 / unit	31,355 / unit	255,228 / unit	845,441 / unit	

Master Format Detail	Takeoff Quantity	Total Cost/Unit	Total Amount
01-00-00 General Requirements			
01-10-00 Summary			
Hoisting and Field Services - Building	18.00 mn	132,441.67 /mn	2,383,950
Hoisting and Field Services - Garage	18.00 mn	56,760.72 /mn	1,021,693
01-10-00 Summary		/sf	3,405,643
01-00-00 General Requirements	800,717.00 sf	4.25 /sf	3,405,643
02-00-00 Existing Conditions			
02-40-00 Demolition and Structure Moving			
Remove Rip Rap	430.00 sf	5.22 /sf	2,245
Remove Rip Rap	60.00 sf	7.16 /sf	430
Remove Trees & Hedges	1.00 ls	34,755.56 /ls	34,756
Remove Trees & Hedges	1.00 ls	48,000.00 /ls	48,000
Remove LP Base, Bollards, ADA Signs	1.00 ls	6,777.84 /ls	6,778
Remove LP Base, Bollards, ADA Signs	1.00 ls	3,388.92 /ls	3,389
Remove Disconnected Site Conduits	1.00 ls	3,388.92 /ls	3,389
Remove Metal Gate @ North of Existing Garage	1,459.00 sf	13.79 /sf	20,113
Demo Existing Garage	44,632.00 sf	6.89 /sf	307,630
Demo Existing 18" Garage Pier to Below (N) Pier Caps	10.00 ea	114.88 /ea	1,149
Demo Existing 24" Garage Pier to Below (N) Pier Caps	23.00 ea	114.88 /ea	2,642
Demo Existing 36" Garage Pier to Below Gd Bms	24.00 ea	114.88 /ea	2,757
Sawcutting Asphalt/Concrete	1.00 ls	1,783.33 /ls	1,783
Sawcutting Asphalt/Concrete	1.00 ls	450.00 /ls	450
Remove Concrete Walk	5,080.00 sf	1.62 /sf	8,230
Remove Concrete Paving	1,390.00 sf	2.40 /sf	3,336
Remove Concrete Walk	1,390.00 sf	2.56 /sf	3,558
Remove Concrete Paving	370.00 sf	4.75 /sf	1,758
Remove Site CIP Wall @ Metal Gate	1,531.00 sf	15.00 /sf	22,965
Remove Site CIP Wall @ Existing Garage Loading Dock	204.00 sf	5.74 /sf	1,172
Remove Concrete Curb	1,600.00 lf	9.78 /lf	15,648
Remove Concrete Curb	380.00 lf	10.60 /lf	4,028
Remove Asphalt Paving	48,150.00 sf	1.27 /sf	61,151
Remove Asphalt Paving	320.00 sy	21.45 /sy	6,864
Remove Concrete Stair @ Existing Tower Entry	3.00 rs	3,078.69 /rs	9,236
Remove Steel Stair @ North of Existing Garage	6.00 rs	3,078.69 /rs	18,472
02-40-00 Demolition and Structure Moving		/sf	591,926
02-00-00 Existing Conditions	373,559.00 sf	1.59 /sf	591,926
03-00-00 Concrete			
01-00-00 General Requirements			
BIM Coordination Lift Dwgs	431,690.00 sf	0.03 /sf	13,076
BIM Modeling - PT Anchors	431,690.00 sf	0.01 /sf	5,498
BIM Coordination Lift Dwgs	431,690.00 sf	0.07 /sf	30,512
BIM Modeling - PT Anchors	431,690.00 sf	0.03 /sf	12,830
01-00-00 General Requirements		/sf	61,916
03-30-00 Cast-in-Place Concrete			
Garage - Pier Caps - 2'	11.00 cy	321.85 /cy	3,540
Garage - Concrete Piers	1,280.00 cy	122.20 /cy	156,415
Tower - Concrete Piers	2,010.00 cy	122.20 /cy	245,620
Tower - Pier Caps - 2'	33.00 cy	321.85 /cy	10,621
Dewatering of Piers	1.00 ls	42,000.00 /ls	42,000
Tower - Slab on Grade_4"	27,890.00 sf	9.79 /sf	272,924

High Pointe Tower
100% DD
August 31, 2023



Master Format Detail	Takeoff Quantity	Total Cost/Unit	Total Amount
03-30-00 Cast-in-Place Concrete			
Garage - Grade Beams	6.00 cy	275.63 /cy	1,654
Garage - 12" Retaining Wall	75.00 cy	65.16 /cy	4,887
Tower - Grade Beams	120.00 cy	1,378.12 /cy	165,374
Garage - Perimeter Walls	447.00 cy	65.16 /cy	29,125
Garage - Shear Walls_12"	710.00 cy	1,428.52 /cy	1,014,250
Tower - Core Walls - 12"	1,864.00 cy	1,428.52 /cy	2,662,764
Garage - Elevated Deck_PT. Slab_5 1/2"	342,972.00 sf	10.57 /sf	3,626,084
Tower - Elevated Deck_PT. Slab_12"	82,245.00 sf	22.13 /sf	1,819,964
Tower - Elevated Deck_PT. Slab_14"	2,257.00 sf	22.13 /sf	49,944
Garage - Slab on Grade_5"	85,963.00 sf	1.96 /sf	168,242
Garage - Concrete Beams	2,620.00 cy	1,966.98 /cy	5,153,496
Garage - Concrete Columns	902.00 cy	1,966.98 /cy	1,774,219
Garage - Girders	217.00 cy	1,966.98 /cy	426,835
Tower - Concrete Beams	5,926.00 cy	1,966.98 /cy	11,656,343
Tower - Concrete Columns	1,200.00 cy	1,966.98 /cy	2,360,380
Tower - Drop Cap_8"	1.00 cy	1,966.99 /cy	1,967
03-30-00 Cast-in-Place Concrete		/sf	31,646,649
03-40-00 Precast Concrete			
8" Prestressed Solid Wall Panels - XPC-01	15,585.00 sf	96.12 /sf	1,498,100
Sealants at XPC-01 Panels	15,585.00 sf	1.75 /sf	27,252
03-40-00 Precast Concrete		/sf	1,525,352
03-50-00 Cast Decks and Underlayment			
Garage - Slab on Metal Deck (3.5VLI5.5A)	6,076.00 sf	9.01 /sf	54,752
Garage - Elevated Deck_Mildly Rein. Slab_12"	279.00 sf	10.57 /sf	2,950
Tower - Slab on Metal Deck (4.5VLI6.5A)	779.00 sf	9.01 /sf	7,020
Tower - Elevated Deck_Overframed Slab_4"	686.00 sf	10.57 /sf	7,253
Tower - Elevated Deck_Mildly Rein. Slab_8"	152,416.00 sf	10.57 /sf	1,611,424
03-50-00 Cast Decks and Underlayment		/sf	1,683,398
03-00-00 Concrete	800,717.00 sf	43.61 /sf	34,917,315
04-00-00 Masonry			
04-20-00 Unit Masonry			
Trash Enclosure - 5' CMU Wall	264.00 sf	27.97 /sf	7,384
Garage - CMU Cores - CMU-01	13,277.00 sf	5.59 /sf	74,272
04-20-00 Unit Masonry		/sf	81,656
04-00-00 Masonry	800,717.00 sf	0.10 /sf	81,656
05-00-00 Metals			
05-10-00 Structural Metal Framing			
Misc. Steel_Garage Stair Support	3.00 tn	8,000.00 /tn	24,000
Misc. Steel_Garage Screen Wall Support	8.00 tn	8,000.00 /tn	64,000
Structural Steel_Penthouse	1.00 tn	9,000.00 /tn	9,000
Structural Steel_Elev. Hoist Beams	1.00 tn	9,000.00 /tn	9,000
Structural Steel_Level 2 Balcony	4.00 tn	9,000.00 /tn	36,000
Structural Steel Erection - Garage	11.00 tn	150.00 /tn	1,650
Structural Steel Erection - Tower	77.00 tn	750.00 /tn	57,750
05-10-00 Structural Metal Framing		/sf	201,400
05-50-00 Metal Fabrications			
Misc. Steel - Bar Grates w/L2x2x1/4 Support Angle	401.00 sf	50.00 /sf	20,050
Steel Pan Stairs - VLF	139.00 vlf	2,397.12 /vlf	333,200
Misc. Steel - Coping Plates	25.00 tn	7,500.00 /tn	187,500
Misc. Steel - Equipment Screen Posts_5"x5" - 16'	68.00 ea	1,852.94 /ea	126,000
Steel Pan Stairs - VLF	327.00 vlf	2,680.12 /vlf	876,400
Misc. Steel - Parapet Support Posts_5"x5" - 7'-8"	398.00 ea	643.22 /ea	256,000

Master Format Detail	Takeoff Quantity	Total Cost/Unit	Total Amount
05-50-00 Metal Fabrications		/sf	1,799,150
05-00-00 Metals	800,717.00 sf	2.50 /sf	2,000,550
06-00-00 Woods, Plastics, and Composites			
06-10-00 Rough Carpentry			
Tower: Rough Carpentry	1.00 ls	116,609.00 /ls	116,609
Tower: Lobby Artwork Allowance	1.00 ls	726.00 /ls	726
06-10-00 Rough Carpentry		/sf	117,335
06-40-00 Architectural Woodwork			
Millwork_Bench_Locker Room	33.00 lf	1,470.68 /lf	48,532
Millwork_Bench_Bike Workroom	8.00 lf	291.59 /lf	2,333
Millwork_Lockers	24.00 lf	980.45 /lf	23,531
Millwork_Lower Cabinets_Amenity	35.00 lf	386.02 /lf	13,511
Millwork_Lower Cabinets w/ Towel	15.00 lf	955.94 /lf	14,339
Opening_Locker			
Millwork_Lower Cabinets w/ Trash & Recycling_Amenity	8.00 lf	418.19 /lf	3,345
Millwork_ADA Panel_Locker Room_PLAM-1	15.00 lf	416.69 /lf	6,250
Millwork_SS-1_Amenity	90.00 sf	107.23 /sf	9,650
Millwork_SS-2_Locker Room	84.00 sf	318.65 /sf	26,766
Millwork_SS-5_Conference	54.00 sf	190.95 /sf	10,311
Millwork_SS-1_Amenity	456.00 sf	453.87 /sf	206,963
Millwork_ADA Panel_Restroom_PLAM 2	228.00 sf	366.97 /sf	83,669
Millwork_Walnut Veneer @ Full Length Mirror	24.00 ea	950.00 /ea	22,800
Millwork_Walnut Veneer @ Sink Mirror	72.00 ea	950.00 /ea	68,400
Millwork_WD-1 @ Elevators	580.00 sf	132.76 /sf	77,001
Millwork_MT-1 @ Elevators	450.00 sf	49.79 /sf	22,403
Millwork_Metal Mesh Dividing Screen w/ Mirror	375.00 sf	104.53 /sf	39,199
Millwork_Reception Desk	1.00 ls	45,000.00 /ls	45,000
Millwork_Fire Pocket Door Covers	21.00 ea	124.46 /ea	2,614
Millwork_Walnut Veneer @ Full Length Mirror_Locker	2.00 ea	950.00 /ea	1,900
Millwork_Walnut Veneer @ Sink Mirror_Locker	4.00 ea	950.00 /ea	3,800
Millwork_Bench_L2 Grab & Go	1.00 ls	38,237.00 /ls	38,237
06-40-00 Architectural Woodwork		/sf	770,556
09-60-00 Floorings			
Flooring_Base_B-01_Metal	75.00 lf	58.10 /lf	4,358
Flooring_Base_B-03_Wood Painted	598.00 lf	51.65 /lf	30,884
Flooring_Base_B-04_Wood Stained	58.00 lf	51.65 /lf	2,995
09-60-00 Floorings		/sf	38,237
06-00-00 Woods, Plastics, and Composites	800,717.00 sf	1.16 /sf	926,128
07-00-00 Thermal & Moisture Protection			
07-10-00 Dampproofing and Waterproofing			
Post-Applied Sheet Membrane Waterproofing	1,634.00 sf	8.50 /sf	13,889
Pre-Applied Sheet Membrane Waterproofing	8,797.00 sf	11.50 /sf	101,166
Fluid Applied Barrier	743.00 sf	6.00 /sf	4,458
07-10-00 Dampproofing and Waterproofing		/sf	119,513
07-20-00 Thermal Protection			
Garage - Polystyrene Insulation - 2'	1,460.00 sf	3.25 /sf	4,745
Tower - Polystyrene Insulation - 4'	3,020.00 sf	3.25 /sf	9,815
07-20-00 Thermal Protection		/sf	14,560

Master Format Detail	Takeoff Quantity	Total Cost/Unit	Total Amount
07-40-00 Roofing and Siding Panels			
Metal Wall Panel - MT-01_ACM (Includes Soffits)	1,397.00 sf	65.00 /sf	90,805
Metal Wall Panel - MT-02/03_Perforated Panels (Includes Soffits)	35,995.00 sf	80.59 /sf	2,900,985
Metal Wall Panel - MT-06_Screen Mesh Wall	2,785.00 sf	44.88 /sf	125,000
Metal Wall Panel - XMT-03 (Rooftop Screen)	8,894.00 sf	45.00 /sf	400,230
Composite Wall Panel - XMT-05 (ACM)	743.00 sf	65.00 /sf	48,295
07-40-00 Roofing and Siding Panels		/sf	3,565,315
07-50-00 Membrane Roofing			
TPO Roofing_60 mil_SOMD	2,472.00 sf	37.66 /sf	93,102
TPO Roofing_60 mil_PT Slab & SOMD	29,143.00 sf	26.08 /sf	760,102
Temp Roofing over Stair Core	2,784.00 sf	11.50 /sf	32,016
07-50-00 Membrane Roofing		/sf	885,220
07-60-00 Flashing and Sheet Metal			
Roof Scuppers	3.00 ea	44.00 /ea	132
Flashing and Sheet Metal (Copings)	3,109.00 sf	1.75 /sf	5,441
07-60-00 Flashing and Sheet Metal		/sf	5,573
07-70-00 Roof and Wall Specialties and Accessories			
R-03_Pedestal Roofing System (Pavers)	2,567.00 sf	35.00 /sf	89,845
R-03_Pedestal Roofing System (Waterproofing Only)	2,567.00 sf	10.75 /sf	27,595
R-03_Pedestal Roofing System Testing	2.00 ea	2,500.00 /ea	5,000
Roof Hatch 5-0x5-0	1.00 ea	3,000.00 /ea	3,000
07-70-00 Roof and Wall Specialties and Accessories		/sf	125,440
07-80-00 Fire and Smoke Protection			
Garage - Fireproof Joist & Beams - 1 hr	3,033.00 sf	2.99 /sf	9,064
Tower - Fireproof Joist & Beams - 1 hr	3,057.00 sf	2.99 /sf	9,136
07-80-00 Fire and Smoke Protection		/sf	18,200
07-90-00 Joint Protection			
EJ - Floor to Floor 4" (Traffic Rated)	753.00 lf	175.00 /lf	131,775
EJ - Slab to Wall	753.00 lf	175.00 /lf	131,775
Exterior Sealants	19,228.00 sf	6.50 /sf	124,982
07-90-00 Joint Protection		/sf	388,532
07-00-00 Thermal & Moisture Protection	800,717.00 sf	6.40 /sf	5,122,352
08-00-00 Openings			
08-10-00 Doors and Frames			
Garage DFH: Furnish and Install	1.00 ls	116,468.00 /ls	116,468
Tower DFH: Furnish and Install	1.00 ls	548,347.00 /ls	548,347
08-10-00 Doors and Frames		/sf	664,815
08-30-00 Specialty Doors and Frames			
Ext Coiling Door 11' x 7'6" Low Head Room	3.00 ea	43,930.68 /ea	131,792
Ext Coiling Door 11' x 10' Low Head Room	3.00 ea	43,995.32 /ea	131,986
Fire Rated Acordion Door	22.00 ea	16,410.14 /ea	361,023
08-30-00 Specialty Doors and Frames		/sf	624,801
08-40-00 Entrances, Storefronts, and Curtain Walls			
Curtain Wall System - IGU-01 (w/MT-04 Painted Mullions)	3,261.00 sf	152.29 /sf	496,630

High Pointe Tower
100% DD
August 31, 2023



Master Format Detail	Takeoff Quantity	Total Cost/Unit	Total Amount
08-40-00 Entrances, Storefronts, and Curtain Walls			
Unitized Curtain Wall System - CW-01/CW-02	88,986.00 sf	112.76 /sf	10,033,860
Fin-Wall System - CW-03	2,835.00 sf	383.62 /sf	1,087,560
Unitized Curtain Wall System - SF-01	20,715.00 sf	107.70 /sf	2,230,970
Curtain Wall Flashings	3,006.00 lf	28.00 /lf	84,168
Glazing_Door_Type 4 (103A & 103B & 203A & 203B)	4.00 ea	2,368.44 /ea	9,474
Glazing_Door_Type 5 (209A & 209B)	2.00 ea	1,421.07 /ea	2,842
Glazing_Door_Type 5_Shower Doors	6.00 ea	1,705.28 /ea	10,232
Glazing_Door_Type 6 (207A)	1.00 ea	1,705.28 /ea	1,705
Glazing_Door_Unknown Type (120A)	1.00 ea	1,705.28 /ea	1,705
Glazing_Door_Aluminum Frames	78.00 ea	142.11 /ea	11,084
Alum. Storefront Glazed Door - Single	2.00 ea	5,095.00 /ea	10,190
Alum. Storefront Glazed Doors (Interior & Exterior)	24.00 ea	7,197.50 /ea	172,740
Automatic Entrance Doors - Double	2.00 ea	21,720.00 /ea	43,440
Glazing_Interior Alum Storefront System_SF-02	671.00 sf	42.63 /sf	28,606
Glazing_Frameless Mirror @ Wall_Gym	515.00 sf	33.16 /sf	17,076
Glazing_Interior Glass Railing	365.00 sf	283.25 /sf	103,385
Glazing_Glass Railing_Balconies	712.00 sf	283.25 /sf	201,671
Glazing_Glass Staircase	1.00 ls	450,000.00 /ls	450,000
Glazing_Mirror @ Suspended Wall Panel in Gym	3.00 ea	100.00 /ea	300
08-40-00 Entrances, Storefronts, and Curtain Walls		/sf	14,997,638
08-70-00 Hardware			
Automatic Operator	1.00 ea	4,500.00 /ea	4,500
08-70-00 Hardware		/sf	4,500
08-00-00 Openings	800,717.00 sf	20.35 /sf	16,291,754
09-00-00 Finishes			
08-30-00 Specialty Doors and Frames			
Access Door_Install	100.00 ea	90.00 /ea	9,000
08-30-00 Specialty Doors and Frames		/sf	9,000
08-40-00 Entrances, Storefronts, and Curtain Walls			
Glazing_Glass Railing_Garage	10.00 lf	540.00 /lf	5,400
Paint_Garage	1.00 ls	436,680.00 /ls	436,680
Sealed Concrete_Garage	435,750.00 sf	/sf	
Drywall & Framing_Garage	1.00 ls	27,910.00 /ls	27,910
08-40-00 Entrances, Storefronts, and Curtain Walls		/sf	469,990
09-00-00 Finishes			
Moisture Mitigation	13,409.00 sf	1.50 /sf	20,114
09-00-00 Finishes		/sf	20,114
09-20-00 Plaster and Gypsum Board			
Walls_Gyp Bd_Partition Type A3	14,666.00 sf	12.05 /sf	176,694
Walls_Install HM Frames_Single	54.00 ea	65.00 /ea	3,510

