

FEBRUARY 10, 2026



COLLINSVILLE FIRE STATION NO. 2



GMP

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SECTION ONE



RECOMMENDATION LETTER



February 10, 2026

Mr. John Bailot
Fire Chief, Collinsville Fire Department
City of Collinsville

Re: Collinsville Fire Department
New Fire Station Number 2
Bid Packages: 3,4,5,6,7,8,9.1,9.6,9.7,9.9,21,22,23,26, and 31 Recommendations.
HCS Project No. 24-124.G0

Dear Mr. Bailot,

Holland Construction Services, Inc. has reviewed the bids that were opened publicly on January 27th, 2026, for the City of Collinsville, Collinsville Fire Department Fire Station number 2 project.

Based on our review and analysis of the bids, we are pleased to make the following recommendations at this time.

As the Construction Manager for the project, Holland Construction Services, Inc. recommends that the City of Collinsville award a contract for the work of Bid Packages 3,4,5,6,7,8,9.1,9.6,9.7,9.9,21,22,23,26, and 31 as follows:

<u>Bid Package</u>	<u>Trade Contractor</u>	<u>Base Bid Amount</u>
Bid Package No. 3 Concrete Package-3	Next Level Construction	\$777,310
Bid Package No. 4 Masonry Package-4	Gass Masonry	\$659,990
Bid Package No. 5 Structural Steel Package-5	Titan Industries	\$195,000
Bid Package No.6 General Trades/Carpentry-6	Waterhout Construction	\$582,700
Bid Package No.7 Roofing/Sheet Metal-7	D.E. Martin Roofing	\$215,601
Bid Package No.8 Aluminum Storefront-8	AA Glass	\$98,916
Bid Package No.9.1 Metal Stud/Drywall/ACT Ceiling-9.1	T.J. Wies	\$669,000
Bid Package No.9.6 Resilient Flooring-9.6	Richardet Flooring	\$39,860
Bid Package No.9.7	R.P. Coatings	\$68,535

Resinous Flooring-9.7

Bid Package No.9.9 Painting-9.9	All American Painting	\$60,786
Bid Package No.21 Fire Suppression-21	APEX Fire Protection	\$193,245
Bid Package No.22 Plumbing / Site Water / Site Sanitary Sewer-22	Litteken Plumbing	\$484,800
Bid Package No.23 HVAC-23	Bel-O Sales and Service	\$621,470
Bid Package No.26 Electrical-26	M.C. Electric	\$1,011,750
Bid Package No.31 Earthwork / Exterior Improvements/Utilities -31	T.E.K. Construction	\$414,431

Alternates:

Alternate #1: Exterior Lawn Irrigation System \$33,868 (BP#31)

New Collinsville Fire Station Number 2 Bidding, Bid Review, and Budget Notes:

Note #1: Bidding Contractors are listed per attached bidders spread sheet. All bidders acknowledge addendums 1 and 2 and included bid bonds with respected bid packages with the exception below contractors at the time of bid opening.

- Allied Waterproofing submitted a bid for Bid Package #4, but did not include the full bid package, bid form or bid bond with their submission. Bid was discarded at bid opening and placed in file.
- Leach Painting submitted a bid for Bid Package #9.9, but did not include the full bid package, bid form or bid bond with their submission. Bid was discarded at bid opening and placed in file.
- ECO Constructors submitted a bid for Bid Package #31, but did not include the full bid package, bid form or bid bond with their submission. Bid was discarded at bid opening and placed in file.

Note #2:

Two of the bidding electrical contractors, Pyramid Electric and Lowry Electric, broke out their bid for the generator as a bid alternate. M.C. Electric included the generator in their base bid. The bid results with the combination cost for the base bid and generator from Lowry Electric and Pyramid Electric are higher than the base bid from M.C. Electric which includes the cost of the generator making M.C. Electric the low bidder. Their was no line on the bid form for the generator alternate so the generator was to be included with the base bid.

Note #3:

A bid tabulation which lists the results of all contractors in each respective bid category is attached. A full bid package results analysis is also attached with a summary indicating total project costs.

The above recommendations are hereby submitted to the City of Collinsville and the Collinsville Fire Department for review, discussion, and approval. Upon approval by the City Council, Holland Construction Services, Inc. shall initiate letters of intent and contracts immediately with each approved contractor.

We look forward to working with you on this project.

Sincerely,

Nathan Munie

Nathan Munie
Director of Preconstruction
HOLLAND CONSTRUCTION SERVICES, INC.

Cc: Greg Goette (Holland Construction Services)
Matt Frank (Holland Construction Services)
Ethan Foster (Holland Construction Services)
Brendan Kuhl (Holland Construction Services)

Owner: City of Collinsville

Job Name & Number: 24-124 New Collinsville Fire Station 2

Address: Pine Lake Road, Collinsville, IL



BID TABULATION

Bid Opening: 1/27/2026 @ 2PM

[illegible]

Owner: City of Collinsville
Job Name & Number: 24-124 New Collinsville Fire Station 2
Address: Pine Lake Road, Collinsville, IL



