



9800 Hillwood Pkwy – Suite 160, Fort Worth, Texas 76177
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12/5/2025

**Centennial Park PH 3
Sidewalks, Landscape/Irrigation,
Restroom Addition & Fountain Repairs
Guaranteed Maximum Price Proposal**

City of University Park
Attn: Sean Johnson
3800 University Blvd
University Park, TX 75205

Mr. Johnson;

We are pleased to offer the following Guaranteed Maximum Price proposal for the Centennial Park Ph 3 Sidewalks, Landscaping/Irrigation, Restroom Addition and Fountain Repairs project for your review and consideration:

Item	Quantity	Unit	Total
Fees & Owner Contingency			
Owner's Contingency	1.00	Is	80,000
Material Testing	By Owner	1.00 Is	0
Impact Fees	By Owner	1.00 Is	0
Building Permit	By Owner	1.00 Is	0
Subtotal:			80,000
Sitework			
Site Prep/Earthwork	1.00	Is	103,500
- erosion control/swppp			
- excavation/grading			
- tree protection/fencing			
- laser grading			
- install			
Demolition	1.00	Is	53,325
- sidewalk removal			
- port-o-let pad removal			
- pavers removal			

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Site Prep	1.00	ls	13,900
- <i>restroom pad prep</i>			
- <i>termite treatment</i>			
Concrete	1.00	ls	32,600
- <i>restroom foundation/piers</i>			
- <i>restroom slab</i>			
Masonry	1.00	ls	72,375
- <i>cmu</i>			
- <i>brick veneer</i>			
Misc Metal	1.00	ls	16,895
- <i>lintels</i>			
- <i>misc bracing</i>			
Roofing	1.00	ls	52,855
- <i>tile roof to match existing</i>			
- <i>roof insulation</i>			
- <i>gutters/downspouts/trim</i>			
Joint Selants	1.00	ls	11,355
- <i>bldg sealants</i>			
- <i>epoxy floors</i>			
- <i>masonry sealants</i>			
Doors	1.00	ls	4,500

- two (2) restroom doors			
- hardware			
Framing/Ceilings/Paint	1.00	Is	87,500
- restroom roof framing			
- restroom ceilings			
- block fill			
- epoxy & acrylic paint			
Restroom Accessories	1.00	Is	9,605
- grab bars			
- elec hand dryers			
- dispensers			
- mirrors			
Electrical/Plubming/HVAC	1.00	Is	94,448
- tie into existing systems			
- water/sewer/vent piping			
- plumbing fixtures			
- exhaust fans			
- ductwork			
- electrical fixtures			
- lighting & power tie-in			
Subtotal:			396,033

Fountain Repair Allowance	1.00	al	450,000
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General Conditions	209,504
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Insurance & Bonds	59,480
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TOTAL	2,050,650
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Qualifications:

1. Pricing is based on drawings titled Centennial Park Phase 3 dated September 22, 2025 as well supplemental drawings date 9/26/2025 prepared by Dunaway
2. Owner's Contingency in the amount of **\$80,000** is included in the base bid to be used at the owner's discretion. Any funds not used will be refunded 100% to the owner upon completion of the project.
3. Payment and Performance Bonds are included.
4. Sales Tax is excluded due to project's exempt status.
5. Irrigation removal and repairs is included based on information provided in documents.
6. All work associated with Gazebo and surrounding paving excluded per City request.

Exclusions:

1. Permit fees and impact fees of any kind.
2. Franchise utility fees of any kind.
3. Material Testing (to be by owner).
4. Rock excavation and trenching.
5. Removal of hazardous or contaminated materials, asbestos, buried trash or debris.
6. Relocation of existing underground utilities other than shown on contract documents.
7. Unforeseen conditions.
8. TxDOT work/requirements. (other than shown on contract documents)

Please let me know if you have any questions.

Sincerely,
Dustin Stiffler
Dustin Stiffler
President