Master Format Detail	Takeoff Quantity	Total Cost/Unit	Total Amount
09-20-00 Plaster and Gypsum Board			
Walls_Install HM Frames_Double	13.00 ea	84.99 /ea	1,105
Walls_Gyp Bd_Partition Type A4	258.00 sf	12.05 /sf	3,108
Walls_Gyp Bd_Partition Type A6	27,445.00 sf	12.05 /sf	330,653
Walls_Gyp Bd_Partition Type B1_One-Sided	2,001.00 sf	10.33 /sf	20,664
Walls_Gyp Bd_Partition Type B2_One-Sided	874.00 sf	10.33 /sf	9,026
Walls_Gyp Bd_Partition Type B3_One-Sided	29,867.00 sf	10.33 /sf	308,428
Walls_Gyp Bd_Partition Type B6_One-Sided	5,375.00 sf	10.33 /sf	55,506
Walls_Gyp Bd_Partition Type C3	274.00 sf	12.91 /sf	3,537
Walls_Gyp Bd_Partition Type E3_2 hr	12,898.00 sf	15.49 /sf	199,791
Walls_Gyp Bd_Partition Type E6_2 hr	16,894.00 sf	15.49 /sf	261,689
Walls_Gyp Bd_Partition Type T6_2 hr	25,747.00 sf	15.49 /sf	398,823
Ceiling_Gyp Bd	14,334.00 sf	8.13 /sf	116,568
Ceiling_Gyp Bd_Bulkhead	37.00 sf	9.47 /sf	350
Ceiling_Gyp Bd_Soffit_0' 4"	4.00 sf	10.32 /sf	41
Ceiling_Gyp Bd_Soffit_1' 6"	973.00 sf	10.33 /sf	10,048
Ceiling_Gyp Bd_Soffit_1' 10"	45.00 sf	10.33 /sf	465
Ceiling_Gyp Bd_Soffit_2' 6"	37.00 sf	11.19 /sf	414
Ceiling_Gyp Bd_Soffit_3' 0"	61.00 sf	12.05 /sf	735
09-20-00 Plaster and Gypsum Board		/sf	<u>1,901,155</u>
09-30-00 Tiling			
Tile Siding - XT-01	2,900.00 sf	57.10 /sf	165,590
Linear Trench Drain Coordination	24.00 ea	75.00 /ea	1,800
Flooring_Tile_T-01_Lobby, Elevators	4,749.00 sf	23.12 /sf	109,779
Flooring_Tile_T-02_Locker Rooms	1,476.00 sf	26.42 /sf	38,994
Flooring_Tile_T-03_Locker Room Shower	96.00 sf	26.42 /sf	2,536
Flooring_Tile_T-03_Locker Room	19.00 sf	29.72 /sf	565
Shower_Bench			
Flooring_Tile_T-04_Restrooms	7,065.00 sf	19.81 /sf	139,985
Walls_Tile_T-05_Locker Rooms	2,949.00 sf	21.50 /sf	63,391
Walls_Tile_T-06_Restroom Sink	3,287.00 sf	21.50 /sf	70,656
Walls_Tile_T-07_Restroom Walls	14,719.00 sf	17.59 /sf	258,869
Walls_Tile_T-08_Locker Room Sinks	433.00 sf	21.50 /sf	9,308
Walls_Tile_T-09_Lobby Walls	2,066.00 sf	25.40 /sf	52,485
Walls_Tile_T-10_Lobby Walls	1,596.00 sf	25.40 /sf	40,545
Walls_Tile_T-11_Lobby Walls	402.00 sf	4.30 /sf	1,728
Walls_Tile_T-12_Lounge Sink	65.00 sf	11.00 /sf	715
09-30-00 Tiling		/sf	<u>956,945</u>
09-50-00 Ceilings			
Ceiling_ES-1_Aluminum Wood Slat Ceiling	4,551.00 sf	37.25 /sf	169,525
Ceiling_ACT-1_2'x2'	5,647.00 sf	7.75 /sf	43,764
Ceiling_CLNG-1_Wood Slat Ceiling	4,983.00 sf	35.75 /sf	178,142
Ceiling_CLNG-2_Turf Tiles	1,625.00 sf	50.00 /sf	81,250
Ceiling_ACT-2_4'x4'	979.00 sf	14.00 /sf	13,706
09-50-00 Ceilings		/sf	<u>486,387</u>
09-60-00 Floorings			
Floor Prep	50,343.00 sf	0.50 /sf	25,172
Flooring_Lobby_GR-01	262.00 sf	35.00 /sf	9,170
Flooring_LVT_LVT-01	3,099.00 sf	12.33 /sf	38,205
Flooring_Base_B-02_Rubber	6,631.00 lf	7.25 /lf	48,087
Flooring_Base_B-04_Wood Stained	58.00 lf	2.00 /lf	116
Flooring_Carpet_CPT-01_Carpet tile, Lobby	55.00 sy	47.20 /sy	2,596
Flooring_Carpet_CPT-02_Area Rug, Lobby	9.00 sy	/sy	
FF&E by Owner			
Flooring_Carpet_CPT-03_Area Rug, Lobby	12.00 sy	/sy	
FF&E by Owner			
Flooring_Carpet_CPT-04_BOH/ Grab & Go	136.00 sy	30.04 /sy	4,085
Flooring_Carpet_CPT-05_Training RM	154.00 sy	21.46 /sy	3,304
Flooring_Carpet_CPT-06_Conference RM	73.00 sy	42.91 /sy	3,133
Flooring_Carpet_CPT-08_Recessed	24.00 sy	42.91 /sy	1,030
Walkoff Matt			
Flooring_Gym_RA-01_Rubber	1,501.00 sf	17.40 /sf	26,124
Flooring_Gym_RA-02_PVT	171.00 sf	21.76 /sf	3,720

Master Format Detail	Takeoff Quantity	Total Cost/Unit	Total Amount
09-60-00 Floorings		/sf	164,741
09-90-00 Painting and Coating			
Paint_Base_B-03_Wood Painted	598.00 lf	1.44 /lf	859
Interior Painting (Touch Up)	1.00 ls	10,000.00 /ls	10,000
Paint HM Frame_Single	54.00 ea	24.09 /ea	1,301
Paint HM Frame_Double	13.00 ea	36.13 /ea	470
Paint Doors	76.00 ea	24.08 /ea	1,830
Sealed Concrete_Tower	20,816.00 sf	1.20 /sf	25,067
Paint_Interior Gyp Partition	98,828.00 sf	1.93 /sf	190,417
Paint_Gypboard Ceilings & Soffits	22,558.00 sf	2.41 /sf	54,330
Paint_Concrete Walls	19,704.00 sf	1.45 /sf	28,474
Paint_Metal Pan Stairs	4,279.00 sf	0.72 /sf	3,092
Paint_Metal Pan Stairs Railings	8,799.00 lf	0.48 /lf	4,238
Wall Coverings_WC-01_Tenant Corridor & Grab & Go	1,901.00 sf	3.28 /sf	6,236
Wall Coverings_WC-02_Grab & Go	3,470.00 sf	3.28 /sf	11,383
Wall Coverings_WC-03_Lounge	837.00 sf	3.75 /sf	3,138
Wall Coverings_WC-04_Conference & Training	819.00 sf	33.50 /sf	27,437
09-90-00 Painting and Coating		/sf	368,272
09-00-00 Finishes	800,717.00 sf	5.47 /sf	4,376,603
10-00-00 Specialties			
10-20-00 Interior Specialties			
Garage Specialties: Furnish and Install	1.00 ls	29,596.00 /ls	29,596
Tower Specialties: FRP, Toilet Accesories, Partitions, Etc. Furnish and Install	1.00 ls	619,998.00 /ls	619,998
10-20-00 Interior Specialties		/sf	649,594
10-00-00 Specialties	800,717.00 sf	0.81 /sf	649,594
11-00-00 Equipment			
11-20-00 Commercial Equipment			
Window Washing Equip Allowance	1.00 ls	99,685.00 /ls	99,685
11-20-00 Commercial Equipment		/sf	99,685
11-00-00 Equipment	800,717.00 sf	0.12 /sf	99,685
14-00-00 Conveying Equipment			
14-20-00 Elevators			
Elevator_Garage (2)	1.00 ls	465,400.00 /ls	465,400
Elevator_Tower (7)	1.00 ls	2,745,400.00 /ls	2,745,400
Elevator_Finish Allowance	6.00 ea	45,000.00 /ea	270,000
Elevator_Schedule Acceleration - 15%	1.00 ls	481,620.00 /ls	481,620
14-20-00 Elevators		/sf	3,962,420
14-00-00 Conveying Equipment	800,717.00 sf	4.95 /sf	3,962,420
21-00-00 Fire Suppression			
21-20-00 Fire-Extinguishing Systems			
Fire Sprinkler_Tower	1.00 ls	1,491,460.00 /ls	1,491,460
Fire Sprinkler_Garage (StandPipe)	1.00 ls	183,891.00 /ls	183,891
21-20-00 Fire-Extinguishing Systems		/sf	1,675,351
21-30-00 Fire Pumps			
Fire Pump_Tower	1.00 ls	118,710.00 /ls	118,710
21-30-00 Fire Pumps		/sf	118,710
21-00-00 Fire Suppression	800,717.00 sf	2.24 /sf	1,794,061

Master Format Detail	Takeoff Quantity	Total Cost/Unit	Total Amount
22-00-00 Plumbing			
22-00-00 Plumbing			
Snow Melt System (Plumbing)	1.00 ls	580,000.00 /ls	580,000
Plumbing	1.00 ls	/ls	
Plumbing	1.00 ls	/ls	
Plumbing	1.00 ls	/ls	
22-00-00 Plumbing		/sf	<u>580,000</u>
22-00-00 Plumbing	800,717.00 sf	0.72 /sf	580,000
23-00-00 Heating, Venting, and Air Conditioning			
23-00-00 Heating, Ventilating, and Air Conditioning (HVAC)			
HVAC Prep for Demo	1.00 ls	2,000.00 /ls	2,000
Plumbing / HVAC System / Controls	1.00 ls	1,150,810.00 /ls	1,150,810
Plumbing / HVAC System / Controls	1.00 ls	13,799,246.00 /ls	13,799,246
23-00-00		/sf	<u>14,952,056</u>
Heating, Ventilating, and Air Conditioning (HVAC)			
23-00-00 Heating, Venting, and Air Conditioning	800,717.00 sf	18.67 /sf	14,952,056
26-00-00 Electrical			
26-00-00 Electrical			
Electrical Site Utilities	1.00 ls	/ls	
Amenity Electrical	1.00 ls	150,000.00 /ls	150,000
Electrical Prep For Demo	1.00 ls	/ls	
Electrical & Lighting	1.00 ls	225,000.00 /ls	225,000
Telcom Pathways (Allowance)	1.00 ls	/ls	
Electrical / Lighting / Fire Alarm	1.00 ls	1,842,700.00 /ls	1,842,700
Electrical / Lighting Power / Generator / Fire Alarm	1.00 ls	7,255,183.00 /ls	7,255,183
Electrical Vehicle Charges (By Owner)	0.00 ea	0.00 /ea	0
26-00-00 Electrical		/sf	<u>9,472,883</u>
26-00-00 Electrical	800,717.00 sf	11.83 /sf	9,472,883
31-00-00 Earthwork			
31-20-00 Earth Moving			
Item #1 - Mobilization	1.00 ls	37,111.00 /ls	37,111
Item #4 - Mobilization	1.00 ls	46,489.00 /ls	46,489
Item #5 - Mobilization	1.00 ls	26,494.00 /ls	26,494
Item #6 - Mobilization	1.00 ls	42,707.00 /ls	42,707
Item #7 - Mobilization	1.00 ls	31,898.00 /ls	31,898
Strip/Haul Off Topsoil	230.00 cy	35.81 /cy	8,236
On-Site Cut to Fill	1,180.00 cy	11.43 /cy	13,487
Rough Grade	11,080.00 sy	1.68 /sy	18,614
Import	840.00 cy	30.55 /cy	25,662
Strip/Haul Off Topsoil @ Garage	1,020.00 cy	25.98 /cy	26,500
Strip/Haul Off Topsoil @ Office	320.00 cy	35.70 /cy	11,424
On-Site Cut to Fill @ Garage	330.00 cy	15.69 /cy	5,178
On-Site Cut to Fill @ Office	1,580.00 cy	11.55 /cy	18,249
Import from Garage to Office	3,290.00 cy	9.48 /cy	31,189
Rough Grade	22,000.00 sy	1.37 /sy	30,140
Access for Shoring	2.00 ea	16,734.81 /ea	33,470
Grade Bench @ Site Retaining Walls	1,300.00 lf	16.70 /lf	21,710
Backfill Retaining Walls	1,300.00 lf	59.59 /lf	77,467
Remove Caisson Spoils @ Garage	1,280.00 cy	35.00 /cy	44,800
Remove Caisson Spoils @ Tower	2,010.00 cy	35.00 /cy	70,350
Fine Grade - Curb & Gutter	2,000.00 lf	10.00 /lf	20,000
Fine Grade - Asphalt Pavement	39,270.00 sf	0.29 /sf	11,388
Fine Grade - Concrete Pavement/Pan	5,240.00 sf	1.08 /sf	5,659
Fine Grade - Sidewalk/Pads	5,100.00 sf	1.86 /sf	9,486

Master Format Detail	Takeoff Quantity	Total Cost/Unit	Total Amount
31-20-00 Earth Moving			
Fine Grade - Building Landscape/Hardscape	44,880.00 sf	0.53 /sf	23,786
Fine Grade - Curb & Gutter	10,340.00 sf	0.77 /sf	7,962
Fine Grade - Curb & Gutter	400.00 sf	8.34 /sf	3,336
Fine Grade - Asphalt Pavement	3,600.00 sf	1.33 /sf	4,788
Fine Grade - Concrete Pavement/Pans	2,570.00 sf	1.86 /sf	4,780
Fine Grade - Sidewalks/Pads	12,370.00 sf	1.92 /sf	23,750
Fine Grade - Building Landscape/Hardscape	1,950.00 sf	1.83 /sf	3,569
Fine Grade - Landscape	6,620.00 sf	2.51 /sf	16,616
Scarify - Sidewalk/Concrete Pavement/Curb	14,940.00 sf	1.06 /sf	15,836
Fine Grade - Building Slab	88,700.00 sf	0.31 /sf	27,497
Fine Grade - Building Slab	28,770.00 sf	0.84 /sf	24,167
Remove Mulch/Landscaping	16,230.00 sf	0.94 /sf	15,256
Remove Sod	24,580.00 sf	0.70 /sf	17,206
Remove Mulch/Landscaping	9,820.00 sf	0.77 /sf	7,561
Remove Sod @ Office	24,940.00 sf	0.72 /sf	17,957
Clear & Grub 3" @ Garage	110,560.00 sf	0.24 /sf	26,534
Mass Excavation Soil & Haul Off	29,520.00 cy	20.73 /cy	611,950
Mass Excavation Claystone & Haul Off	25,380.00 cy	25.49 /cy	646,936
Over-Ex - 4ft Claystone/Haul Off	16,100.00 cy	23.94 /cy	385,434
Over-Ex - 4ft Import	16,100.00 cy	27.56 /cy	443,716
Over-Ex - Perimeter Drain	1,400.00 lf	37.76 /lf	52,864
Structural Excavation Foundations	1.00 ls	67,049.61 /ls	67,050
Structural Excavation Backfill Foundations	1.00 ls	60,975.61 /ls	60,976
Over-Ex - 4ft Onsite Material	3,790.00 cy	10.61 /cy	40,212
Over-Ex - Perimeter Drain	840.00 lf	39.02 /lf	32,777
Structural Excavation Foundations	1.00 ls	54,154.01 /ls	54,154
Structural Excavation Backfill Foundations	1.00 ls	49,184.37 /ls	49,184
Shoring with Shotcrete Retaining Walls (North & West)	19,255.00 sf	79.98 /sf	1,540,000
Erosion Control	1.00 ls	4,265.48 /ls	4,265
Erosion Control	1.00 ls	4,265.48 /ls	4,265
ECB - Turf Reinforcement Mat	200.00 sy	5.88 /sy	1,176
VTC - Fods Install	2.00 ea	3,106.50 /ea	6,213
VTC - Fods Supply and Maintenance w/ PRs	1.00 ls	/ls	
IP - Inlet Protection	2.00 ea	602.50 /ea	1,205
ECB - Turf Reinforcement Mat	1,500.00 sy	4.69 /sy	7,035
SDL - Sediment Control Log	2,500.00 lf	3.74 /lf	9,350
RS - Rock Sock	8.00 ea	115.25 /ea	922
Removal of Temporary Erosion Control	1.00 ls	3,091.00 /ls	3,091
Excavate & Haul Off	100.00 cy	489.88 /cy	48,988
31-20-00 Earth Moving		/sf	4,980,075
31-00-00 Earthwork	800,717.00 sf	6.22 /sf	4,980,075
32-00-00 Exterior Improvements			
05-50-00 Metal Fabrications			
Trash Enclosure Gates - Steel	2.00 pair	12,500.00 /pair	25,000
Site Cable Railing	420.00 lf	310.00 /lf	130,200
Plaza Amenity Steel Structures	3,312.00 sf	35.63 /sf	118,000
Arbor at West Outdoor Meeting Area	442.00 sf	47.26 /sf	20,890
Arbor at Plaza	2,959.00 sf	47.26 /sf	139,853
05-50-00 Metal Fabrications		/sf	433,943
07-40-00 Roofing and Siding Panels			
Trash Enclosure Gates - MT-03 Panels	104.00 sf	75.00 /sf	7,800
07-40-00 Roofing and Siding Panels		/sf	7,800
09-90-00 Painting and Coating			
Misc Amenity & Site Painting	1.00 ls	13,910.00 /ls	13,910
09-90-00 Painting and Coating		/sf	13,910
31-40-00 Shoring and Underpinning			
Shotcrete Retaining Wall (East)	2,800.00 sf	81.73 /sf	228,834