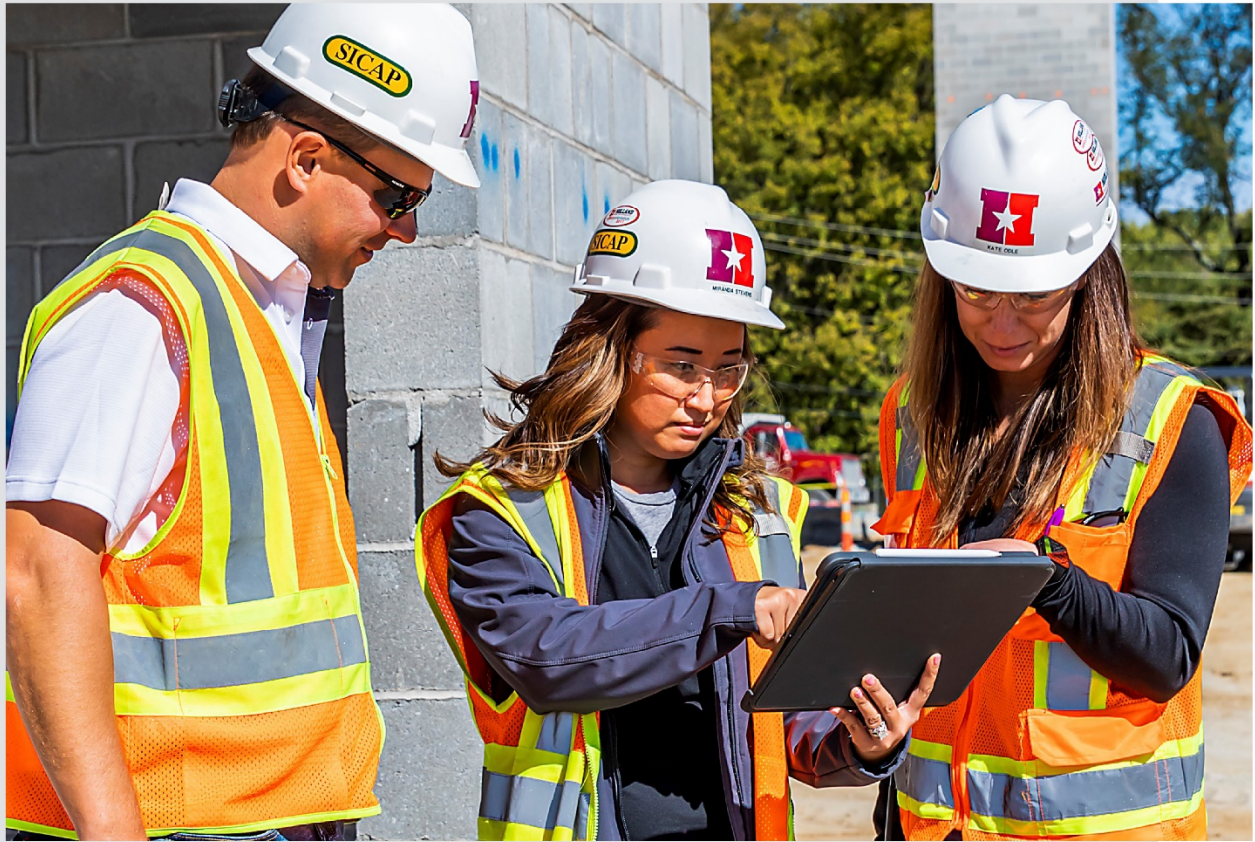
BID TABULATION

Bid Opening: 1/27/2026 @ 2PM

Bid Package	Contractor	Base Bid	Add. No. 1	Add. No. 2	Bid Bond	Cashier's Check	Alternate No. 1	Alternate No. 2	Alternate No. 3	Alternate No. 4	Alternate No. 5	Alternate No. 6	Alternate No. 7	Alternate No. 8	NOTES
BP No. 22	Plumbing/Site Water/Site Sanitary Sewer														
	Haier Plumbing	\$ 524,450.00	Y	Y	Y										\$ -
	Bel-O Sales and Service	\$ 632,729.00	Y	Y	Y										
	Litteken Plumbing	\$ 484,800.00	Y	Y	Y										
	Loelke Plumbing	\$ 654,300.00	Y		Y										
	Midwest Plumbing	\$ 507,375.00	Y	Y	Y										
	RMK	\$ 724,445.00	Y	Y	Y										
BP No. 23	HVAC														
	Hock	\$ 668,000.00	Y	Y	Y										
	Baer	\$ 756,215.00	Y	Y	Y										
	Bel-O Sales and Service	\$ 621,470.00	Y	Y	Y										
	Langhauser Sheet Metal	\$ 675,132.00	Y	Y	Y										
BP No. 26	Electrical														
	Pyramid Electrical	\$ 1,098,660.58	Y	Y	Y										
	Lowry Electric	\$ 1,115,890.00	Y	Y	Y										
	MC Electric	\$ 1,011,750.00	Y	Y	Y										
BP No. 31	Earthwork/Storm Sewer														
	JP Burns	\$ 492,000.00	Y	Y	Y		\$ 59,500.00								
	Bommarito	\$ 723,880.00	Y	Y	Y		\$ 62,520.00								
	Hayes	\$ 432,709.00	Y	Y	Y		\$ 41,438.00								
	TEK	\$ 414,431.00	Y	Y	Y		\$ 33,868.00								
	Mueth Excavating	\$ 495,921.00	Y	Y	Y		\$ 60,468.00								
	Kamex Inc	\$ 810,000.00	Y	Y	Y		\$ 60,250.00								

Gelly Combo	1,770,000					\$ 33,684
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SECTION TWO