Master Format Detail	Takeoff Quantity	Total Cost/Unit	Total Amount
31-40-00 Shoring and Underpinning		/sf	228,834
32-10-00 Bases, Ballasts, and Paving			
Mobilization	1.00 ls	14,978.79 /ls	14,979
Subgrade Prep (Incl 12" Moisture Treatment)	4,750.00 sy	5.12 /sy	24,296
4" Aggregate Base @ Sidewalks/Pads	5,100.00 sf	1.43 /sf	7,293
6" Aggregate Base @ Concrete Pavement/Pans	5,240.00 sf	1.72 /sf	9,013
4" Aggregate Base @ Sidewalks/Pads	12,370.00 sf	1.62 /sf	20,039
6" Aggregate Base @ Concrete Pavement/Pans	2,570.00 sf	2.54 /sf	6,528
4" Free Draining Granular @ SOG	88,700.00 sf	/sf	
4" Free Draining Granular @ SOG	28,770.00 sf	/sf	
4.5" Hot Mix Asphalt w/ 8" CDOT Class 6 Aggregate Base	4,750.00 sy	47.47 /sy	225,483
6" Hot Mix Asphalt Patching	56.00 tn	269.39 /tn	15,086
Adjust Manholes	5.00 ea	895.67 /ea	4,478
Unit Pavers Condition A @ Plaza	2,951.00 sf	30.96 /sf	91,356
Unit Pavers Condition B @ Exterior Meeting Area	493.00 sf	24.34 /sf	12,000
Concrete Sub Base for Plaza Pavers	2,978.00 sf	10.96 /sf	32,633
Sidewalk Type A - 4" Std Color, Light Broom Finish	15,935.00 sf	14.23 /sf	226,788
Sidewalk Type B - Integral Color, Sandblast Finish	806.00 sf	26.93 /sf	21,706
Sidewalk Type C - Integral Color, Ground Finish	2,552.00 sf	18.43 /sf	47,033
Drive Pan 4'w	521.00 sf	73.58 /sf	38,334
Generator Pad	361.00 sf	10.93 /sf	3,945
Transformer Pad	637.00 sf	10.93 /sf	6,961
Trash Enclosure Pad	352.00 sf	10.93 /sf	3,846
Curb (Note 1.4)	835.00 lf	63.91 /lf	53,365
Curb & Gutter	2,328.00 lf	57.80 /lf	134,546
Tree Grate Curbs (6/LS501)	114.00 lf	65.51 /lf	7,468
Light Pole Bases	25.00 ea	2,964.40 /ea	74,110
Arrows	8.00 ea	33.00 /ea	264
Red curb	2,014.00 lf	0.75 /lf	1,511
Stripe Hatching	185.00 sf	1.10 /sf	204
Stripe Hatching	37,099.00 sf	1.10 /sf	40,809
Parking Lines 4" 1 Coat	1,604.00 lf	0.55 /lf	882
Parking Lines 4" 1 Coat	25,770.00 lf	0.60 /lf	15,462
"STOP" 24" Lettering	3.00 ea	85.00 /ea	255
Stencil - "Yield for Peds"	22.00 ea	200.00 /ea	4,400
Van Symbol	4.00 ea	10.50 /ea	42
Compact Parking Space	52.00 st	45.00 /st	2,340
EV Parking Space	50.00 st	7.00 /st	350
Handicap Parking Space	4.00 st	38.00 /st	152
Handicap Parking Space	25.00 st	38.00 /st	950
Handicap Sign In Foundation	4.00 ea	200.00 /ea	800
No Parking Sign In Foundation	5.00 ea	200.00 /ea	1,000
32-10-00 Bases, Ballasts, and Paving		/sf	1,150,704
32-30-00 Site Improvements			
Footing @ East Entertainment Console (7/LS502)	25.00 lf	372.84 /lf	9,321
Concrete Seat Wall Type A (Note 4.2)	191.00 lf	365.99 /lf	69,904
Concrete Seat Wall Type B (Note 4.3)	60.00 lf	413.18 /lf	24,791
Arbor Foundations and Footings @ Plaza (5/LS504)	12.00 ea	2,434.04 /ea	29,208
Bench on Concrete Seat Wall - Wood back & Seat (4/LS502)	92.00 lf	300.00 /lf	27,600
Steel planter wall - Wood Bench, Steel Planter Wall, Gussets, and Drainage (2&7/LS502)	321.00 lf	375.00 /lf	120,375
Freestanding Bench - Top Cap, Wood Back & Seat, Steel Joists, & Steel Posts (3/LS502)	3.00 ea	3,550.00 /ea	10,650

Master Format Detail	Takeoff Quantity	Total Cost/Unit	Total Amount
32-30-00 Site Improvements			
Footings for Bench at Steel Planter and Fireplace (4&5/LS502)	342.00 lf	43.79 /lf	14,978
Fireplace (Incl Burner, Pan, Rock Media, Controls, Emerg Stop, and Timer)	1.00 ls	50,000.00 /ls	50,000
32-30-00 Site Improvements		/sf	<u>356,827</u>
32-90-00 Planting			
Metal Edger	800.00 lf	49.15 /lf	39,323
Shrubs	432.00 ea	34.98 /ea	15,109
Terrace Planting - Ivy	6.00 ea	34.98 /ea	210
Terrace Planting - Vinca	20.00 ea	34.98 /ea	700
Parking lot Planting Mix (6.0)	514.00 ea	141.79 /ea	72,880
Raised Planter Mix (5.0)	514.00 ea	141.79 /ea	72,880
Deciduous Trees	100.00 ea	378.11 /ea	37,811
Evergreen Trees	45.00 ea	378.11 /ea	17,015
Retention Pond Plantings and Irrigation	1.00 ls	15,000.00 /ls	15,000
Ground Cover (GC1)	14,455.00 sf	1.89 /sf	27,328
Ground Cover (GC2)	6,351.00 sf	1.89 /sf	12,007
Ground Cover (GC3)	42,058.00 sf	1.89 /sf	79,512
Ground Cover (GC4)	720.00 sf	1.89 /sf	1,361
Ground Cover (GC5)	1,216.00 sf	1.89 /sf	2,299
Ground Cover (GC6)	603.00 sf	1.89 /sf	1,140
Inundation Zone Seed Mix	13,844.00 sf	1.89 /sf	26,173
Native Seed	10,608.00 sf	4.73 /sf	50,137
Mineral Mulch	1,808.00 sf	9.45 /sf	17,090
Crushed Stone Paving - Type A Crusher Fines (1.5)	2,231.00 sf	1.65 /sf	3,691
Crushed Stone Paving - Type B 3/4"	499.00 sf	1.65 /sf	825
Crushed Stone (1.6)			
Crushed Stone Paving - Type A Crusher Fines @ Exterior Meeting Area Pavers (1.5)	899.00 sf	1.65 /sf	1,487
Irrigation System	91,663.00 sf	2.36 /sf	<u>216,616</u>
32-90-00 Planting		/sf	<u>710,594</u>
32-00-00 Exterior Improvements	800,717.00 sf	3.63 /sf	2,902,613
33-00-00 Utilities			
33-10-00 Water Utilities			
Water Connection to Existing Main	2.00 ea	4,207.23 /ea	8,414
Water Meter 8" (inc Meter, Lid, Tap And Connection Fee)	2.00 ea	23,840.95 /ea	47,682
3" Meter Vault	2.00 ea	33,657.81 /ea	67,316
PVC 12" Water	855.00 lf	98.17 /lf	83,934
Fire Hydrant Complete	4.00 ea	11,920.48 /ea	47,682
Remove Fire Hydrant for Relocate	1.00 ea	2,804.81 /ea	2,805
Relocate Fire Hydrant	1.00 ea	11,920.48 /ea	<u>11,920</u>
33-10-00 Water Utilities		/sf	<u>269,753</u>
33-30-00 Sanitary Sewerage Utilities			
Sanitary Sewer - Connection to New Office Building	1.00 ea	1,402.41 /ea	1,402
Sanitary Sewer - Connect to Existing	1.00 ea	1,402.41 /ea	1,402
Sanitary Sewer - Connect to Forcemain/Garage	1.00 ea	7,012.04 /ea	7,012
Sanitary Sewer - 4' Manhole	5.00 ea	5,609.64 /ea	28,048
Sanitary Sewer - 8" PVC Line	939.00 lf	84.15 /lf	<u>79,012</u>
33-30-00 Sanitary Sewerage Utilities		/sf	<u>116,877</u>
33-40-00 Storm Drainage Utilities			
Perimeter Drain @ Garage - PVC 4" Perforated	1,320.00 lf	/lf	
Perimeter Drain @ Tower - PVC 4" Perforated	761.00 lf	/lf	
Storm 38" HERCP	191.00 lf	235.61 /lf	45,000
Storm 18" RCP	143.00 lf	235.61 /lf	33,691

Master Format Detail	Takeoff Quantity	Total Cost/Unit	Total Amount
33-40-00 Storm Drainage Utilities			
Storm 15" RCP	112.00 lf	207.56 /lf	23,246
Storm 12" RCP	731.00 lf	179.51 /lf	131,221
Storm 15" Flared End Section (FES)	1.00 ea	1,402.41 /ea	1,402
Storm Catch Basin	1.00 ea	7,993.73 /ea	7,994
Storm Connection to Forcemain/Garage	1.00 ea	8,414.46 /ea	8,414
Demo Sanitary Sewer Manhole	1.00 ea	1,402.40 /ea	1,402
Storm Inlet - 5' Type R Inlet (#A5) Connect Forcemain	1.00 ea	7,993.73 /ea	7,994
Storm Inlet - Dbl Type 16 Combo Inlet	1.00 ea	29,966.67 /ea	29,967
Storm Inlet - Dbl Type 16 Combo Inlet (#B3)	1.00 ea	29,966.68 /ea	29,967
Storm Inlet - Dbl Type 16 Valley Inlet (#A3)	1.00 ea	27,044.05 /ea	27,044
Storm Inlet - Dbl Type 16 Valley Inlet (#B2)	1.00 ea	34,002.80 /ea	34,003
Storm Inlet - Modified Dbl Type 16 Combo Inlet (#B1)	1.00 ea	36,771.16 /ea	36,771
Storm Inlet - Sgl Type 16 Combo Inlet (#D1)	1.00 ea	21,608.31 /ea	21,608
Storm Inlet - Sgl Type 16 Combo Inlet (#D2)	2.00 ea	21,608.31 /ea	43,217
Storm Inlet - Type C	1.00 ea	15,011.39 /ea	15,011
Storm Manhole - 6' diameter	1.00 ea	7,993.73 /ea	7,994
Storm Manhole - 7" diameter	2.00 ea	7,993.73 /ea	15,987
Storm Roof Drain Connection	1.00 ea	8,414.45 /ea	8,414
Demo Electrical Line	1,021.00 lf	84.15 /lf	85,912
Demo Water Line	14.00 lf	84.14 /lf	1,178
Demo Water Meter	1.00 ea	1,402.41 /ea	1,402
33-40-00 Storm Drainage Utilities		/sf	618,841
33-00-00 Utilities	800,717.00 sf	1.26 /sf	1,005,471

GE Johnson Risk Register for High Pointe Tower

Items that are potentially need to complete design and are not currently found in the documents.

Updated: 08/31/2023

Incorporated = Part of Current GMP/GC Price
Closed = No longer a risk (Mitigated)
High = Almost certainly will occur
Medium = Average likelihood of occurring

Please highlight changes from previous revisions in red

Time Summary	Included in GC schedule	Excluded
	Total Days	Total Days
Open	0 days	0 days
Incorporated in GC Schedule	0 days	0 days
Closed/Mitigated	0 days	0 days

Likelihood Summary	Total Open Time (days)	Total Open Cost (\$)
High Risk	0 days	\$ 3,120,000.00
Medium Risk	0 days	\$ 160,000.00
Low Risk	0 days	\$ -

Cost Summary	Included in GMP	Excluded
	Total Cost (\$)	Total Cost (\$)
Open	\$ -	\$ 3,280,000.00
Incorporated in GC Cost	\$ -	\$ -
Closed/Mitigated	\$ -	\$ -

Ref.	Risk Identified	Included or excluded	Current Risk Assessment			Status	Comments
			Assessed Schedule Impact (days)	Assessed Cost Impact	Assessed Likelihood		
Procurement Risks							
P1	Commodity fluctuation and Escalation over the next 6 months of buy-out	Excluded	days	\$3,120,000	High Risk	Open	0.5% a month (\$520,000) x 6 months = \$3.12M
P2	Long Lead Time Equipment	Excluded	days	\$ -	High Risk	Open	
P3	Material Storage - To alleviate Escalation						
Design Risks							
D1	Snowmelt locations shown under asphalt, but should be concrete	Excluded	days	\$ 16,000	Medium Risk		
D2	Cable railing is not shown as required by code at North side of new garage	Excluded	days	\$ 25,000	Medium Risk		
D3	Concrete footings will most likely be required at the seat walls at exterior meeting areas, but are not currently shown	Excluded	days	\$ 13,000	Low Risk		
D4	Signage in garage not yet shown	Excluded	days	\$ 23,000	Low Risk		Assumes signs at ADA, ADA/Van, and EV parking spaces
D5	Geotech report suggests that perimeter drainage be included at both new tower and new garage	Excluded	days	\$ 32,000	Medium Risk		
D6	Vapor barrier and gravel base is not currently included with the slab-on-grade design.	Excluded	days	\$ 250,000	Medium Risk		
D7	Both Garage and Tower foundation plans indicate piers with columns resting on top. However pier caps are not shown.	Excluded		\$ -	Low Risk		
D8	PT Slabs will require grouting at tensioning points, however no points are shown on the drawings.	Excluded		\$ -	Low Risk		
D9	Elevation views are not provided for the Tower's Penthouses. Assuming exterior skin will be XMT-05 ACM paneling.	Excluded		\$ 385,000	Medium Risk		
D10	No roof type is provided for the Mechanical Penthouse at the Tower. Assuming roof type will be R-01 to match adjacent Penthouse.	Excluded		\$ 9,000	Low Risk		
D11	Epoxy Paint on Restroom Ceilings	Excluded		\$ 14,252	Low Risk		
D12	The IBC requirement for Fire Service Access elevators calls for at least two elevators to be stretcher-compliant. As currently drawn and specified, this project does not meet those requirements. Side opening doors (ILO center opening) are required on 3500 lb. passenger cars in order to meet the stretcher requirement. One way to accomplish this while keeping symmetry in the lobby, is to provide side opening doors on cars 1, 3, 4 & 6. This has the added benefit of saving \$54,630.00. Other options are also available to meet the stretcher requirements.	Excluded		\$ (54,630)	Medium Risk		
D13	Install 130 LF of TPO Walkway Pads to access Roof Hatch and Mechanical Equipment from the rooftop's Fire & Freight Lobby.	Excluded		\$ 4,290	Low Risk		
D14	Install barrier cable railing in parking garage per Architecturals.	Excluded		\$ -	Low Risk		
D15	We included TK Elevators in our proposal. To go to the basis of design called out in the spec, we will see an add of the following.	Excluded		\$ 274,200	Low Risk		
Construction Risks							
C1	Site Utilities Construction	Excluded	days	\$ 50,000	Medium Risk	Open	
C2	Site Security: Theft and Vandalism: Potential for theft and vandalism in this area. Located right off the freeway, easy in and out	Excluded	days	\$ 85,000	Medium Risk	Open	
C3	Temporary Power (in addition to what was carried at GMP) - do we have enough?	Excluded	days	\$ 25,000	Medium Risk	Open	
C4	Remove tower crane foundations and pad if required	Excluded	days	\$ 20,000	Low Risk	Open	
C5							
C6							

High Pointe Tower 2

Design Documents

August 31, 2023



COST STUDY LOG

Design Documents Estimate dated 08/31/2023	TBD
Owner Budget	TBD
Variance	
Accepted	\$ -
Rejected	\$ -
Pending Add	\$ -
Pending Deduct	\$ (595,960)
Incorporated into Drawings	\$ -
Total Variance w/ Accepted Items	
Total Estimate w/ Accepted Items	

Uniformat Level 2	Description	DCOW	Item Status	Date Created	Decision Needed By	Date of Decision	Notes
A00	General / Alternates						
A00.01.00		\$ -	TBD				
A10	Foundations						
A10.01.00	Install concrete foundation wall in lieu of structural shotcrete at the Parking Garage's north side.	\$ -	TBD				
A90	Substructure Related Activities						
A90.01.00	Use Garage Mass-Ex Haul Off ILO Import at Over Ex	\$ (561,085)	Pending Deduct				DEPENDENT ON GEOTECHNICAL ENGINEER APPROVAL
B10	Superstructure						
B10.01.00	Total Precast concrete Office Tower Structure w/Sealants and Caulking.	\$ (6,656,828)	TBD				
B10.02.00	Total Precast concrete Parking Structure w/Sealants and Caulking - Precast Spandrels in lieu of Metal Cable Barriers.	\$ (2,550,469)	TBD				
B10.03.01	Total Precast concrete Parking Structure w/Sealants and Caulking - w/Metal Cable Barriers.	\$ 744,922	TBD				
B10.04.01	Install barrier cable railing in parking garage per Architecturals.	\$ (125,000)	TBD				There is a conflict between the SD Structural and the DD Architectural Drawing.
B20	Exterior Vertical Enclosures						
B20.01.00	Prefab Infinite Façade cladding w/o glazing and frames (SF-01 Walls).	\$ 204,900	TBD				
B20.02.00	Prefab Infinite Façade cladding w/glazing and frames (SF-01 Walls).	\$ 267,678	TBD				
B20.03.00	Use JR Butler's custom J3015t unitized curtain wall in lieu of the specified Wausau Superwall system for the Office Tower.	\$ (1,630,125)	TBD				

Uniformat Level 2	Description	DCOW	Item Status	Date Created	Decision Needed By	Date of Decision	Notes
B20.04.00	Omit 2nd layer of hat channel sub framing at Office Tower roof screen.	\$ (28,000)	TBD				
B20.05.00	Use subcontractor custom fabricated perforated garage panels in lieu of the specified IMAR perforated panels at the Parking Garage.	\$ (519,830)	TBD				
B20.06.00	Heat Soaking on all FT lites	\$ 183,125	TBD				At Exterior Glazing system
B30	Exterior Horizontal Enclosures						
B30.01.00		\$ -	TBD				
C10	Interior Construction						
C10.01.00	Epoxy Paint on the ceilings in the restrooms.	\$ -	TBD				
C10.02.00	Standard overhead coiling door ILO low head room coiling door.	\$ (10,125)	Pending Deduct				
C10.03.00	Manufacturers standard powder coating ILO custom Color for overhead coiling doors.	\$ (24,750)	Pending Deduct				
C10.04.00	Fire rated hollow metal doors ILO fire rated accordion doors at the elevator lobby.	\$ -	TBD				Cannot accept C10.04.00 with C10.04.01 or C10.04.02.
C10.04.01	DSI smoke curtain ILO Won Door fire rated accordion door.	\$ (149,518)	Overlaps Other CSL Items				Cannot accept C10.04.00 with C10.04.02.
C10.04.02	Won door flat lead post option ILO recessed strike accordion door included in base bid.	\$ (10,339)	Overlaps Other CSL Items				Cannot accept C10.04.00 with C10.04.01.
C10.05.00	Paint OTS in the Tower; excluding bicycle storage already in base bid	\$ 19,020	TBD				
C10.06.00	Eliminate standard elevator phone landlines include MAX link cell service to elevator for remote voice monitoring	\$ 16,165					
C10.07.00	Eliminate brushed stainless steel at tower levels 3-12 sub with powercoated enamel	\$ (107,000)					
C10.08.00	Provide lockable gate at the roof screen XMT-03 ILO framed HM door	\$ -	TBD				
C10.09.00	Provide 1-coat acrylic finish within AAMA 2603 compliances at interior Aluminum Storefront systems in lieu of a 2-coat finish.	\$ (252,000)	TBD				
C10.09.00	Add to provide motorized shades in the lobby, amenity, gym, conference, training room, and manual shades in the tenant finish locations.	\$ 434,406	TBD				
C20	Interior Finishes						
C20.01.00		\$ -	TBD				
D10	Conveying						
D10.01.00		\$ -	TBD				
D20	Plumbing						
D20.01.00	ProPress piping for water service ILO Soldered connections for copper lines	TBD	TBD				
D20.02.00	Battery powered plumbing fixtures ILO Hard Wired	TBD	TBD				
D20.03.00			TBD				

Uniformat Level 2	Description	DCOW	Item Status	Date Created	Decision Needed By	Date of Decision	Notes
D30	HVAC						
D30.01.00	Reduce metal gauge for ductwork	TBD	TBD				
D30.02.00	Watersource VRF ILO Rooftop RTU's	\$ (500,000)	TBD				
D30.03.00			TBD				
D30.04.00		\$ -	TBD				
D40	Fire Protection						
D40.01.00		\$ -	TBD				
D50	Electrical						
D50.01.00	Use Aluminum feeders ILO Copper	\$ (200,000)	TBD				
D50.02.00	Battery powered plumbing fixtures ILO Hard Wired	TBD	TBD				
D50.03.00	Utilize lowest Subcontract proposal from Market	\$ (1,170,000)	TBD				
G20	Site Improvements						
G20.01.00	Replace 50% of colored concrete (Type B and C) with standard concrete (Type A)	\$ (21,642)	TBD				
G20.02.00	Replace DaVinci Fireplace with Stellar Hearth Galaxy Series	\$ (15,000)	TBD				
G20.03.00	Taregt Landscape reduction of 50%	\$ (347,500)	TBD				
Totals							

Note: These cost studies suggest possible alternative approaches for consideration by the Owner and the Owner's design professionals and agents. All alternatives suggested by G.E. Johnson Construction must be thoroughly reviewed and evaluated by same. G.E. Johnson Construction does not employ, and is not intended to employ, architects or engineers to evaluate the suitability of any possible suggested cost saving alternatives.



SECTION 2

Proposed Fee,
Insurance Rate,
& SDI Rate

GEJOHNSON
CONSTRUCTION COMPANY

Cesar E. Chavez Memorial Building
Parking Garage Downtown Denver

Proposed Fee, Insurance Rate, & SDI Rate

Proposed FEE is a fixed rate of 1.95% calculated on Contract Value less Fee.

Insurance rate for non-OCIP coverage is included at .5% calculated on Contract Value.

Subcontractor Default Insurance fixed rate is included at 1.30% calculated on subcontracted work.





SECTION 3

Proposed Savings Share

GEJOHNSON
CONSTRUCTION COMPANY

Proposed Savings Share



El Paso County Judicial Parking Garage
Colorado Springs, CO

GE Johnson proposes a 20% savings to the contractor and an 80% savings to the owner.



SECTION 4

Proposed GC Package

GEJOHNSON
CONSTRUCTION COMPANY

Prism
Downtown Denver

High Pointe Tower 2

General Conditions

August 31, 2023



Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
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General Conditions

General Conditions (Staff)

Construction Executive	19.00 mn	\$ 4,875.37 /mn	\$ 92,632	
Sr. Project Manager	19.00 mn	\$ 22,897.60 /mn	\$ 435,054	
Project Manager	19.00 mn	\$ 24,626.52 /mn	\$ 467,904	
Sr. Project Engineer	19.00 mn	\$ 18,234.90 /mn	\$ 346,463	
Project Engineer	19.00 mn	\$ 16,918.98 /mn	\$ 321,461	
Project Engineer	13.00 mn	\$ 17,138.67 /mn	\$ 222,803	
Sr. Project Superintendent	19.00 mn	\$ 29,890.20 /mn	\$ 567,914	
Project Superintendent	19.00 mn	\$ 23,498.59 /mn	\$ 446,473	
Assistant Superintendent	10.00 mn	\$ 19,375.34 /mn	\$ 193,753	
Environment Health and Safety	19.00 mn	\$ 3,778.57 /mn	\$ 71,793	
Sr. Scheduler	19.00 mn	\$ 1,748.29 /mn	\$ 33,218	
Intern	8.00 mn	\$ 11,893.77 /mn	\$ 95,150	
Project Assistant	19.00 mn	\$ 3,767.83 /mn	\$ 71,589	
Project Accountant	19.00 mn	\$ 4,326.02 /mn	\$ 82,194	

General Conditions (Staff)			\$ 3,448,401	
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General Conditions (Non-Staff)

Truck

Sr. Project Superintendent	19.00 mn	\$ 1,600.92 /mn	\$ 30,418	
Project Superintendent	19.00 mn	\$ 1,600.92 /mn	\$ 30,418	
Assistant Superintendent	10.00 mn	\$ 1,600.92 /mn	\$ 16,009	

Fuel

Sr. Project Superintendent	19.00 mn	\$ 500.00 /mn	\$ 9,500	
Project Superintendent	19.00 mn	\$ 500.00 /mn	\$ 9,500	
Assistant Superintendent	10.00 mn	\$ 500.00 /mn	\$ 5,000	

Travel

Subsistence & Travel - Interns	4.00 mn	\$ 1,500.00 /mn	\$ 6,000	
Office Staff Fuel	21.00 mn	\$ 1,625.00 /mn	\$ 34,125	

Software Management

Textura Service Fee	1.00 ls	\$ 25,000.00 /ls	\$ 25,000	
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Testing and Inspections

Testing & Inspections		/		by Owner
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Jobsite Communication

Mobile/Cellular Equipment	162.75 mn	\$ 150.00 /mn	\$ 24,413	
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Temporary Sanitary Facilities

Temporary Toilets (10/ea per mn)	18.00 mn	\$ 3,950.00 /mn	\$ 71,100	
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IT Services

IT Hardware, Software, & Services		/		w/Staff Labor Rates
3rd Party Cable/Wiring for Jobsite Trailer		/		w/Electrical sub

Security

Webcam, 110V	18.00 mn	\$ 570.00 /mn	\$ 10,260	
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Project Sign

Project Sign	5.00 ea	\$ 1,885.92 /ea	\$ 9,430	
Bulletin Boards	2.00 ea	\$ 427.18 /ea	\$ 854	

Field Office Facilities

Trailer Complex (48 x 64)	18.00 mn	\$ 8,091.02 /mn	\$ 145,638	
Field Office Improvements (ie: office furniture, etc)	1.00 ls	\$ 20,877.35 /ls	\$ 20,877	

Office Equipment / Supplies

Field Office Supplies - GEJCC	18.00 mn	\$ 200.00 /mn	\$ 3,600	
Copier, Color/Networked	18.00 mn	\$ 861.64 /mn	\$ 15,510	

Drinking Water

Drinking Water Cont/Ice/Cups	18.00 mn	\$ 150.00 /mn	\$ 2,700	
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High Pointe Tower 2
 General Conditions
 August 31, 2023



Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
Postage / Overnight Services				
Postage/UPS/FedEx/Airborne	18.00 mn	\$ 200.00 /mn	\$ 3,600	
Project Photographs				
Professional Project Photos	1.00 ls	\$ 2,500.00 /ls	\$ 2,500	
Job Hauling				
Delivery Truck	36.00 trips	\$ 544.32 /trips	\$ 19,596	
Physicals & Drug Testing				
Drug Screening	20.00 ea	\$ 250.00 /ea	\$ 5,000	
Pre-Hire Physicals	20.00 ea	\$ 75.00 /ea	\$ 1,500	
Special Permits & Fees				
Building Permit		/		w/ Estimate Summary
Plan Review Fees		/		w/ Estimate Summary
Architect's Fees		/		By Owner
Greenwood Village Use Tax & Arapahoe County Open Space / Use Tax		/		By Owner
Insurance / Bonds / Warranty				
Performance Bond		/		Excluded
Builders Risk Insurance		/		Excluded
General Liability Insurance		/		Per OCIP
Subcontractor Default Insurance		/		w/ Estimate Summary
Contractor's Contingency		/		w/ Estimate Summary
General Conditions (Non-Staff)			\$ 502,546	

01A Project Requirements

Envelope Analysis

Exterior Envelope Analysis	1.00 ls	\$ 65,000.00 /ls	\$ 65,000	
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Engineering & Layout

Registered Surveyor	2.00 day	\$ 2,200.00 /day	\$ 4,400	
Drone Usage for Site Surveying, etc	10.00 mn	\$ 598.00 /mn	\$ 5,980	

Service Setup Charges

Temporary Gas Setup Charges		/		w/Plumbing Sub
Temporary Power Setup Charges		/		w/Electrical Sub
Temporary Water Service Setup Charges		/		w/Plumbing Sub

Temporary Power

Temporary Electrical Power Consumption for Trailer Complex	18.00 mn	\$ 1,000.00 /mn	\$ 18,000	
Temporary Electrical Power Consumption for Building	18.00 mn	\$ 3,500.00 /mn	\$ 63,000	pkg garage & office
Temporary Water Consumption	18.00 mn	\$ 1,250.00 /mn	\$ 22,500	pkg garage & office
Temporary Gas Consumption	10.00 mn	\$ 1,500.00 /mn	\$ 15,000	pkg garage & office
Utility Consumption After Substantial Completion		/		By Owner

Fences & Barriers

Temporary 6' Chainlink Fence w/install (fence panels - 6'x12') - 425 lf	3.00 mn	\$ 566.67 /mn	\$ 1,700	
Maintain Temporary Fence (4 hrs/wk)	18.00 mn	\$ 1,272.45 /mn	\$ 22,904	
Temporary Fence Panel Screening (install/maintenance/removal)	8772.00 sf	\$ 6.73 /sf	\$ 59,077	
Relocate Fence Panels	425.00 lf	\$ 3.16 /lf	\$ 1,343	
Temporary Man Gate	4.00 ea	\$ 500.00 /ea	\$ 2,000	
Temporary Vehicle Gate (swing type)	2.00 ea	\$ 1,241.90 /ea	\$ 2,484	
Temporary Vehicle Gate (cantilevered sliding), 20' opng	2.00 ea	\$ 10,582.02 /ea	\$ 21,164	
Tree Protection	4747.68 lf	\$ 2.62 /lf	\$ 12,423	
Plastic Jersey Barriers - 6' long (fill w/water)	44.33 ea	\$ 330.00 /ea	\$ 14,630	
Barricade Fence Panel - 6' long (use w/Plastic Jersey Barriers)	44.33 ea	\$ 192.50 /ea	\$ 8,534	

Temporary Roadway / Laydown / Crane Pads

Temporary Roads / Laydown / Parking (install/removal)		/		w/Earthwork sub
Maintain Temporary Roads / Laydown Area	6.00 mn	\$ 1,728.63 /mn	\$ 10,372	

High Pointe Tower 2

General Conditions

August 31, 2023



Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
Temporary Controls				
Water Truck_Dust Control	6.00 mn	\$ 6,142.99 /mn	\$ 36,858	
Street Sweeper	25.98 wks	\$ 420.00 /wks	\$ 10,912	
Onsite Storage				
Storage Container - 2 / ea	20.00 mn	\$ 858.29 /mn	\$ 17,166	
Daily Clean-Up				
Daily Clean-Up - 804,742 Bldg gba	18.00 mn	\$ 21,185.61 /mn	\$ 381,341	
Final Clean-Up				
Glass Cleaning (Exterior)	115800.00 sf	\$ 0.35 /sf	\$ 40,796	
Final Building Clean - Pkg Garage	435715.00 gba	\$ 0.15 /gba	\$ 63,179	
Final Building Clean - Office	369027.00 gba	\$ 0.47 /gba	\$ 171,598	
Trash Removal / Dumpsters				
Dumpsters for Building_30 cy (6 per Month)	20.00 mn	\$ 2,460.00 /mn	\$ 49,200	
Dumpsters for Site_30 cy (2 per Month)	20.00 mn	\$ 920.00 /mn	\$ 18,400	
Dumpsters for Pkg Garage_30 cy (3 per Month)	20.00 mn	\$ 1,260.00 /mn	\$ 25,200	
Shoring & Underpinning				
Temp Handrail at Shoring (Install)		/		w/Shoring Sub
Dewatering				
Surface Dewatering	8.00 mn	\$ 2,053.94 /mn	\$ 16,431	Not req'd below grade as no basement, just elev pits
Caisson Dewatering	ea	\$ 152.59 /ea		incl w/Concrete Sub
Erosion & Sedimentation Control				
Erosion Control Setup - Miscellaneous	1.00 ls	\$ 8,530.00 /ls	\$ 8,530	
Erosion Control Maintenance (8 hrs/wk)	77.94 wk	\$ 737.73 /wk	\$ 57,499	
Erosion Control Evaluation / Compliance (4 hrs/wk)	18.00 mn	\$ 2,507.47 /mn	\$ 45,134	
Inlet / Outlet Protection at curb (ie: rock sock) - 6' length	2500.00 lf	\$ 3.74 /lf	\$ 9,350	
Inlet / Outlet Protection	2.00 ea	\$ 602.32 /ea	\$ 1,205	
State Erosion Control permit	1.00 ls	\$ 500.00 /ls	\$ 500	
FODS Trackout Control Mats (2 pads)	18.00 mn	\$ 345.17 /mn	\$ 6,213	
ECB - Turf reinf mat	1700.00 sy	\$ 4.83 /sy	\$ 8,211	
REM Temp Erosion Control	1.00 ls	\$ 3,090.81 /ls	\$ 3,091	
Rock sock	8.00 ea	\$ 115.19 /ea	\$ 922	
Flooring				
Floor Protection During Construction - Rubber Flooring/PVT - Install, Maintain, & Remove	836.00 sf	\$ 1.48 /sf	\$ 1,241	
01A Project Requirements			\$ 1,352,727	

01B Weather Protection

Temporary Heat

Gas Pipe w/ Regulators for Temporary Heating Setup at Stair Cores		/		w/Plmg Sub
350K BTU Gas Heater (2 ea) for Misc	6.00 mn	\$ 1,918.72 /mn	\$ 11,512	
400K BTU Gas Heater (2 ea) for Cores	9.00 mn	\$ 1,900.48 /mn	\$ 17,104	
1.5M BTU Gas Heaters (4 ea) for Decks	5.00 mn	\$ 11,148.86 /mn	\$ 55,744	
Temporary Interior Heating for Finishes (4/ea)	4.00 mn	\$ 7,507.50 /mn	\$ 30,030	
Fuel for 350K BTU Heater (Gas)	12.00 mn	\$ 400.00 /mn	\$ 4,800	
Fuel for 400K BTU Heater (Gas)	18.00 mn	\$ 900.00 /mn	\$ 16,200	
Fuel for 1.5M BTU Heater (Gas)	36.00 mn	\$ 3,200.00 /mn	\$ 115,200	
Heater Setup / Maint / Removal (5 hrs/wk)	10.00 mn	\$ 1,569.34 /mn	\$ 15,693	
01B Weather Protection			\$ 266,284	

01D Safety

Safety

General Safety	804742.00 gba	\$ 0.09 /gba	\$ 68,755	
Safety Equipment - PPE	18.00 mn	\$ 2,500.00 /mn	\$ 45,000	

High Pointe Tower 2

General Conditions

August 31, 2023



Description	Takeoff Quantity	Total Cost/Unit	Total Amount	Notes
First Aid Supplies/Equipment	18.00 mn	\$ 150.00 /mn	\$ 2,700	
Wood Guardrails (2) / Toeboards at Perimeter, Elevator Shafts, Slab Transitions (install / maintain / remove)	2103.00 lf	\$ 15.03 /lf	\$ 31,613	
Mesh for Perimeter Guardrails (install / maintain / remove)	42456.00 sf	\$ 1.59 /sf	\$ 67,655	
Mesh at Elevator Fronts (install / maintain / remove)	10691.00 sf	\$ 1.59 /sf	\$ 17,037	
Wood Guardrails (3) / Toeboards at Perimeter, Elevator Shafts, Slab Transitions (install / maintain / remove)	766.00 lf	\$ 19.85 /lf	\$ 15,209	
Opening Protection (install / maintain / remove)	4200.00 sf	\$ 8.91 /sf	\$ 37,406	
Two Line Safety Cable_Furnish & Install	7745.00 lf	\$ 3.88 /lf	\$ 30,077	
Two Line Safety Cable Maintenance & Removal	7745.00 lf	\$ 2.65 /lf	\$ 20,516	
Toeboards (install / maintain / removal)	7745.00 lf	\$ 6.46 /lf	\$ 50,051	
Trench Safety	ls	/ls		w/Site Utility Sub
Temporary Fire Protection	mn	/mn		w/Fire Protection Sub
Temporary Fire extinguishers for project	163.00 ea	\$ 183.60 /ea	\$ 29,927	
01D Safety			\$ 415,944	
Total General Conditions			\$ 5,985,902	



 **Alpine Bank**

SECTION 5

Schedule

GEJOHNSON
CONSTRUCTION COMPANY

One DTC West
Greenwood Village

Schedule: Phasing Breakdown

We have developed a schedule that completes your job in sixteen and a half months with an additional 20 days scheduled for lost weather days. Our team has developed a plan to ensure your project is delivered on time. Our vast knowledge of working in Greenwood Village, along with our experience in high-rise office buildings, allow us to take an aggressive approach to the schedule. We have broken the schedule into two main phases as described in the RFP.