GMP

Collinsville Fire Department 2/10/2026			
	BID PACKAGE	CMR GMP	Alt. 1 Irrigation
BP No. 3	Concrete	\$ 777,310	\$ -
	Concrete adverse weather admixtures and cleanup	\$ 36,600	
BP No. 4	Masonry	\$ 659,990	\$ -
			\$ -
BP No. 5	Structural & Miscellaneous Steel	\$ 195,000	\$ -
	Decorative Exterior Brackets	\$ 20,000	
BP No. 6	General Trades/Carpentry	\$ 582,700	\$ -
	Safety protection and signage, mechanical room door, overhead door paint, arched window template, exterior and monument sign allowance	\$ 87,030	
BP No. 7	Roofing/Sheet Metal/Metal Panels	\$ 215,601	\$ -
	Shingle Roof cleanup	\$ 10,800	
BP No. 8	Aluminum Storefront	\$ 98,916	\$ -
BP No. 9.1	Metal Studs/Drywall/ACT	\$ 669,000	\$ -
	Drywall patching and drywall and metal stud cleanup	\$ 61,500	
BP No. 9.6	Flooring & Ceramic Tile	\$ 39,860	\$ -
	Rubber floor moisture mitigation	\$ 5,827	
BP No. 9.7	Resinous Flooring	\$ 68,535	\$ -
	Flooring protection for resinous flooring	\$ 14,313	
BP No. 9.9	Painting	\$ 60,786	\$ -
	Touch up painting	\$ 5,000	
BP No. 21	Fire Suppression	\$ 193,245	\$ -
BP No. 22	Plumbing	\$ 484,800	\$ -
	Temporary water service and usage and building information modeling	\$ 20,192	
BP No. 23	HVAC	\$ 621,470	\$ -
	Temp heat and cooling and building information modeling	\$ 87,087	
BP No. 26	Electrical	\$ 1,011,750	\$ -
	Temp electrical service and usage and building information modeling	\$ 36,487	
BP No. 31	Earthwork/Storm Sewer	\$ 414,431	\$ 33,868
	Parking Rental, Temp Parking, Surveying, temp fencing, site cleanup and street cleaning, traffic control, and unsuitable soils allowance	\$ 197,048	
	General Conditions	\$ 884,729	\$ -
	Performance Bond		
	Builder's Risk	\$ 10,000	
	General Liability Insurance	\$ 85,541	\$ 383
	SUBTOTAL	\$ 7,655,548	\$ 34,251
	Construction Contingency	\$ 229,666	\$ 1,028
	SUBTOTAL W/ CONTINGENCY	\$ 7,885,215	\$ 35,278
	CM FEE	\$ 315,409	\$ 1,411
	CONSTRUCTION COST OF WORK	\$ 8,200,623	\$ 36,689
	Preconstruction	\$ 73,738	
	CONSTRUCTION TOTAL WITH PRECON	\$ 8,274,361	\$ 36,689
	Add Alt. 1 Add Irrigation	\$ 36,689	
	CONSTRUCTION COST OF WORK WITH ALTERNATE	\$ 8,311,050	

SECTION THREE



ASSUMPTIONS & CLARIFICATIONS

CITY OF COLLINSVILLE, IL
NEW COLLINSVILLE FIRE DEPARTMENT FIRE STATION NUMBER 2

Assumptions & Clarifications
GMP 2/10/2026

Please find attached Assumptions and Clarifications for our GMP cost opinion for the New Collinsville Fire Department Fire Station Number Two for the City of Collinsville, IL. Please review the attached detailed scope breakdown for further clarification.

General Requirements:

- Standard Insurance coverages are included.
- Builders Risk insurance is not included in this pricing and is an owner cost.
- We have included the faulty workmanship component of the builder's risk insurance only.
- Performance and Payment Bonds on trade partner bid packages are included.
- Sales Tax is not included.
- Our GMP does not include owner costs.
- A 3% contingency is included and will remain in the guaranteed maximum price.
- Temporary power and water consumption is included.
- We have included temporary fencing around the site.
- We have not included handling or disposing of any hazardous materials, nor has testing for any hazardous materials been included.
- Cost Opinion is based on Construction Start in March of 2026.
- All owner furnished and installed equipment is scheduled to be delivered, installed, and connected prior to substantial completion by others. Additional supervision for the installation of the owner provided equipment is not included. Subsequent repair of damages from owner furnished fixtures, furniture or equipment is not included.
- We have not included any utility company fees, tap fees, or escrows in the base bid.
- Costs for Construction testing are by owner and are not included in the GMP.
- Costs for Building Permits are not included.
- All design and engineering costs are not included in the GMP.
- In the event a new or increased tariff, tax, or assessment, whether adopted by a foreign, federal, state, or local government, which occurs or arises subsequent to the development or establishment of the contract price, whichever occurs first, the contract price shall be adjusted accordingly by change order. Similarly, should any such new or increased tariff, tax, or assessment have an impact on the cost of labor, materials, equipment, or work covered by a change order after the change order price had been developed or agreed upon, whichever occurs first, the change order price shall be correspondingly adjusted. This provision applies whether the new or increased tariff, tax, or assessment is imposed on Contractor or on any subcontractor or supplier at any tier.

We have listed the following allowances:

- **We have included an allowance of \$10,000 for the main exterior signage not currently shown per the plans. We have included an allowance of \$20,000 for the exterior monument signage not shown per the plans.**
- **An Allowance of \$50,000 is included for unsuitable soils remediation.**

Bid Package 03: Concrete

- We have included a supplemental cost line to account for adverse weather conditions.

- Cleanup costs are included in the concrete supplemental cost.
- The concrete contractor includes the block retaining wall at the dumpster enclosure as required per our bid scopes of work.

Bid Package 4: Masonry

- No clarifications

Bid Package 5: Structural Steel

- We have included a supplemental cost of \$20,000 for the decorative metal brackets shown on note 1/A201. These were not detailed on the plans so the scope location was unclear.