- ▶ Phase 1- Enabling Phase (Site Improvements & Outdoor Amenities)
 - 📅 Start Date: 5/14/2024
 - 📅 Completion Date: 9/5/2024
- ▶ Phase 2- Main Construction Phase
 - 📅 Start Date: 6/7/2024
 - 📅 Completion Date: 11/5/2025
- ▶ Parking Garage
 - 📅 Start Date: 6/7/2024
 - 📅 Completion Date: 10/21/2025

PHASE ONE: ENABLING PHASE

To minimize parking displacement during this initial phase, the existing surface lot will be split into two zones. This enables us to work the utilities separately - first for the north half and then for the south. One half of the existing lot as well as the existing parking structure will always remain in service through the enabling phase.

While the zone 1 utility upgrades are complete, crews will begin working on the proposed earth retention system. This will precede all major earthwork activities.

Once the zone 1 utility upgrades and associated hardscape improvements are completed, construction will begin on the outdoor amenity space directly south of the existing building.

Demolition of the existing parking structure will not commence until the surface parking lot has been restored.

PHASE TWO: MAIN CONSTRUCTION PHASE

EARTHWORK

GE Johnson's ability to self-perform the earthwork scope for High Pointe Tower, gives us better control over schedule and cost. To maintain critical path, we will start export/haul-off of dirt as soon as possible after permits are acquired. We estimate removal of 50,000 cubic yards of soil for the parking garage and will begin installation of the earth retention system as soon as the zone 1 utility upgrades are complete.

Our Earthworks team has meticulously analyzed and modeled the project site conditions and soil strata layers. This level of detail enables us to bid precise quantities based on the provided soil borings. For example, we have already determined how much 'good' soil exists on the site and with that knowledge we've established the minimal structural import needed. We can also maximize unsuitable soils haul-off. This sub-surface analysis enables us to minimize equipment rental costs such as breaker attachments on excavators.

Immediately after the existing parking structure demolition is complete, work will commence on mass grading for the tower pad. Soil and demolition debris will be hauled-off via a temporary construction road accessed from the site's south side. This will minimize disturbance to tenants and tenant parking from construction traffic.

Mass grading on the garage area will continue as the Tower building pad is being completed. A high production rate will be essential for keeping the project on/ahead of schedule. Earthworks will use the latest Leica iCON technology to take the guesswork out of moving dirt and maximize production. The Earthworks team will work closely with our Virtual Design (VDC) team to stay one step ahead of structural RFCs and relay accurate information to the field. GE Johnson's earthworks team has a safety record of zero incidents in over four years. Our foreman will lead solution-based policies and processes through collaboration.

FOUNDATIONS/STRUCTURE

Given the larger diameter piers called for in the structural design, it will be critical to begin deep foundations as soon as possible. Based on the quantity and size of the drilled piers, two drill rigs will be needed as well as an assist crane. The assist crane will handle the larger rebar cages and steel casings. In addition, we expect to encounter groundwater in many of the deeper holes.

We will optimize schedule efficiency by starting and closely coordinating the drilled piers as well as the subsequent grade beam work. We aim to start slab on grade (SOG) as soon as 50% to 60% of the grade beams are complete. Using this plan, we can complete SOG shortly after grade beams - enabling work on the post-tension decks to begin.

The structural design's hybrid post-tension (PT)/mild-reinforcing system will slow down the construction schedule. However, we are confident that a schedule of one floor per three weeks is attainable. We'll work closely with Jirsa-hendrick Structural Engineers(JHE) to resolve the amount of reshore/floor that will be required with this hybrid system.

FAÇADE

The façade portion of the CPM incorporates unitized/panelized glazing systems to decrease the overall duration from structure completion to building dry-in. We will engage the glazing sub-contractor early to ensure the structural design and concrete tolerances are accounted for in the delegated design of the glazing systems.

INTERIORS

Given the repetitive nature of the floor plates, the main elements, such as bathrooms and electrical rooms, can be prefabricated offsite to shorten the

total duration of the interior buildout. The elevators will be the most critical element as well as the longest path to completion for the interiors. Similar to the glazing system, an elevator contractor should be engaged early in the design process to ensure shafts/pits are properly coordinated.

SITE WORK/HARDSCAPES

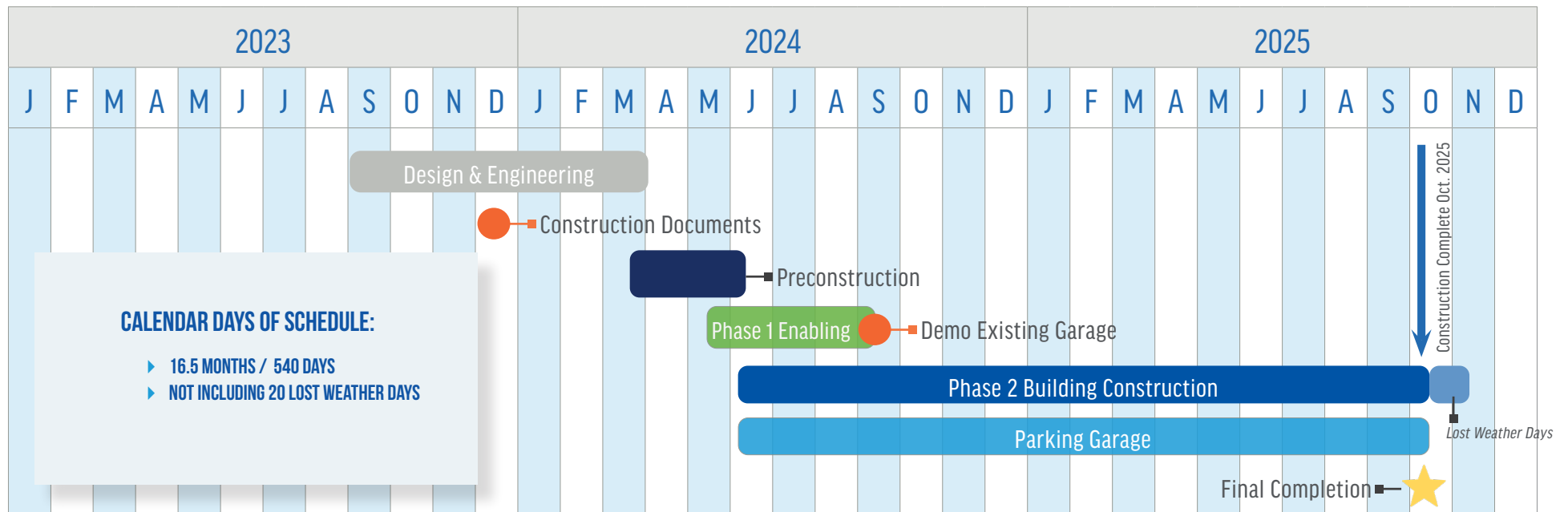
A benefit of the facade design using panelized systems is that much of the site work can be completed early and will not drive the critical path of the schedule. We have planned for close micro-phasing to ensure disruptions to the tenants are minimized.

PARKING GARAGE

We will treat the garage as a stand-alone project, providing its own crew dedicated to driving this element of the project to timely completion. To minimize tenant parking and building access concerns, we would recommend expediting delivery of the garage.

TENANT PARKING

We understand the parking constraints during each of the phases. Our plan allows parking for your tenants during each phase.



Schedule

Line	Activity ID	Name	Duration	Start	Finish	2023												2024												2025												2026																							
						Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	F																													
						31	14	28	11	25	9	23	6	20	4	18	1	15	29	12	26	11	25	8	22	6	20	3	17	1	15	29	12	26	9	23	7	21	4	18	2	16	30	13	27	10	24	14	28	17	5	19	2	16	30	14	28	11	25	8	22	6	20	3	17
	4615	FACADE	110d	1/9/2025	6/12/2025																																																												
91	3655	Facade Install 2	10d	1/9/2025	1/22/2025																																																												
92	3665	Facade Install 3	10d	1/23/2025	2/5/2025																																																												
93	3675	Facade Install 4	10d	2/6/2025	2/19/2025																																																												
94	3685	Facade Install 5	10d	2/20/2025	3/5/2025																																																												
95	3695	Facade Install 6	10d	3/6/2025	3/19/2025																																																												
96	3705	Facade Install 7	10d	3/20/2025	4/2/2025																																																												
97	4205	Facade Install 8	8d	4/3/2025	4/14/2025																																																												
98	4215	Facade Install 9	8d	4/15/2025	4/24/2025																																																												
99	4225	Facade Install 10	8d	4/25/2025	5/6/2025																																																												
100	4235	Facade Install 11	8d	5/7/2025	5/16/2025																																																												
101	4245	Facade Install 12	8d	5/19/2025	5/29/2025																																																												
102	4255	Facade Install 13	8d	5/30/2025	6/10/2025																																																												
103	4265	Facade Install 1	10d	5/30/2025	6/12/2025																																																												
	4625	ROOF		7/27/2023	7/27/2023																																																												
105	4655	Build Penthouse	10d	4/3/2025	4/16/2025																																																												
106	4665	Penthouse Roof	5d	4/17/2025	4/23/2025																																																												
107	4626	Level 6 Temp Roof	3d	3/20/2025	3/24/2025																																																												
108	4635	Install Roof	30d	4/24/2025	6/5/2025																																																												
	3415	INTERIOR	123d	3/25/2025	9/16/2025																																																												
110	3425	LEVEL 3 Interiors	30d	3/25/2025	5/5/2025																																																												
111	3435	LEVEL 4 Interiors	30d	4/4/2025	5/15/2025																																																												
112	3475	LEVEL 5 Interiors	30d	4/16/2025	5/28/2025																																																												
113	3476	LEVEL 6 Interiors	30d	5/22/2025	7/3/2025																																																												
114	3715	LEVEL 7 Interiors	30d	6/4/2025	7/16/2025																																																												
115	3725	LEVEL 8 Interiors	30d	6/13/2025	7/25/2025																																																												
116	3735	LEVEL 9 Interiors	30d	6/24/2025	8/5/2025																																																												
117	3745	LEVEL 10 Interiors	30d	7/7/2025	8/15/2025																																																												
118	3755	LEVEL 11 Interiors	30d	7/17/2025	8/27/2025																																																												
119	3765	LEVEL 12 Interiors	35d	7/29/2025	9/16/2025																																																												
120	3785	LEVEL 2 Interiors	60d	5/30/2025	8/22/2025																																																												
121	3795	LEVEL 1 Interiors	60d	6/13/2025	9/8/2025																																																												
	3455	VERTICAL SYSTEMS	100d	4/24/2025	9/15/2025																																																												
123	3456	Service Elevator	60d	4/24/2025	7/18/2025																																																												
124	4645	Elevators	100d	4/24/2025	9/15/2025																																																												
	0170	CLOSEOUT	579d	7/27/2023	11/4/2025																																																												
	0270	PUNCHLIST		7/27/2023	7/27/2023																																																												
127	0280	Punch	25d	8/4/2025	9/8/2025																																																												
	0010	FINAL INSPECTIONS		7/27/2023	7/27/2023																																																												
129	4605	Commissioning	20d	9/10/2025	10/7/2025																																																												
130	3845	Final Inspections	15d	9/17/2025	10/7/2025																																																												
	3855	WEATHER		7/27/2023	7/27/2023																																																												
132	3955	Weather Bank Allowance (20 of 20)	20d	10/8/2025	11/4/2025																																																												



SECTION 6

Team Members

- ▶ **Company Resume**
- ▶ **Project Experience**
- ▶ **Working in Greenwood Village**

GEJOHNSON
CONSTRUCTION COMPANY

One DTC Office Building
& Parking Garage

READY TO HIT THE GROUND RUNNING.

Our proposed team for the High Pointe Tower project specializes in complex projects and has a deep understanding of Greenwood Village’s unique permit challenges, as well as significant experience with AHJs in DTC Greenwood Village. This team was specifically selected for their experience with Class-AA office buildings, work with authorities having jurisdiction (AHJs), and local neighborhood groups.

A successful preconstruction effort will be paramount to High Pointe Tower. Our preconstruction team will be led by Precon Manager Ben Brunner, who has experience on multiple high-rise office buildings. He and his team will focus on design cost analysis with Open Studio Architecture to meet High Pointe Tower’s budget. We believe in a seamless flow of knowledge from preconstruction to construction.

Senior Project Manager Brian Parr and Senior Superintendent Andrew Googins will be involved in the preconstruction phase as well as construction and closeout. They will help inform the design with constructability and scheduling in mind. Kevin Kramer and Anthony Fasciano will oversee the team to ensure resources and quality. This close-knit team will work hand-in-hand with Granite Properties and Open Studio Architecture ensuring your vision is achieved within schedule and budget.



open studio | architecture

EXPERIENCE KEY

- Greenwood Village
- Parking Garage
- Core Shell Office

PROJECT LEADERSHIP



Anthony Fasciano
Construction Executive

EXECUTIVE SUPPORT



Kevin Kramer
Client Relationship
Manager



Scott Miller
Business Unit Leader

PRECONSTRUCTION



Ben Brunner
Precon Manager



Claire Sills
Senior Estimator



Brian Parr
Sr. Project Manager



Allison Abrams
Project Manager



Andrew Googins
Sr. Superintendent



Alan Myzer
Superintendent

Assistant Superintendent

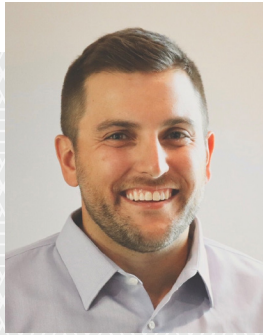
Sr. Project Engineer

Project Engineer

Project Engineer

Project Engineer

14
YEARS
EXPERIENCE



Anthony provides oversight of the entire project, focusing on leading design and construction teams in the development of large, complex projects from preconstruction through construction and close-out. Leveraging his commercial and hospitality expertise, Anthony promotes collaboration between the construction and the design team to ensure the project receives the appropriate resources for success.

Anthony Fasciano

CONSTRUCTION EXECUTIVE

EDUCATION

- ▶ B.S. Environmental Design/Construction Science, University of Oklahoma

CERTIFICATIONS

- ▶ OSHA 10-HOUR
- ▶ Design-Build Professional® (DBIA®)
- ▶ OSHA 30-HOUR

RELEVANT EXPERIENCE



Moxy Hotel | Denver, CO

\$28.0M

Stories: 10

93K sf

Parking: 2

One of the first replacement projects in Cherry Creek North, the Moxy Hotel features 170 guest rooms, various amenities. Under the building, below-grade parking features automated car stackers which double the available capacity of the garage.



St. John's Health | Sage Living Center Core Shell | Jackson, WY

\$39.0M

Stories: 3

72K sf

Parking: N/A

This building consists of five 16-bed neighborhoods, totaling 80 beds, as well as a 11,000 sf town square for reception, staff offices, and dining and culinary services.



Town Hill and Core Shell | Jackson, WY

\$28.4M

Stories: 5

91K sf

Parking: 3

This 91K sf core shell building consists of 3,672 sf of commercial space is included on the northern aspect of the building.



Jackson Hole Classical Academy | Jackson, WY

\$80M

Stories: 3

11.2 sf

Parking: N/A

This is a new build facility that consists of a 11,200 sf addition that will accommodate over 300 people in the gym alone. It will also include a full service kitchen.



Children's Hospital of Colorado* | Highlands Ranch, CO

\$75M

Stories: 7

175K sf

Parking: N/A

This 175,000 sf hospital had nearly 80,000 patients in the first year, making it the top inpatient and outpatient specialty facility in Colorado.

**Experience prior to GE Johnson*

23
YEARS
EXPERIENCE



As a partner during the design phase, Ben and his team will provide cost and material guidance to inform design. From the first concept estimate to the final guaranteed maximum price, each number must stand independently. Ben understands the importance of a reliable, value-driven budget, and has extensive experience within the Colorado market, which will assist the team in meeting this goal. He is well versed in the intricacies of producing accurate construction estimates and will be involved throughout preconstruction and into the active construction phase.

Ben Brunner

PRECONSTRUCTION MANAGER

EDUCATION

- ▶ B.Arch. Architectural Design, Art History, and Studio Art, Drury University, Hammons School of Architecture

CERTIFICATIONS

- ▶ OSHA 10-HOUR

RELEVANT EXPERIENCE

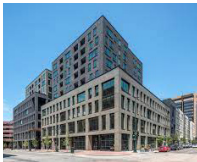


300 University Office | Cherry Creek North, CO

\$28.9M
Stories: 4

225K sf
Parking: 2

This project includes a 614,000 sf, 1,582-space, six-level below-grade parking garage, and a 650,000-SF, 26-story, core and shell LEED Platinum Class-AA office building.



Market Station Mixed-Use* | Denver, CO

\$157.5M
Stories: 10

477K sf
Below Grade Parking

Mixed-use High-rise in Downtown Denver consisting of 2 – 10 story cast-in-place towers housing Retail, Office, and Luxury Residential.



Kiewit | Ridgeway Campus* | Lone Tree, CO

\$190.0M
Stories: 5

400K sf
Parking: 5

Transit-oriented corporate campus for single occupancy tenant consisting of a 5 story office building, a 4 story office building, and an 970 car pre-cast parking garage.



9th & Colorado Redevelopment - Block 4* | Denver, CO

\$86.0M
Stories: 5

585K sf
Parking: 7

26-acre redevelopment of the former UC Health Sciences Center. Developed 6 of the 12 city blocks including office, residential, theatre and open spaces



Joslyn Art Museum - Expansion & Renovation* | Omaha, NE

\$63.7M
Stories: 3

42K sf
Surface Parking

42K SF Snøhetta Addition with renovation of the existing Lord Norman Foster designed Wing. Galleries, community spaces, and classrooms

**Experience prior to GE Johnson*

19
YEARS
EXPERIENCE



Brian oversees all aspects of the construction process, including the development of project schedules, review of long lead terms, examination of appropriate building materials and systems, and the coordination of labor and subcontractor availability. Brian maintains construction budgets, and keeps the project on track and in alignment with all team goals. Constructability review and cost control are two of Brian's strong suits.

Brian Parr

SENIOR PROJECT MANAGER

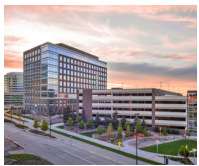
EDUCATION

- ▶ M.B.A. Masters Real Estate and Construction Management, University of Denver

CERTIFICATIONS

- ▶ OSHA 30-HOUR
- ▶ CCM-Certified Construction Manager
- ▶ Design-Build Professional® (DBIA®)
- ▶ LEED AP BD+C

RELEVANT EXPERIENCE



Granite Place at Village Center | Greenwood Village, CO

\$51.1M
Stories: 10

641K sf
Parking: 6 Levels

This LEED Silver certified project includes a 12-story Class-AA office building and a five-story, 1,000-space pre-cast parking garage.