Bid Package 6: Carpentry & General Trades

- The carpentry supplemental cost includes temporary opening protection for the exterior openings
- The carpentry supplemental cost includes safety railings and signage as required during construction.
- The carpentry supplemental cost includes carpentry costs to assist with building of templates for the masonry and glazing contractors to assist with the arched window coordination.
- The carpentry supplemental cost includes creating a double door at the mezzanine if needed to create enough room to install the air handler in the mechanical room and for future maintenance.
- The carpentry includes a \$10,000 supplemental cost for custom coloring of the exterior overhead doors. The plans and specifications changed the doors to steel with two lites in lieu of aluminum full glass as shown per the rendering and did not update the specifications for a red door.
- ***We have included an allowance of \$10,000 for the main exterior signage not currently shown per the plans.***
- ***We have included an allowance of \$20,000 for the exterior monument signage not shown per the plans.***

Bid Package 7: Roofing and Sheet Metal

- The Roofing and Sheet Metal supplemental cost includes clean up hours to assist with shingle roofing cleanup.

Bid Package 8: Aluminum Storefront

- No clarifications.

Bid Package 9.1: Metal Studs, Drywall and ACT

- The drywall supplemental cost includes cleanup for the drywall and structural stud work and drywall patching.
- The exterior wood sheathing at the roof is not shown to be fire rated.

Bid Package 9.6: Flooring

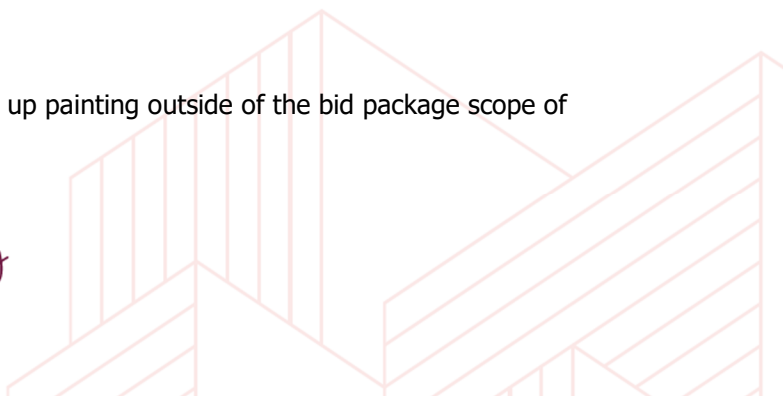
- We have included supplemental costs for a moisture mitigation system for the rubber floor areas if required.

Bid Package 9.7: Resinous Flooring

- We have included supplemental cost for floor protection for the resinous flooring areas.
- Moisture mitigation for the resinous flooring areas is included in the resinous flooring bid package.

Bid Package 9.9: Painting

- We have included supplemental costs for touch up painting outside of the bid package scope of work.



Bid Package 21: Sprinkler System

- We have not included costs for a fire pump in our pricing.
- The base pricing includes sprinkling of the roof truss attic space.

Bid Package 22: Plumbing

- Gas service will be brought to the building footprint by others.
- The gas service to the building will be an owner cost and is not included in this GMP.
- We have included temporary water service and usage as a plumbing supplemental cost.
- We have included building information modeling time for coordination of the plumbing piping as a supplemental cost.

Bid Package 23: HVAC

- We have included temporary heating and cooling of the building for conditioning during construction as a supplemental cost as part of this line item.
- We have included a cost for extended warranties to run the new units during construction.
- We have included building information modeling time for coordinate of the HVAC piping and ductwork as a supplemental cost.

Bid Package 26: Electrical

- The supplemental cost includes temporary power usage and electrical service for during construction.
- The bid package scope of work includes the low voltage work coordinated with the low voltage schedule as part of the documents.
- The generator has been included as part of the base bid scope of work and the low electrical number reflects the total low bid including the cost of the generator.
- We have included building information modeling time for coordination of the electrical work as a supplemental cost.

Bid Package 31.1 & 31.2: Sitework and Utilities

- Engineered layout and site surveying is included as a supplemental cost under this scope of work.
- Relocation of any existing buried cable is not included. Supplemental cost is included for potholing of existing utilities.
- Temp fencing is included as a supplemental cost.
- Temporary staging areas are included for contractor parking.
- **An Allowance of \$50,000 is included for unsuitable soils remediation.**
- Supplemental costs are included for rental and patching of the neighboring parking lot for use during construction.
- Temporary traffic control is included as a supplemental cost for the work to Duplex Court.
- The irrigation system is not included in the base bid and is shown as an alternate. The base bid includes the backflow preventer stubbed out of the building for a future irrigation system.