Kentwood Real Estate | One DTC West | Denver, CO

\$18.0M
Stories: 4

164K sf
Parking: 3 Levels

This was a tenant finish of the full 4th floor and part of the 2nd floor at the One DTC West core and shell project for Kentwood Real Estate.

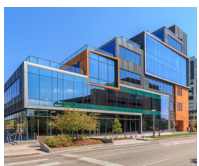


Quarterra | The Dryden | Denver, CO

\$164.7M
Stories: 19

71.5K sf
Parking: 8

Currently under construction, this 19-story project includes 420 apartments, and 8 levels of parking in a post-tensioned, concrete frame tower.

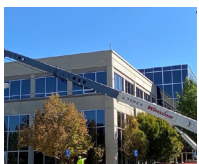


Elevation Development Group | 260 North Josephine St | Cherry Creek North, CO

\$23.0M
Stories: 9

65K sf
Parking: 3 Levels

The project entailed a new 9-story, mixed use office building, which includes 3 levels of sub-grade parking, retail at ground level, and offices for the top floors 2-6.



Confidential Headquarters | Tenant Improvements | Centennial, CO

\$16.3M
Stories: 3

400K sf
Parking: N/A

This was a renovation of an office building into new office spaces and high-tech labs.

18
YEARS
EXPERIENCE



Andrew is responsible for the overall field operations, leadership, and planning involved in this project. His attributes include his ability to collaborate and coordinate with everyone on the jobsite from the laborer to the owner and design team. He is organized and process driven. Andrew has a firm grasp on every aspect of his projects at all times.

Andrew Googins

SENIOR SUPERINTENDENT

EDUCATION

- ▶ B.A. English,
University of Colorado, Colorado Springs

CERTIFICATIONS

- ▶ OSHA 10-HOUR
- ▶ OSHA 30-HOUR

RELEVANT EXPERIENCE



Quarterra | The Dryden | Denver, CO

\$164.7M
Stories: 19

71.5K sf
Parking: 8

Currently under construction, this 19-story project includes 420 apartments, 8 levels of parking in a post-tensioned, concrete frame tower.



Swedish Medical Center Tower Phases 1&2* | Englewood, CO

\$130M
Stories: 6

145K sf
Parking: 5

The expansion and renovation included 35,000 new square feet of patient rooms and office/shell space. A new garage was built to provide space for over 820 cars at 5-stories tall.



MCCG Heart Tower* | Macon, GA

\$62M
Stories: 3

221,300K sf & 190,000
(Parking Deck)
Parking: 7

This new construction building included a new hospital that connected to the existing hospital on five different levels. The precast concrete garage had 7 levels with 478 spaces.



Craig Hospital Expansion & Renovation | Englewood, CO

\$70.6M
Stories: 5

244K sf
Parking: N/A

This was a vertical addition to the existing west building and a four level horizontal addition totaling 94,000 sf. Over 150,000 sf across three buildings will undergo a complete renovation.



Banner Medical Center* | Fort Collins, CO

\$56M
Stories: 2

146K sf
Below Grade Parking: N/A

The focus of this new facility was to provide a higher quality hospital for the local community and bring overall building operation costs down. The project was delivered on time and on budget.

**Experience prior to GE Johnson*

20
YEARS
EXPERIENCE



Kevin will be a resource to the High Pointe Tower team. His experience on 23 Springs, Southlake 2, and Granite Park IV will enrich project oversight. With Kevin having worked on your most recent Granite projects, he will be able to ensure the consistency that Granite Properties has experienced on past projects and bring his lessons learned so we can be as efficient as possible.

Kevin Kramer

CLIENT RELATIONSHIP MANAGER

EDUCATION

▶ B.S., Construction Management, Purdue University

CERTIFICATIONS

▶ LEED AP

RELEVANT EXPERIENCE



Granite Properties | 23 Springs | Dallas, TX

\$230M

Stories: 26

1.26K sf

Below Grade Parking: 6

This project includes a 614,000 sf, 1,582-space, six-level below-grade parking garage and a 650,000 sf, 26-story, core and shell LEED Platinum Class-AA office building.



Granite Properties | Southlake Office 2 | Southlake, TX

\$30.7M

Stories: 5

150K sf

Above Parking: 5 Levels

This JW Marriott-flagged hotel is a 12-level hotel tower with 267 keys atop an existing ten-level podium garage.



Granite Properties | Granite Park IV Office Tower | Plano, TX

\$40M

Stories: 12

500K sf

Parking: 5 story 1,000-space

Ground-up new construction of 150,000 sf, five-level Class-AA, cast-in-place core/shell office building on a 2.6-acre site located in Southlake's Town Square.



JW Marriott Hotel | Dallas, TX

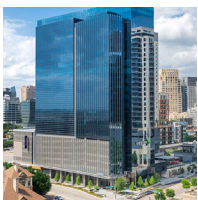
\$85M

Stories: 12

293K sf

Parking: 10 Level Existing Garage

This LEED Silver certified project includes a 12-story Class-AA office building and a five-story, 1,000-space pre-cast parking garage.



RED Development | The Union | Dallas, TX

\$201M




Stories: Two-tower building with 417K SF of premier Class-AA office space

1.8M sf

Below Grade Parking: 1 Level

The Union Dallas 536,000 sf-mixed-use development provides a combination of office, retail, grocery, and residential high-rise living.

Additional Support Personnel

NAME ROLE	EDUCATION	PROJECT EXPERIENCE
 <p>Allison Abrams Project Manager</p>	<p>Construction Management, Auburn University</p>	<ul style="list-style-type: none"> • The Coloradan East West Partners Denver, CO \$148M • The Dryden Apartments Denver, CO \$164.7 • Confidential Client Denver Meridian Denver, CO \$16.3 • Moxy Hotel Cherry Creek Denver, CO \$28M • The Quincy Denver, CO \$114M
 <p>Claire Sills Senior Estimator</p>	<p>Construction Management, Colorado State University</p>	<ul style="list-style-type: none"> • The Coloradan East West Partners Denver, CO \$148M • Castle Rock Adventist Hospital 4th Floor Build Castle Rock, CO \$10.3M • MicroMotion - Flow Innovation Center & West Wing Expansion Denver, CO \$1.5M
 <p>Alan Myzer Superintendent</p>	<p>B.S. Construction Science & Management, Kansas State University</p> <p>OSHA 10-Hour</p> <p>OSHA 30-Hour</p> <p>LEED AP BD+C</p> <p>LEED AP</p>	<ul style="list-style-type: none"> • Elevation Development Group - 300 University Office Building Cherry Creek North, CO \$28.9M • The Paul's Corporation 100 Saint Paul Cherry Creek North, CO \$43.2M • Zocalo Community Development, Inc.- Cadence Union Station Apartments Denver, CO \$34.9M • Alliance Residential Company - TwentyOne01 on Market/ Broadstone Lofts Denver, CO \$43.4M • GE Johnson Construction Company - Denver Office Expansion Greenwood Village, CO \$1.5M

GE Johnson, DPR, & Granite Properties Team Success

GEJOHNSON
CONSTRUCTION COMPANY
A Part of the DPR Family of Companies

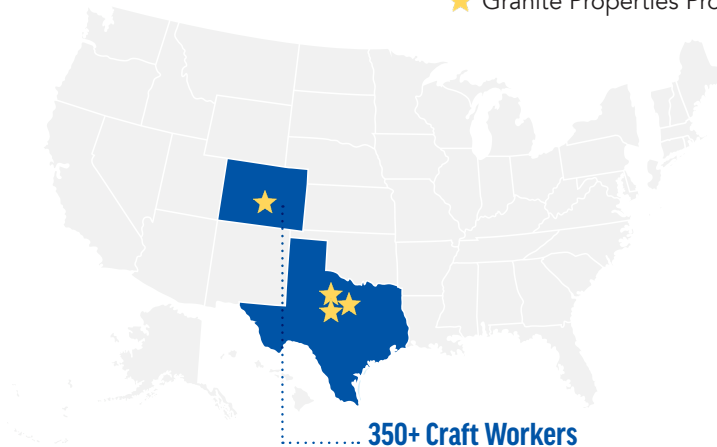
DPR
CONSTRUCTION

GE Johnson/DPR is excited about leveraging our local and national relationship with Granite Properties and Open Studio Architecture to create a client experience that exceeds your expectations. From our experience with you in Texas and Colorado we are committed to bringing you the same consistency we have built our relationship on, and continue to look for more ways to improve the experience for Granite Properties. We will bring lessons learned from past projects and a zero-learning curve as we have curated a team with Granite Properties experience, local knowledge, and experience with this project type.

CAPABILITIES/CONTRIBUTIONS

- ▶ Ground-up Construction
- ▶ Addition/Renovation
- ▶ Design-Build
- ▶ Self-Perform
- ▶ Ongoing Renovations/Small Expansions
- ▶ Design-Phase Integration
- ▶ Preconstruction Services
- ▶ Virtual Design & Construction
- ▶ BIM Modeling
- ▶ Earthworks
- ▶ Civil/Site Development
- ▶ Sustainability
- ▶ Prefabrication
- ▶ Facilities Management
- ▶ Local Trade Partner Relationships
- ▶ Specific Market Knowledge
- ▶ Lessons Learned from Past Granite Projects

★ Granite Properties Projects



**350+ Craft Workers
in Colorado + shared
resources from DPR**

10 YEAR
RELATIONSHIP BETWEEN
GRANITE PROPERTIES &
GE JOHNSON/DPR

\$352M+
IN OFFICE PROJECTS
WITH GRANITE

2.8M
TOTAL SF OF PROJECTS WITH
GRANITE PROPERTIES

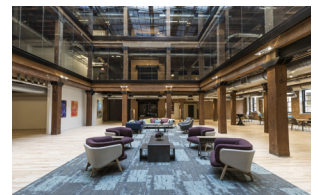
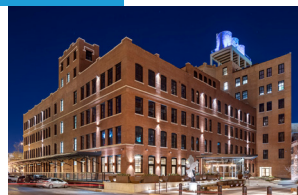
GRANITE PLACE | COLORADO



23 SPRINGS | TEXAS



FACTORY SIX03 | TEXAS



SOUTHLAKE OFFICE | TEXAS



Proudly Building in Denver for 56 Years.



EXPERIENCE WITH LOCAL JURISDICTIONS

- » City and County of Denver
- » City of Greenwood Village
- » City of Centennial
- » City of Lone Tree

Project	Square Footage	Floors Building/Parking
Granite Place	641K-SF	10/6
One DTC	230K-SF	8/3
4600 Syracuse Tower	289K-SF	14/4
Metropoint II	150K-SF	8/3
The Prism	107K-SF	9/0
Cadence at Union Station	244K-SF	13/2
The Quincy	643K-SF	28/6

Project	Square Footage	Floors Building/Parking
The Coloradan	700K-SF	19/2
The Dryden	727K-SF	19/8
240 St. Paul	122K-SF	6/2
100 St. Paul	315K-SF	8/3
260 North Josephine	70K-SF	9/3
The Moxy	93K-SF	10/2
300 University	23K-SF	4/2

Granite Place | Denver Tech Center



SIMILAR FEATURES

- ▶ Urban High-Rise
- ▶ Class-AA Office Space
- ▶ Structured Parking
- ▶ Site Improvements



PROJECT DESCRIPTION

Granite Place at Village Center features ten floors and nearly 312,000-square-feet of office space and amenities. The project also included a 6-level, 977-stall parking structure and extensive site improvements on the 5-acre property.

INGENUITY IN ACTION

During the zoning review process, Greenwood Village increased parking requirements for the building, but height limitations for the site did not change.

In efforts to conserve costs, the team proposed consolidating the extra parking level within the stand-alone garage, setting the lowest level within a berm and taking advantage of a sloped grade at the site. To promote value and traffic flow, a second entry point was added at the top of the berm. The result was a comprehensive cost study that not only enabled the lower garage level to be naturally ventilated with minimal site improvements and grade adjustments, but also provides better traffic flow.

OWNER

Granite Properties and
Confluent Development

ARCHITECT

Open Studio Architecture

PROJECT SIZE

312,000 sf Office Tower
291,540 gsf Parking Structure

DELIVERY METHOD

CM/GC

SCHEDULE

Initial: Jan. 2016/April 2017
Actual: Feb. 2016/April 2017

COST

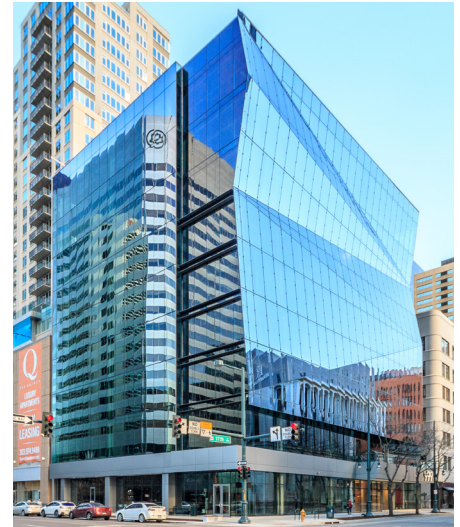
Initial: \$49.2M
Actual: \$51M
Increase was due to the changes required by Greenwood Village and South Metro.

Prism | Denver



SIMILAR FEATURES

- ▶ Class-AA Office Space
- ▶ Urban High-Rise
- ▶ Structured Parking



PROJECT DESCRIPTION

Located on the “Wall Street of the Rockies” in Denver, the Prism is a nine-story, mixed-use building with 107,074-square-feet of Class-AA office space and 5,000-square-feet of ground-floor retail. Adjacent to The Quincy (a luxury residential high-rise also completed by GE Johnson and Shea Properties), the Prism brings a unique and sophisticated look to downtown Denver. A glass “crinkle wall” provides the exterior envelope for this building, offering a multifaceted complex of geometric shapes.

INGENUITY IN ACTION

The “crinkle wall,” an impressive aesthetic feature, involved meticulous planning, coordination, and collaboration among the construction team, the structural engineer, the steel subcontractor, the architects, and the manufacturer. Installing this amazing feature was made all the more difficult because of the location of the site.

In addition to the busy intersection of 17th and Curtis Streets in the heart of downtown Denver, the crew had to be aware of and protect the amenities deck on the adjacent building – the Quincy, at 1776 Curtis Street. The Prism reaches three stories above the deck. The pool on the deck remained open throughout construction. The project also shared many services with the Quincy, including the fire sprinkler feed, storm water retention, emergency power, parking, and fire alarm devices, requiring constant communication between the project team and the Quincy.

OWNER

Shea Properties

ARCHITECT

Davis Partnership Architects

PROJECT SIZE

107,400 sf

DELIVERY METHOD

CM/GC

SCHEDULE

Initial: Nov. 2017/Jan. 2019
Actual: Nov. 2017/Jan. 2019

COST

Initial: \$25.2M
Actual: \$25.2M

23 Spring | Dallas, TX

SIMILAR FEATURES

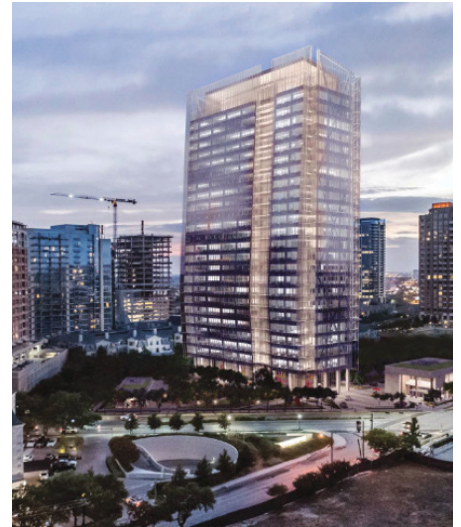
- ▶ Urban High-Rise
- ▶ Class-AA Office Space
- ▶ Structured Parking

PROJECT DESCRIPTION

23 Springs is situated on 2.6 acres in urban Uptown Dallas. The project team demolished three low-rise buildings before excavating 70' below-grade with retention systems on all seven sides. Once complete, the project will encompass a 614,00-square-foot, 1,582-space, six-level below-grade parking garage, and a 650,000-square-foot, 26-story, core and shell LEED Platinum Class-AA office building with a two-story lobby with a coffee and wine bar, an indoor lounge with a golf simulator, a conference center and boardroom, an outdoor lounge, and two detached restaurants on either side of the office tower. Additionally, a one-story building designed for restaurants with patio seating facing a half-acre, tree-lined park, and a two-story building is planned for another upscale restaurant. Concrete was self-performed on this project.

INGENUITY IN ACTION

The project team was successful in being awarded the project at Schematic Design, approximately 18 months before the project started and over three years before project completion. Using Target Value Design (TVD) for the last seven months, the team has been able to make key design decisions within budget clusters (structure, skin, and interiors) to maintain the design intent without cutting scope with a typical VE process. As the design has progressed, constant cost feedback has been shared, informing design decisions. Our team was able to save over \$775,000 off the original estimate.



OWNER

Granite Properties

ARCHITECT

Good, Fulton & Farrell

PROJECT SIZE

Tower - 650,000 sf
Garage - 614,00 sf

DELIVERY METHOD

CM/GC

SCHEDULE

Initial: Apr. 2022/Jun. 2025
Actual: TBD

COST

Initial: \$230M
Actual: TBD

Ent Headquarters | Colorado Springs

SIMILAR FEATURES

- ▶ Class-A Office Space
- ▶ Structured Parking
- ▶ Site Improvements

PROJECT DESCRIPTION

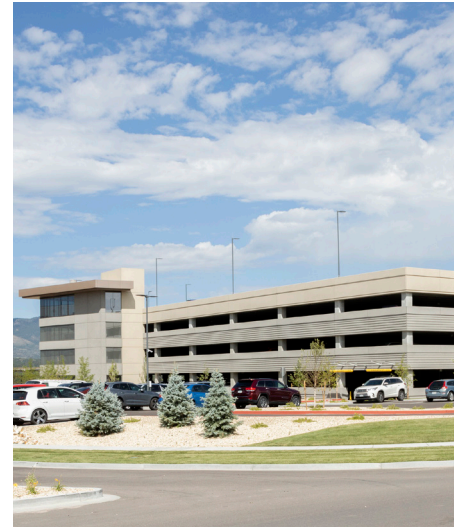
GE Johnson recently completed the construction of Ent Credit Union's new five-story, 324,000-square-foot Class-A office built-to-suit with parking.