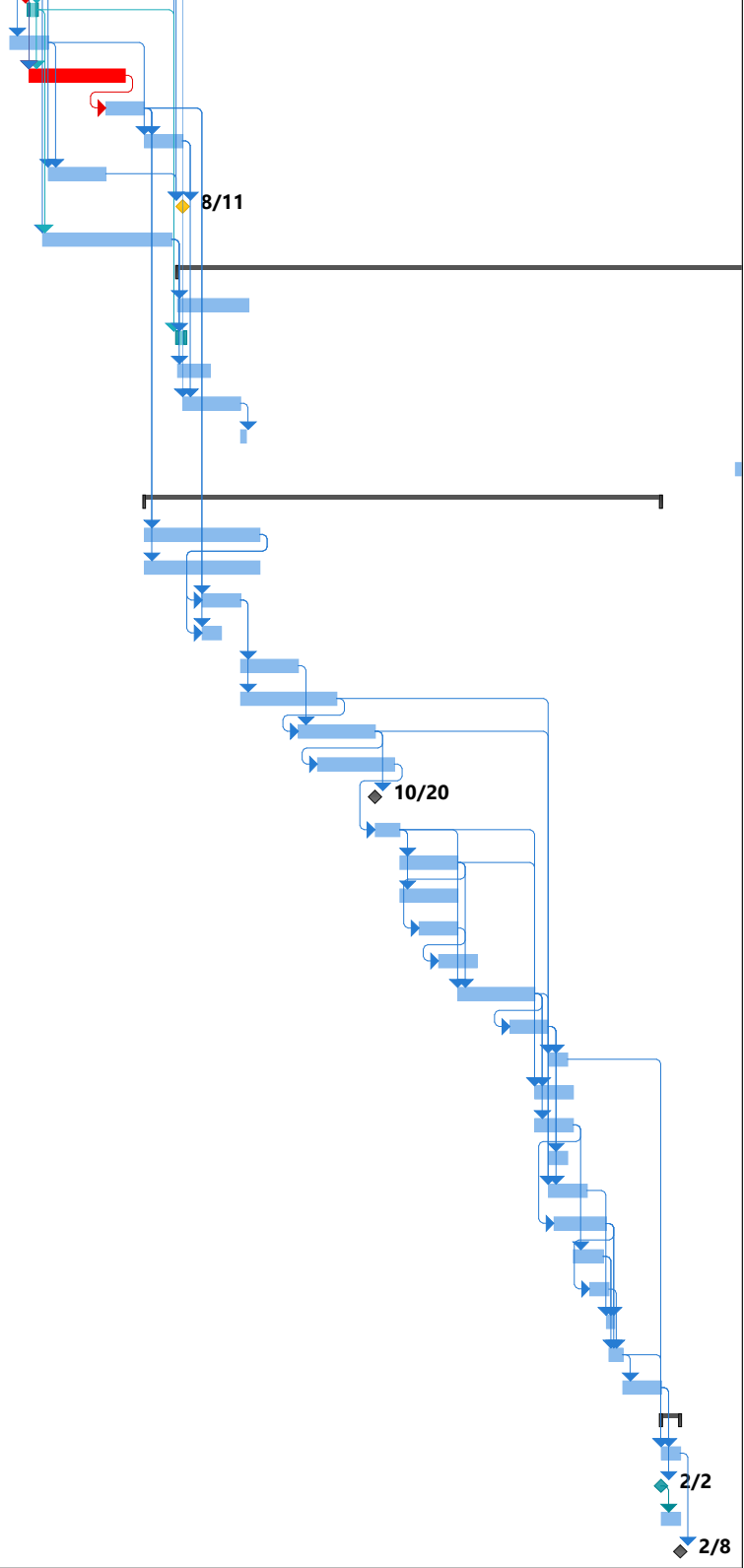
SECTION FOUR

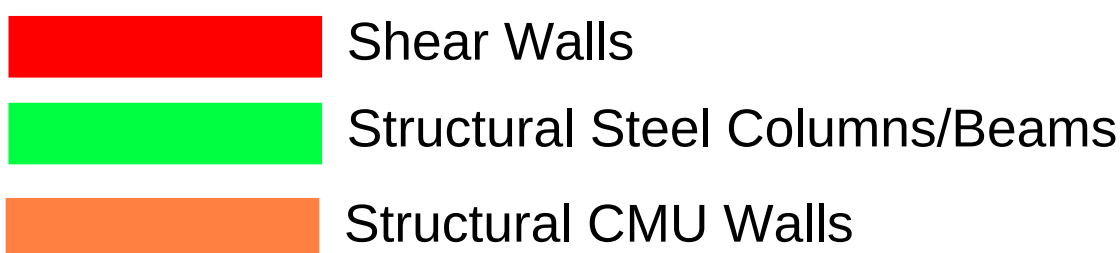


SCHEDULE

Collinsville Fire Department, Station 2						
ID	Task Name	Duration	Start	Finish	Predecessors	
1	Collinsville Fire Department	319 days	Thu 12/18/25	Tue 3/9/27		
2	PreConstruction	161 days	Thu 12/18/25	Thu 7/30/26		
3	GMP Bidding	161 days	Thu 12/18/25	Thu 7/30/26		
4	Assemble Bid Packages	0 days	Thu 12/18/25	Thu 12/18/25		
5	Project Bidding	29 days	Thu 12/18/25	Tue 1/27/26	4	
6	Bid Opening	0 days	Tue 1/27/26	Tue 1/27/26	5	
7	Bid Package Scope Review Meetings	7 days	Wed 1/28/26	Thu 2/5/26	6	
8	Final GMP To City	0 days	Thu 2/5/26	Thu 2/5/26	7	
9	City of Collinsville Council Meeting for Approval	0 days	Tue 2/10/26	Tue 2/10/26	8FS+3 days	
10	GMP Approval Contingent on State of Illinois BEP Approval (Regular SWIC Board Meeting)	0 days	Tue 2/10/26	Tue 2/10/26	8FS+3 days	
11	Issue LOIs	2 days	Wed 2/11/26	Thu 2/12/26	10	
12	Issue & Award Contracts	12 days	Wed 2/11/26	Thu 2/26/26	9	
13	Submittals, Procurement	120 days	Fri 2/13/26	Thu 7/30/26		
14	Initial Submittals from Trade Partners	30 days	Fri 2/13/26	Thu 3/26/26	11	
15	Site Utilities Procurement	30 days	Fri 2/13/26	Thu 3/26/26	11	
16	Structural Steel & Misellaneous Metals Submittal and Fabrication	60 days	Fri 2/13/26	Thu 5/7/26	11	
17	Electrical Switchgear, Long Lead procurement	120 days	Fri 2/13/26	Thu 7/30/26	11	
18	Construction	267 days	Mon 3/2/26	Tue 3/9/27		
19	Exterior	267 days	Mon 3/2/26	Tue 3/9/27		
20	Mobilization / SWPPP / Site Fencing	5 days	Mon 3/2/26	Fri 3/6/26		
21	Site Clearing & Grubbing	2 days	Mon 3/2/26	Tue 3/3/26	20FS-5 days	
22	Mass Grading / Building Pad Prep & Stabilization	15 days	Wed 3/4/26	Tue 3/24/26	21	
23	Underground Utilities (Storm/San/Water/Electrical)	15 days	Wed 3/18/26	Tue 4/7/26	22FS-5 days	
24	Building Pad Proof Roll & Compaction Test	2 days	Wed 4/8/26	Thu 4/9/26	23	
25	Foundation Layout & Excavation	5 days	Fri 4/10/26	Thu 4/16/26	24	
26	Footing Pour & Grade Beams	11 days	Fri 4/17/26	Fri 5/1/26	25	
27	Area B (Living Quarters/Training/Front Entry)	43 days	Fri 4/17/26	Tue 6/16/26		
28	Under Slab Utilities - Plumbing (Area B)	10 days	Fri 4/17/26	Thu 4/30/26	24,25	
29	Under Slab Utilities - Electrical (Area B)	10 days	Fri 4/24/26	Thu 5/7/26	24,25,28FS-5 days	
30	Interior Column Pads	4 days	Tue 5/5/26	Fri 5/8/26	26,29FS-3 days	
31	Slab on Grade Prep (Area B)	3 days	Fri 5/8/26	Tue 5/12/26	28,29,26	
32	Pour Slab on Grade (Areas B)	3 days	Wed 5/13/26	Fri 5/15/26	30,31	
33	Steel Column Delivery & Erection	7 days	Mon 5/18/26	Tue 5/26/26	32	
34	Exterior Door Frames Set (Metal Framing)	2 days	Mon 5/18/26	Tue 5/19/26	32	
35	Exterior Framing / Shear Walls (Area B)	15 days	Wed 5/20/26	Tue 6/9/26	32,34	
36	Exterior Wall Sheathing	5 days	Wed 6/10/26	Tue 6/16/26	35	
37	Area A (App Bays, Mezzanine, Storm Shelter)	39 days	Mon 4/27/26	Thu 6/18/26		
38	CMU Courses on top of footings	5 days	Mon 4/27/26	Fri 5/1/26	26FS-5 days	
39	Install Overhead Door Frame blockouts	2 days	Mon 5/4/26	Tue 5/5/26	26	
40	Structural/Interior CMU Block Walls in Apparatus Bay	30 days	Mon 5/4/26	Fri 6/12/26	38	
41	Steel Beam delivery & Installation at Mezzanine	3 days	Wed 5/27/26	Fri 5/29/26	33,40FS-16 days	
42	Under Slab Utilities - Plumbing (Area A)	5 days	Mon 6/1/26	Fri 6/5/26	28,40FS-10 days	
43	Under Slab Utilities - Electrical (Area A)	5 days	Mon 6/1/26	Fri 6/5/26	29,42FS-5 days	
44	Prep Elevated Mezzanine Deck for Pour/Forming	3 days	Mon 6/1/26	Wed 6/3/26	41	
45	Prep Slab on Grade (Area A)	3 days	Mon 6/8/26	Wed 6/10/26	43	
46	Pour Slab on Grade (Area A)	1 day	Mon 6/15/26	Mon 6/15/26	40,44	
47	Pour Elevated Mezzanine Slab	1 day	Tue 6/16/26	Tue 6/16/26	33,40,46,44	
48	Install remaining Exterior door frames	2 days	Wed 6/17/26	Thu 6/18/26	46,47	
49	Building Envelope	45 days	Wed 6/10/26	Tue 8/11/26		