The building includes up-scale dining and fitness amenities for employees. Construction included significant site infrastructure improvements and a parking garage. This area of Colorado Springs is undergoing significant growth and construction requiring coordination with deliveries and safe access for patrons using nearby facilities.

INGENUITY IN ACTION

We were engaged early in the design phase, partnering with Davis on DDs and CDs with a goal to reach IGMP at 100% DD.

As a team, we pull-planned the project from delivery date back to our current state of 100% SD to identify potential issues with the schedule. Through our pull-planning effort, it became clear that meeting all permitting deadlines was essential to meeting the schedule. The team worked together establishing the best way to break down permit packages to meet the key permitting milestones. This collaboration resulted in the team's ability to adapt permit packages to the realities of staffing and workload, and as a result, all permit milestones were met.



OWNER

Ent Credit Union
Owner Rep: Shea Properties

ARCHITECT

Davis Partnership Architects

PROJECT SIZE

324,000 sf

DELIVERY METHOD

CM/GC

SCHEDULE

Initial: Oct. 2019/May 2021
Actual: Oct. 2019/May 2021

COST

Initial: \$118.2M
Actual: \$118.2M

100 St. Paul | Denver

SIMILAR FEATURES

- ▶ Class-A+ Office Space
- ▶ Structured Parking
- ▶ Site Improvements



PROJECT DESCRIPTION

Located in the heart of Cherry Creek North, 100 Saint Paul includes an 8-story Class-AA+ office tower and three levels of below grade parking. In total, the tower brings approximately 315,727-square-feet of much needed space to the neighborhood, including 149,000-square-feet of for-rent Class-A+ office space and 14,000-square-feet of retail space. Construction began in December 2013 and progressed rapidly in spite of a tight jobsite, busy surroundings, and extremely high traffic volume. 100 Saint Paul was awarded the 2015 Office Development of the Year award by NAIOP.

INGENUITY IN ACTION

The project required extensive logistical coordination to accommodate temporary and permanent dewatering of the site excavation, as well as coordination with the high traffic volume along 1st Avenue and Speer Boulevard. The predominantly glass façade incorporates numerous architectural features including a small radius glass element and roof plaza areas. The building is designed to meet the specific design requirements of several corporate tenants.

OWNER

The Paul's Corporation

ARCHITECT

HKS, Inc.

PROJECT SIZE

315,727 sf

DELIVERY METHOD

CM/GC

SCHEDULE

Initial: Dec. 2013/May 2015
Actual: Dec. 2013/May 2015

COST

Initial: \$40M
Actual: \$43.1M

Other Project Experience

RELEVANT URBAN HIGH-RISE PROJECTS

PROJECT NAME	Levels	# of Parking Levels	Office	Mixed-Use	Structured Parking	CM/GC
The Quincy	29	7	-	X	X	X
The Coloradan	21	2	-	X	X	X
Hotel Born & Office Tower	12	2	X	X	X	X
One DTC Office Building	15	4	X	-	X	X
Granite Place	10	6	X	-	X	X

15M SF
OF HIGH-RISE BUILDINGS

GARAGE

PROJECT NAME	City	Final Contract	SF Total	# Stalls	Above/ Below Grade
100 St. Paul	Denver	\$43.2M	622,727 sf	402	Both
The Prism & The Quincy Parking Garage	Denver	\$110M	200,000 sf	535	Above
Granite Place at Village Center	Greenwood Village	\$51M	641,053 sf	977	Above
Hotel Born and Office Tower	Denver	\$74.2M	308,210 sf	197	Above
240 Saint Paul - Office Building	Denver	\$24.8M	122,778 sf	103	Above

200+M SF
OF PARKING GARAGE/STRUCTURE

GREENWOOD VILLAGE

PROJECT NAME	Levels	Number of Parking Levels	Office	Structured Parking	CM/GC
Granite Place	10	6	X	X	X
One DTC Office Building	15	4	X	X	X
Bellevue Tower	12	-	X	-	X
4600 Syracuse Tower	14	4	X	X	X
Metropoint Two Office Building	6	-	X	-	X

60+
STORIES BUILT IN GREENWOOD VILLAGE

Ent Headquarters Parking Garage
Colorado Springs, CO



SECTION 7

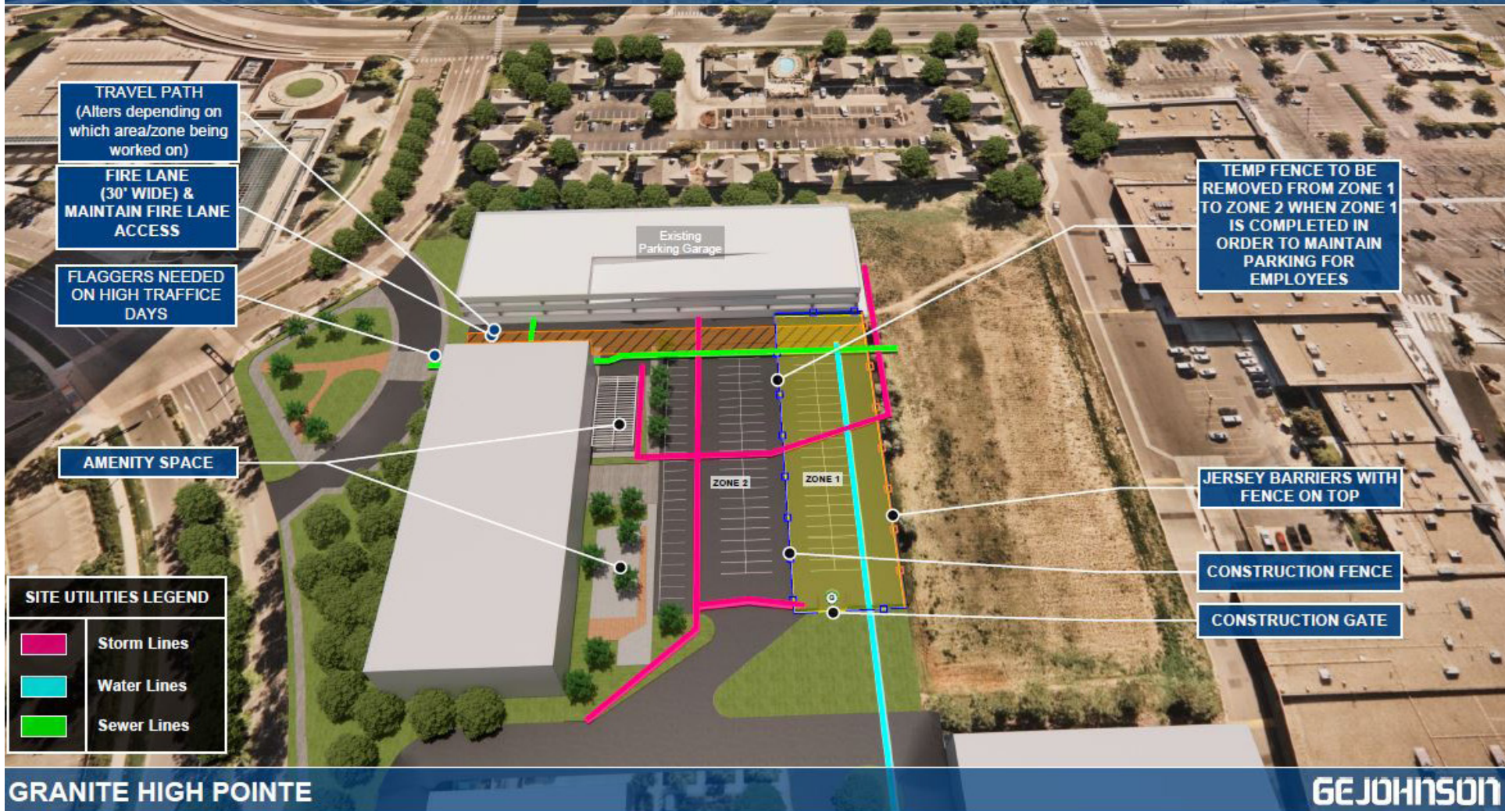
Logistics & Construction Work Plan

 Alpine Bank

GEJOHNSON
CONSTRUCTION COMPANY

One DTC West,
Greenwood Village, CO

SITE LOGISTICS - ENABLING PHASE 1



- ▶ Start in zone 1 and utilities, to allow for parking, and then move to zone 2 when done.
- ▶ Path of travel for tenants remains the same
- ▶ We are maintaining fire lane at all times for city expectations
- ▶ Not starting demo of garage until one of the zones is complete for parking
- ▶ Amenities after both zones are done: maintain access to building at all time with no blocking



We will maintain surface parking during both construction phases. We know it's important to continue to be good neighbors during construction of the High Pointe Tower project, as well as set the stage for positive community reactions for your future projects.

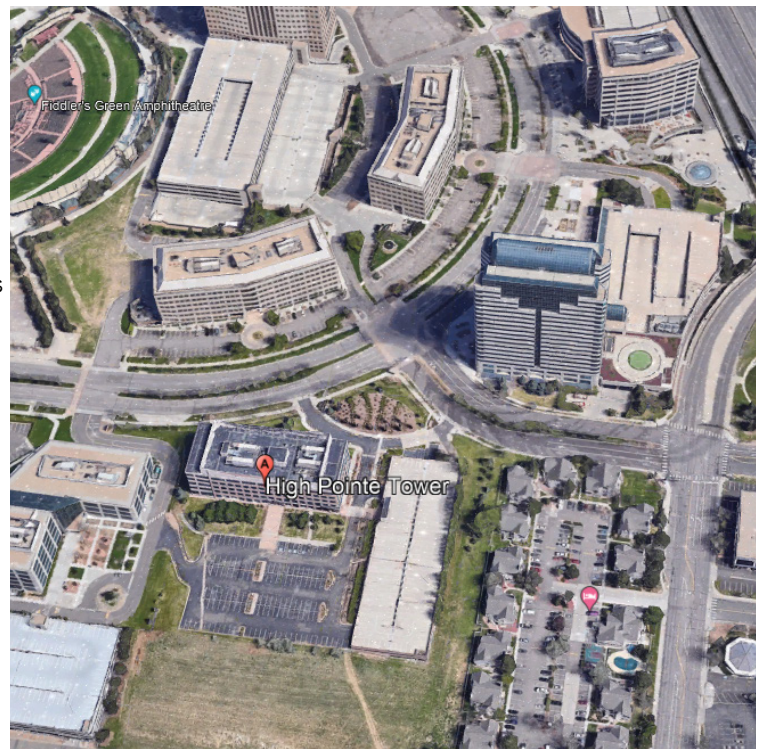
The specific parts of our Good Neighbor Plan for High Pointe Tower are:

- ▶ **Occupied Building tenants weekly communications:** We'll establish and update a continuous communication venue during preconstruction and construction so anyone in the neighborhood or the current building can check in on the progress. We will use these formats to forewarn the community about upcoming street closures, etc.
- ▶ **Minimize Disruptions:** Our logistics plan is laid out to ensure we are minimizing disruptions and providing the tenants with a positive experience during construction.
- ▶ **Ensure Safety:** Since we will be so close to walk ways and roads, safety will be a top priority. Our safety plan will work to keep all pedestrians and tenants safe throughout construction.

GREENWOOD VILLAGE RELATIONSHIPS

Greenwood Village is unique in that they subcontract many typical city services out, including their building inspectors, fire department, and police department. Our team recognizes that several neighboring groups could be impacted by this project. We want to insure confidence in our communication by prioritizing and limiting disruption. Some of the advantages our team will bring to this project include:

- ▶ **City of Greenwood Village** - Senior Project Manager Brian Parr, who worked on Granite Place, has strong relationships with the Greenwood Village's City's inspectors. He will anticipate the requirements, processes, and expectations for inspections to ensure schedule certainty and the safe completion and turnover of the building.
- ▶ **Fiddlers Green Amphitheater** - The Amphitheater neighbors and shares the access roads with this site. Brian Parr will maintain communication with them to coordinate traffic during large events and material delivery days to make sure our operations do not disrupt their active 3-season calendar.
- ▶ **Public Works Denver** - The team has a strong relationship with the local Public Works Department, and will provide timely updates with the department. We will keep consistent communication with Public Works Director Jeremy Hanak and his team.
- ▶ **Greenwood Village's Sanitation Department** - The Sanitation Department will be looped into trash and recycling needs from the site during Phases 1 & 2.
- ▶ **South Metro Fire Rescue** - South Metro Fire and Rescue will be responsible for the inspection of building exit signs, path of egress, generator testing, emergency lighting, components of fire-resistive separation, access roadways and fire lanes, and pre-testing records of fire sprinkler, smoke control, and fire alarm systems. Understanding the requirements for these testing procedures is critical to the success of this project.
- ▶ **Centennial Airport** - Less than 4 miles away from the site, we will stay in communication to coordinate the crane usage so that we do not impact the airborne operations. Being aware of the FAA permitting requirements of building heights will require careful coordination and early communication during preconstruction.
- ▶ **Construction Parking** - Our team will not utilize any current parking that belongs to your building's current tenants. We will prioritize their accessibility to the building.
- ▶ **Work Hours** - Our team will maximize the time available within the rules and guidelines of Greenwood Village. We know that construction is allowed to occur Monday - Friday: 7 a.m. to 7 p.m., Saturday: 8 a.m. to 7 p.m., and Sunday / Holidays: 10 a.m. to 7 p.m. Deliveries and major milestones will be planned around this window while keeping the project on schedule.
- ▶ **Truck Routes** - We will clearly define and communication through signage will be clearly defined and communicated through signage and weekly notifications to our team and all subcontractors, as well as current tenants and neighboring housing communities and businesses.
- ▶ **Site Management** - Our in-house supply management team will help ensure dumpsters are kept in good condition and trash is controlled.



SECTION 8

Qualifications / Exclusions

GEJOHNSON
CONSTRUCTION COMPANY

Ent Headquarters
Colorado Springs, CO

High Pointe Tower

Design Development Estimate

08/31/2023



PROJECT CLARIFICATIONS

Project Information

Developer: Granite Properties
Architect: Open Studio Architects
Project Location: Greenwood Village, CO
Start of Construction: May 2024

Allowances

<u>Item and Description</u>	<u>Amount Included</u>
Building Permit Fee	\$446,665
Plan Review Fee (65% of Building Permit Fee)	\$290,332
Anticipated Subcontractor OCIP Credit	(\$515,000)
Reception Desk	\$45,000
Elevator Finish Allowance (\$45k/Elev, 6 EA)	\$270,000
Lighting Fixture Package - Site	\$206,000
Lighting Fixture Package – Garage	\$162,000
Lighting Fixture Package – Building	\$494,300
Lighting Fixture Package – Façade	\$80,000
Lighting Fixture Package – 2 nd Level Patio	\$17,000
Lighting Fixture Package – 12 th Level Patio	\$17,000
Site Lighting and Power – Surface Parking Lot	\$130,000
Site Lighting and Power – Covered Parkway	\$150,000
Site Lighting and Power – New Office Building Ext	\$95,000
Lighting Controls	\$95,000
Snowmelt system (12K SF)	\$580,000

Alternates

See attached Cost Study Log

General Project Clarifications

1. The detailed estimate includes a combined 7.25% State of Colorado and City of Greenwood Village Sales Tax for permanent material incorporated into the project.
2. We have included plan review fees and building permit costs. These costs are included as an allowance.
3. Greenwood Village Use Tax and Arapahoe County Open Space Sales and Use Tax are not included.
4. Entitlement, Planning and Zoning fees and services are not included.
5. We have not included traffic impact fees.
6. Project costs associated with the Owner, Architect, Engineer(s), consulting services, other professional services, Architect's, and Engineer's reimbursable, land acquisition, development costs, off-site

High Pointe Tower

Design Development Estimate

08/31/2023



PROJECT CLARIFICATIONS

improvements, permits and other fees, survey and soil exploration, and project administration costs have not been included within this budget estimate, unless noted otherwise in this scope narrative.

7. We have not included the premium for a Payment and/or Performance Bond.
8. The construction contingency is to cover unknown factors that may adversely affect costs, such as bidding of subcontracts and major material supply items, estimating assumptions and ambiguities, construction scheduling and productivity. In general, the construction contingency is to be used for cost overruns not generated or initiated by the Owner or its agents.
9. Not included within the construction contingencies are the Owner's and Designer's contingency, which is to pay for scope changes. A scope change is defined as any change that increases size, value, operational efficiency, and quality of materials of the facility, time of performance, and sequence of work.
10. Legal, physical, and utility surveys are not included. An as-built survey for use in title work is not included.
11. Utilities service company capital costs, development fees, drainage fees, tap fees, water meter charges, investment fees, and/or line extension charges, as well as primary electrical fees are not included. Cost for telephone company or cable television for permanent service and/or network development is not included.
12. Engaging an independent quality control testing agency is not included.
13. Watchman Service or Security Guard Service is not included.
14. Costs for changes necessitated by Building Department Code Review or other jurisdictions having authority are not included.
15. Purchasing, installation or relocation of Furniture, Fixtures and Equipment (FFE) is not included except for items called out in the construction drawings.
16. We cannot guarantee that the concrete moisture/PH content meets the floor covering specification or manufacturer requirements. We have not included additional floor preparation, including but not limited to mechanical bead blasting, air circulation and/or vapor sealer required to bring the concrete floors within acceptable moisture/PH tolerances for floor coverings. We also exclude all flooring warranties for concrete that is not within the acceptable moisture/PH tolerances for floor coverings.
17. GE Johnson will be the controlling Contractor on the site. Any other contractors entering the site during the course of construction will need prior approval by GE Johnson and will comply with all GE Johnson requirements, including but not limited to insurance requirements, safety policies, and site rules/requirements.
18. An allowance is defined as an amount of monies allocated for particular items of work that cannot be accurately and reasonably priced at the time of the proposal. When actual cost of the work for these items is determined, the contract will be adjusted upward or downward accordingly. Allowances shall contain all direct costs, including materials, installation, sales taxes, shop drawings, equipment, freight, unloading, and handling. Direct costs only are included. Insurance, bonds, fees, General Contractor's fee, design, soft costs, and contingencies are not included in these allowances.