Collinsville Fire Department, Station 2																						
ID	Task Name	Duration	Start	Finish	Predecessors	Dec '25	Jan '26	Feb '26	Mar '26	Apr '26	May '26	Jun '26	Jul '26	Aug '26	Sep '26	Oct '26	Nov '26	Dec '26	Jan '27	Feb '27		
50	Install Air Barrier	3 days	Wed 6/17/26	Fri 6/19/26	36,40	23	30	7	14	21	28	4	11	18	25	1	8	15	22	29	5	12
51	Exterior Wood Blocking	10 days	Wed 6/10/26	Tue 6/23/26	35																	
52	Metal Truss Delivery and Erection	25 days	Wed 6/17/26	Tue 7/21/26	33,40,35,36,41																	
53	Roof Sheathing Placement	10 days	Wed 7/15/26	Tue 7/28/26	52FS-5 days																	
54	Roofing & Insulation	10 days	Wed 7/29/26	Tue 8/11/26	53,51																	
55	Windows / Storefront / Overhead Doors	15 days	Wed 6/24/26	Tue 7/14/26	35,51																	
56	Dry-In / Envelope Complete	0 days	Tue 8/11/26	Tue 8/11/26	54,55,35																	
57	Masonry Veneer & Cast Stone	35 days	Mon 6/22/26	Fri 8/7/26	35,50																	
58	Exterior Finishes	152 days	Mon 8/10/26	Tue 3/9/27																		
59	Gutters / Down Spouts / Sheet metal	20 days	Mon 8/10/26	Fri 9/4/26	57																	
60	Garbage Enclosure Masonry	3 days	Mon 8/10/26	Wed 8/12/26	35,50,57																	
61	Site Electric	10 days	Mon 8/10/26	Fri 8/21/26	57																	
62	Site Concrete, Curbs & Gutters	15 days	Wed 8/12/26	Tue 9/1/26	54,25																	
63	Final Grading and Seeding	2 days	Wed 9/2/26	Thu 9/3/26	62																	
64	Landscaping	7 days	Mon 3/1/27	Tue 3/9/27																		
65	Interior	134 days	Wed 7/29/26	Mon 2/1/27																		
66	Overhead ME/FP	30 days	Wed 7/29/26	Tue 9/8/26	53																	
67	Overhead Plumbing	30 days	Wed 7/29/26	Tue 9/8/26	53																	
68	Interior Framing	10 days	Wed 8/19/26	Tue 9/1/26	53,66FS-15 days																	
69	Set Interior Door Frames	5 days	Wed 8/19/26	Tue 8/25/26	53,66FS-15 days																	
70	Plumbing Rough-In	15 days	Wed 9/2/26	Tue 9/22/26	68																	
71	Electrical/Low Voltage Rough-In	25 days	Wed 9/2/26	Tue 10/6/26	68																	
72	Drywall hanging	20 days	Wed 9/23/26	Tue 10/20/26	70,71FS-10 days																	
73	Drywall Taping and Finishing	20 days	Wed 9/30/26	Tue 10/27/26	72FS-15 days																	
74	Rough-In Complete	0 days	Tue 10/20/26	Tue 10/20/26	72																	
75	First Coat Paint	7 days	Wed 10/21/26	Thu 10/29/26	73FS-5 days																	
76	ACT Ceiling Grid / Gyp Ceiling Rough In	15 days	Fri 10/30/26	Thu 11/19/26	75																	
77	Resinous Flooring	15 days	Fri 10/30/26	Thu 11/19/26	75																	
78	Ceramic Wall Tiling	10 days	Fri 11/6/26	Thu 11/19/26	76FS-10 days																	
79	Plumbing Trim-Out / Restroom Accessories	10 days	Fri 11/13/26	Thu 11/26/26	78FS-5 days																	
80	MEP Trim-Outs	20 days	Fri 11/20/26	Thu 12/17/26	75,76																	
81	Install Accoustical Ceiling Pads	10 days	Wed 12/9/26	Tue 12/22/26	80FS-7 days																	
82	System Startup / TAB	5 days	Wed 12/23/26	Tue 12/29/26	80,81																	
83	Casework Install	10 days	Fri 12/18/26	Thu 12/31/26	75,76,80																	
84	Flooring / Base	10 days	Fri 12/18/26	Thu 12/31/26	80																	
85	Fire Sprinkler Trim-Out	5 days	Wed 12/23/26	Tue 12/29/26	81																	
86	Owner Vendor Low-Voltage Device Install	10 days	Wed 12/23/26	Tue 1/5/27	71,72,81																	
87	Finish Paint	13 days	Fri 12/25/26	Tue 1/12/27	84FS-5 days																	
88	Door & Door Hardware Installation	7 days	Fri 1/1/27	Mon 1/11/27	84																	
89	Wall Coverings, Signage, Corner Guards	5 days	Thu 1/7/27	Wed 1/13/27	87FS-4 days																	
90	System Commissioning	3 days	Wed 1/13/27	Fri 1/15/27	88,87,86																	
91	Final Clean	3 days	Thu 1/14/27	Mon 1/18/27	87,89,88																	
92	Concrete Sealing and Striping	10 days	Tue 1/19/27	Mon 2/1/27	91																	
93	Closeout	5 days	Tue 2/2/27	Mon 2/8/27																		
94	Owner Training / Punchlist	5 days	Tue 2/2/27	Mon 2/8/27	82,91,92																	
95	Substantial Completion	0 days	Tue 2/2/27	Tue 2/2/27	92																	
96	Demobilization	5 days	Tue 2/2/27	Mon 2/8/27	95																	
97	Final Completion	0 days	Mon 2/8/27	Mon 2/8/27	94																	

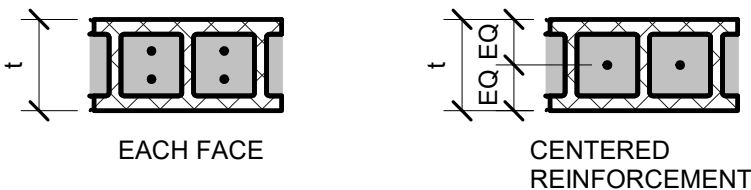




NOTES:

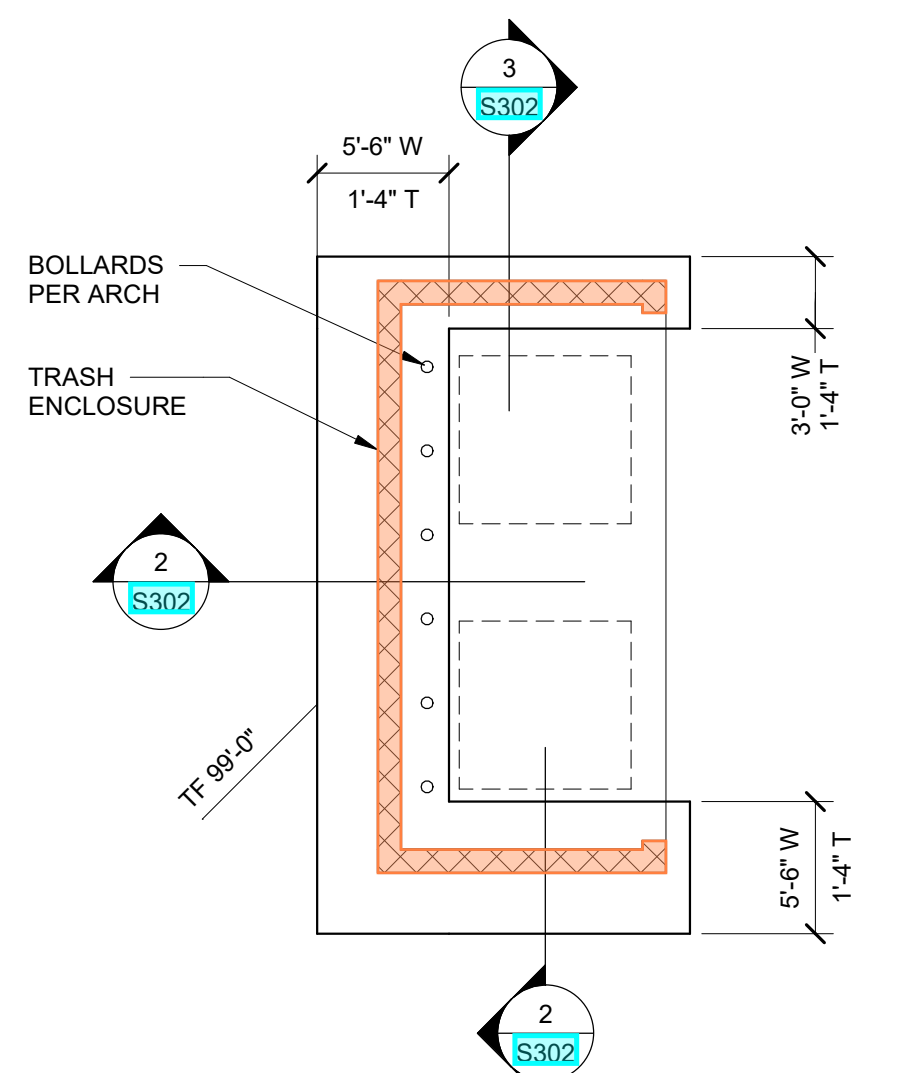
1. FINISHED FLOOR ELEVATION = 100'-0" (USGS 543.00') UNO
2. JOISTS PROTECT JOINTS. JOINTS SHALL BE REINFORCED W/ 6x6-W2 1W2 1 WWR ON 15 MIL VAPOR RETARDER, OVER 4 COMPACTED GRANULAR FILL (UNO). LAP JOINTS SHALL BE MINIMUM
3. JOISTS PROTECT JOINTS. JOINTS SHALL BE REINFORCED W/ 6x6-W2 1W2 1 WWR ON 15 MIL VAPOR RETARDER, OVER 4 COMPACTED GRANULAR FILL (UNO). LAP JOINTS SHALL BE MINIMUM
4. TOP OF FOOTING EL = 89'-4" (UNO), EXTERIOR
5. TOP OF FOOTING EL = 89'-4" (UNO) INTERIOR
6. INDICATES SHEAR WALL END CHORDS PER SCHEDULE & ELEVATION ON SHEET 50B
7. WX INDICATES CMU WALL TYPE PER SCHEDULE.
8.  INDICATES CONTROL JOINT IN ARCH BEARING CMU WALL. SEE ARCH FOR DETAILING OF JOINT. SEE ARCH FOR CONTROL JOINTS IN MASONRY VENEERS. CONTROL JOINTS IN VENEER DO NOT NEED TO ALIGN WITH CONTROL JOINTS IN ARCHES. JOINT REINFORCEMENT BE DISCONTINUOUS THROUGH CONTROL JOINT.
9. GROUT VOID BELOW GRADE.
10. CONCRETE CIVIL WALL FOOTING. REFER TO TYPICAL DETAILS PERTAINING TO PIPE UNDER FOOTING.
11. GENERAL NOTES AND TYPICAL DETAILS ARE ON SHEETS 50D THRU 50L.
12. CONCRETE CIVIL AS REQUIRED TO MAINTAIN MIN 5' DEPTH OF 30" BELOW GRADE.
13. COORDINATE PLUMBING LINE WITH WALL FOOTING. REFER TO TYPICAL DETAILS FOR PIPE UNDER FOOTING.
14. REFER TO ELECTRICAL DRAWINGS FOR GROUNDING REQUIREMENTS.

MARK	SIZE	VERT REINF, UNO	HORIZ REINF	COMMENTS
W1	8"	#5 @ 32"oc	(2) #5 CONT @ 48"oc & W1.7 (9 GAGE) LADDER- TYPE JT REINF @ 18"oc	- VERT REBAR CENTERED
W2	8"	#5 @ 8"oc	(2) #5 CONT @ 32"oc & W1.7 (9 GAGE) LADDER- TYPE JT REINF @ 18"oc	- STORM SHELTER PERIM - GROUT WALL SOLID - NO CONTROL JOINTS - VERT REBAR CENTERED
W3	10"	#5 @ 24"oc	(2) #5 CONT @ 40"oc & W1.7 (9 GAGE) LADDER- TYPE JT REINF @ 18"oc	- VERT REBAR CENTERED
W4	10"	#5 @ 8"oc	(2) #5 CONT @ 32"oc & W1.7 (9 GAGE) LADDER- TYPE JT REINF @ 18"oc	- STORM SHELTER PERIM - GROUT WALL SOLID - NO CONTROL JOINTS - VERT REBAR CENTERED
W5	6"	#5 @ 24"oc	(2) #5 CONT @ 32"oc & W1.7 (9 GAGE) LADDER- TYPE JT REINF @ 18"oc	- GABLE END WALL - VERT REBAR CENTERED



NOTES:

1. SEE DETAIL 1 / S104 FOR TYPICAL CMU WALL REINFORCING ELEVATION.
2. ALL PERIMETER STORM SHELTER WALLS SHALL BE FULLY GROUTED AND REINFORCED (TYPE W2 OR W4 PER PLAN). SEE SHEET S110 FOR EXTENTS



NOTE: SLAB MUST BE IN PLACE PRIOR TO PLACING BACKFILL

3 TRASH ENCLOSURE PLAN
S201 1/8" = 1'-0"