High Pointe Tower

Design Development Estimate

08/31/2023



PROJECT CLARIFICATIONS

19. All costs for special third party or similar testing and special inspections as required by code or specifications are specifically excluded (i.e., soils, concrete, masonry, steel, welds, slab x-rays, etc.). Inspections and testing required by manufacturers are included.
20. We assume that the Owner has removed and legally disposed of all contaminated and/or hazardous materials and we have not included any remediation costs in our proposal. GE Johnson shall be held harmless for all pre-existing conditions, including but not limited to establishment of contamination, location of contamination, level of contamination, and mitigation. The Owner shall be responsible for all costs and schedule impacts resulting from contaminated and/or hazardous materials and all costs associated with removal and disposal of building rubble and/or deleterious materials and any associated fill.
21. Delays due to permitting, hazard material abatement, unforeseen subsurface conditions, or other factors beyond the control of the Contractor will initiate granting of a mutually agreeable extension of time and associated general conditions and project requirements.
22. Owner shall furnish a minimum of four control points on the project site that have both coordinates and elevations that are within a tolerance of .01 feet. Owner shall furnish a drawing with those control points and a minimum of four grid line intersection coordinates per building. This drawing shall be part of the civil set of documents. Owner will provide written confirmation from the Architect that the control has been coordinated with the contract documents.
23. It is assumed that our crane swing over adjacent properties and public rights-of-way are acceptable to all parties at no cost to Contractor. Owner to secure all ground easements, encroachments, air right easements over and adjacent to existing properties. Air rights are to be obtained for the swing of a crane, concrete placing boom, aerial work platforms, etc. Owner to secure approvals for access to adjoining property where work is required. Any easements, encroachments, or approvals required shall be in place as needed to maintain the schedule.
24. General conditions and staffing have been allocated to each area of work. If any portion of work is deleted from the project, the remaining areas will need to be reassessed for increases in general conditions, staffing and site requirements.
25. During the course of the preconstruction and construction phases, Contractor shall request clarifications to the Contract Documents as Requests for Clarification (PRFC's and RFC's) issued to the Owner and Architect. Contractor shall abide by or otherwise timely respond to such PRFC or RFC responses. Changes to the design as a result of the PRFC or RFC response shall be considered modifications for purposes of interpreting the Contract Documents and effecting changes in the Work.
26. All extended warranties are to be between the manufacturer and Owner.
27. This proposal assumes that sufficient power, gas, and water is available from utility company adjacent to the site for temporary construction power.
28. This proposal excludes any costs for relocation of existing underground utilities except for those utilities identified in the documents to be relocated.
29. We have not included any potential premiums associated with design changes resulting from recommendations and/or direction from Factory Mutual and/or other insurance carriers.

High Pointe Tower

Design Development Estimate

08/31/2023



PROJECT CLARIFICATIONS

30. We have included management support for the commissioning process. Commissioning to be administered and paid for by others.
31. We have not included any additional costs associated with seismic requirements.
32. We have not included any costs associated with the Sponsor Agreement or requests with exception to what was shown in the Contract Documents.
33. We have not included any costs related to the third-party consultant's enclosure review and/or recommendations made in the third-party enclosure design peer review unless included on the Construction Documents.
34. Cost study analysis items have been provided to generate conversations and possible solutions for achieving the Owner's desired project scope and budget and should not be interpreted as engineered solutions. Any acceptance of any item and prior to incorporating into the design, the Architect/Engineer of record shall be solely responsible for verification of all design compatibility within the project, including but not limited to life safety, code requirements, thermal and moisture protection, building functionality, and program requirements.
35. Items approved and incorporated into the estimate per the Cost Study Log shall be incorporated into a final revision to the Construction Documents by the Architect. Any items not fully incorporated shall be adjusted back into the agreement via applicable cost change.
36. Subcontractor Default Insurance shall be included at a rate of 1.30% of the agreement value.
37. Costs associated with Construction Manager's safety program and safety incentive program are reimbursable as part of the Guaranteed Maximum Price.
38. The Owner reserves their rights to convert the Guaranteed Maximum Price to a Lump Sum agreement upon mutual agreement between the Owner and the Construction Manager.
39. We have not included any costs for temporary or permanent dewatering.
40. This proposal is based on this project obtaining a Certified level of LEED Accreditation. Cost for certification have not been included.
41. We have not included any costs for escalation.
42. Unless otherwise noted, all materials are assumed to be selected from manufacturer's standard colors.
43. It should be assumed that any architectural or engineering backgrounds for construction will be provided at no additional cost. Contractor shall be provided with electronic versions of all design documents, including all design models in their original format with all applicable metadata at no cost. It is assumed the models will be provided in Revit format and drawings will be provided as PDF documents. Design documents originating in software other than Revit shall be provided in DWG format.
44. Generator cost and fuel is excluded if permanent / temporary power is not available at the start of construction.
45. Provisions and/or costs for Davis Bacon (or any other prevailing wage program) are not included.

High Pointe Tower

Design Development Estimate

08/31/2023

PROJECT CLARIFICATIONS

46. Low voltage systems, i.e., communication/data wiring, termination equipment, security and access control, will be Owner supplied.
47. An allowance for fireproof patching has been included.
48. Estimate based on the following documents:
 - a. High Pointe Tower Request for Proposal dated July 28, 2023
 - b. High Pointe 100% SD Structural and MEP Drawings for Garage and Tower dated October 28, 2022
 - c. High Pointe 100% DD Drawings for Garage and Tower dated January 27, 2023
 - d. High Pointe Project manual for Garage and Tower dated January 27, 2023
 - e. 2023-06-16 ME 100% SD Mechanical / Electrical High Pointe Tower Narrative dated June 16, 2023
49. Anticipated Construction start May 2024.
50. The following are included:
 - a. Building Permit & Review Fees
 - b. 3.0% Contingency
 - c. Subcontractor Default Insurance
 - d. Contractor Insurance (OCIP)
 - e. \$75,000 Preconstruction Services Fee
51. Insurance – all owners policies will be reviewed by GEJ to determine if DIC will be required.
52. As the project will be enrolled in an OCIP, all coverages must be in affect 4 months prior to start of the project for a timely start.
53. The following are NOT included:
 - a. Estimating / Design Contingency
 - b. Escalation
 - c. Payment & Performance Bond
54. Estimate assumes owner will get agreements with adjacent property owners for construction traffic.
55. Self-Perform Work Disclosure
 - a. GE Johnson is a self-performing work general contractor
 - b. The estimate is based upon GE Johnson self-performing the following scopes of work:
 - i. Concrete place and finish
 - ii. Earthworks
 - iii. Metal Studs and Drywall
 - iv. Doors/Frames and HW
 - v. Rough Carpentry
 - vi. Accessories
 - vii. Misc. Metals
56. This is not a line item GMP, and unused amounts within the budgets of any line item may be used at contractor's sole discretion to offset overruns in other line items.
57. The following are assumed to be either paid for by the Owner or contracted directly by the Owner and are not part of the scope of work:
 - a. City Imposed Impact Fees

High Pointe Tower

Design Development Estimate

08/31/2023

PROJECT CLARIFICATIONS

- b. Site Development Fees
- c. Water Connection Fees including meters
- d. Electrical Service Cost including relocation existing electric services, new transformer and primary feed
- e. Legal, Physical, and Utility Surveys
- f. Design & Engineering Fees
- g. Owner's Project Contingency
- h. Construction Material Testing & Inspections
- i. Third-Party Envelope Testing
- j. Commissioning
- k. Ground easements, encroachments, air right easements over and adjacent to existing properties
- l. Utility costs after substantial completion
- m. Fixtures, Furniture & Equipment

01 – Demolition

1. Demolition of the vault to the west of the existing parking garage to be demolished has been included. It is assumed this vault is 15' deep.
2. Demolition of existing caissons is included 5' below new tower slab on grade elevation.
3. Bid assumes abatement by owner.
4. Demolition of existing asphalt parking lot and repaving is included. Portion of existing curb and gutter is included at West entry to parking lot.

02 – Site Work

1. Temporary and permanent dewatering is excluded (a soils report is needed to determine what is required).
2. Water line and storm sewer will tie in at E Peakview Ave and the Eastern portion of the circular entrance drive North of new tower location.
3. The garage storm sewer will tie into the storm line in the alley. This will be a 40 lf section from the Southeast corner of the proposed parking deck to the storm line in the alley.
4. Stormwater detention vaults have been excluded (civil engineer will need to evaluate if required).
5. We have excluded all canopies and sunshades (Plaza & Entry and Parking Structures). Bid includes the structures for Plaza and West Exterior Meeting Area arbors.
6. Bid includes import for over-ex. Reference Cost Study Log item A90.01.00 for deduct to utilize garage mass excavation haul-off in lieu of import at over-ex. GE Johnson will proceed with utilization of on-site material once soil has been tested and approved for use by the geotechnical engineer.
7. Detention pond grading is based on haul-off material of 100 CY.
8. Fine grading to +/- 0.10 for all building slab areas, site curb and gutter, site walks, site asphalt pavement areas, site concrete, and site landscaping is included.
9. Parking bumpers are not included as none are shown.
10. Ornamental site fencing is not included as none is shown.
11. Warranty for trees and shrubs for two years is excluded due to unforeseen weather conditions two years after planting. Standard warranty for trees and shrubs is included for first growing season until first freeze of the first growing season.
12. Counts for landscaping are inconsistent for landscaping drawings compared to landscaping schedule. Pricing reflects quantities identified in the drawings and not on the schedule.
13. North and West retaining walls are included as shotcrete retaining walls with permanent beam and lagging shoring. East retaining wall is included as shotcrete wall with soil nails. Shotcrete finish is included as semi-smooth gun finish.
14. Fireplace at plaza is included as DaVinci per PRFC response. Reference Cost Study Log item G20.02.00 for Stellar Hearth Galaxy Series option.
15. Concrete seat walls type A and type B are included as 54" h.

High Pointe Tower

Design Development Estimate

08/31/2023

PROJECT CLARIFICATIONS

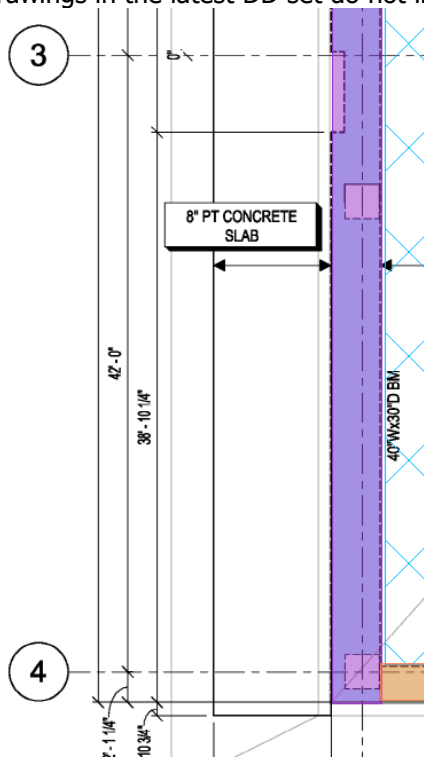
16. Structural Steel at \$100/SF for the Plaza Amenity Arbor structure.

03 – Foundations

1. The office building and parking garage include deep foundations; caissons @ 30ft depth.
2. 2" rigid insulation board has been included at all foundation grade beam walls.

05 – Superstructure

1. Fireproofing of floor metal decking is excluded at the Office Building.
2. Structural Steel At 10.5 lbs per Square Foot with Concrete Slab on Metal Deck.
3. Structural Steel at 40 lbs per Square Foot at Office Tower Penthouse structure.
4. Roof Screen Wall support posts are priced as HSS 5x5 – 16' at roughly 25 lbs per Square Foot.
5. Parapet support posts shown in 6/A5.10 are priced as HSS 5x5 – 7'-8" at roughly 20 lbs per Square Foot.
6. Pricing does not include the 8" PT cantilevered deck shown in the SD Structural Drawing set. Architectural drawings in the latest DD set do not indicate this deck will be part of the final design.



06 – Exterior Skin

1. An exterior mockup allowance has been included at \$50,000.
2. Precast Standard finish is included on the office building panels. To Add an acid etched colored finish will add \$40/sf.
3. AWB has been priced behind at all XMT-05 ACM walls.
4. Metal panels will be caulked to adjacent materials.

07 – Roofing

1. Roofing is included as 60 mil fully adhered white TPO with R-30 polyisocyanurate insulation, fully tapered and 1/2" Dens Deck cover board. All insulation and cover board is mechanically attached.

High Pointe Tower

Design Development Estimate

08/31/2023

PROJECT CLARIFICATIONS

- Level 2 & 12 roof pavers are included as Hanover 2x2 concrete pavers on pedestals. System includes Carlisle CCW hot fluid applied waterproofing system, protection board, drainage mat, and R30 Dow 60 psi extruded insulation.
- (3)

08 – Interiors

- Traffic coating is included at level 5 of the parking garage and at garage entrances. Concrete sealer is included at levels 1-4 of the parking garage.
- Window coverings are assumed to be by owner or future tenant.
- Drywall is not included at the interior side of exterior walls at the tenant finish areas.
- Paint is included at the garage columns and walls as requested by Owner.
- An allowance has been included for the finishes in the different areas of the building. These allowances are inclusive of all finishes, except drywall, framing, doors, frames, and door hardware. The interior finishes are included as allowances as follows:
- A rough carpentry allowance is included for artwork in the lobby please see allowance section above.
- Wood doors are included by Marshfield manufacturer.
- Interior mirror TA-10 is not shown and is excluded in its entirety.
- Corner guards are not shown and is excluded in its entirety.
- Under cabinet trash cans are considered FF&E and are excluded entirely.
- Toilet partitions are included as floor mounted headrail braced per specification 102113.13 section 2.03.
- We included the following sealed concrete in the garage. SpecChem LLC: Cure & Seal 25. The product noted on the plans contains a VOC content higher than the legal amount permitted in Colorado.
- We included OTS paint in the tower in just the Bike Storage plan, as noted on the reflected ceiling plan.
- We did not include painting pipe guards in the garage.
- We did not include painting the fire suppression lines.
- We included painting doors with the "P" finish as indicated on the door schedule.
- We did not include painting the trash enclosures.
- We included 9k for GR-01 since we did not get further information as an RFI response.
- We included two tier wood veneer lockers in the locker room, Hollman Model Z
- We carried a cost for T-01, however this is a discontinued product.
- For CLNG 1, we included Heavy duty Armstrong prelude XL 15/16" grid suspension system with 4"x6" Longboard Endura Tongue & Groove linear metal ceiling in one standard finish.
- For CLNG 2, we included Armstrong Suprafine XL 9/16" grid suspension system with 2x2 TURF Port Ceiling tiles.
- For ES 1, we included heavy duty G90 Armstrong Prelude XL 15/16" grid suspension system (rated for exterior application) with 4" x 6" Longboard Endura Tongue & Groove linear metal ceiling in one standard finish.
- We did not include any shades or window coverings since the bid noted "by others".
- We included door 120A, shown in the plans but not in the door schedule.
- We did not include drywall at any of the exterior walls in the tenant spaces.
- We did not include any epoxy paint in our base bid.
- We did not include CPT-2 or CPT-3 due to the PRFC Response.
- We did not include any paint on the restroom walls, we included full wall tile in the restrooms.
- For the Grab & Go, we included a lower cabinet and solid surface top between the full height swinging fridges.
- We included only one TV Niche in the conference.

09 – Conveying

- Office Elevators have been assumed to be 350 Feet per Minute.

High Pointe Tower

Design Development Estimate

08/31/2023

PROJECT CLARIFICATIONS

2. We included an elevator allowance of 45k per the six elevators in the tower per the RFP. For the two elevators in the garage and the service elevator in the tower we carried standard elevator finishes
3. We carried TK elevators in our estimate.

10 – Equipment

1. Davits and davit socket supports have been included for window washing equipment at the office building.
2. Parking control equipment has been excluded in the parking garage.
3. Any equipment at the Grab and Go Station is not shown and has been excluded in its entirety.

11 – Fire Protection

1. System design per NFPA and local AHJ standards.
2. The price is based on a minimum flow test of 60 psi static, 50 psi residual and a flow rate of 1,500 gpm.
3. Manual dry standpipe system shall be provided throughout the garage.
4. A wet-pipe sprinkler system (one zone per floor) will be provided throughout utilizing concealed pendants in finished spaces and brass uprights in areas without ceilings.
5. A fire pump has been included for the Tower.

12 – Plumbing / Mechanical

1. The proposed mechanical and plumbing system is per the Narrative provided by ME Engineers dated June 16, 2023. These systems include the following:
 - o 4 ea 85,000 CFM RTU's.
 - o Life safety pressurization systems for stair and hoist ways
 - o Medium pressure duct loops at office floors 2-12
 - o Full duct distribution for main floor lobby. Supply duct stubs into main floor future spaces.
 - o Fully built toilet rooms with exhaust.
 - o Fully built elevator lobbies on office floors.
 - o Electric unit heaters on office floors for temp heat.
 - o Garage drains and sand oil interceptor.
 - o Roof and overflow drains.
 - o Elevator sump pumps.
 - o Waste, vent, and cold-water risers with stubs into office floors for future connections.
2. An allowance for snow melt systems have been included in the amount of \$580,000 for 12,000 sf per narrative.
3. Hydronic piping to be a combination of welded steel and copper.
4. It is anticipated that an independent Commissioning Agent will commission the building. GE Johnson Construction will coordinate and provide full cooperation with the Commissioning Agent during the commissioning effort.
5. Estimate does not include cost for third party testing or design analysis of smoke evacuation and building pressurization.

13 – Electrical

1. The proposed electrical system is per the Narrative provided by ME Engineers dated June 16, 2023.
2. Pricing includes lighting to 5 foot-candles throughout the unfinished spaces.
3. All above grade electrical wiring will be installed in EMT conduit and MC cable where allowable per NEC and project requirements.
4. Use of MC Cable for branch wiring has been assumed acceptable.
5. Fire Alarm system will be a voice evacuation system and per local AHJ and South Metro Fire Department requirements.
6. First Responder (Radio Amplification) system has been included at the Office Building only.
7. Cellular DAS System has not been included.

High Pointe Tower

Design Development Estimate

08/31/2023



PROJECT CLARIFICATIONS

8. Proposal includes rough-in for all tele/data, access control and security systems. Structured cabling, equipment and racking/supports for these systems are to be provided by the owner.

SECTION 9

Acknowledgment of the Forms of Contract



Ent Headquarters Parking Garage
Colorado Springs, CO

Acknowledgment of the Forms of Contract

We acknowledge the proposed AIA A-102 and A-201 contract forms and propose negotiating modifications to those forms similar to those made for the Granite 23 Spring project.

GE Johnson understands that the owner plans to utilize a General Liability OCIP insurance program. Our proposed fixed rate for Contractor's Insurance contemplates relying upon Owner-furnished OCIP General Liability coverage, pending our receipt and review of the OCIP policies and manual to confirm that the OCIP coverage is a reasonable substitute for GE Johnson's conventional general liability insurance coverage. Deductions to subcontractor bid pricing based on the potential utilization of an OCIP are not included and will require sharing with prospective enrolled subcontractors specific details regarding the scope of any OCIP program.



10th & Wazee Parking Garage
Boulder, CO



DENVER

5613 DTC Parkway, Suite 450 | Greenwood Village, CO 80111

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