



9800 Hillwood Pkwy – Suite 160, Fort Worth, Texas 76177  
P 817.926.4377 F 817.926.6416

4/7/2025

## Centennial Park PH 2 Creekside Terrace 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 2 Creekside Terrace project for your review and consideration:

Item	Quantity	Unit	Total
<b>Fees &amp; Owner Contingency</b>			
Owner's Contingency	1.00	ls	25,000
Material Testing	By Owner	1.00 ls	0
Impact Fees	By Owner	1.00 ls	0
Building Permit	By Owner	1.00 ls	0
<b>PH 2 Creekside Terrace</b>			
Site Prep/Earthwork	1.00	ls	20,828
- erosion control/swppp			
- excation/grading			
- demolition			
Site Furnishings	1.00	ls	6,420
- benches (2)			
- install			
Fence/Gates	1.00	ls	49,620
- ornamental fence			
- ornamental railing			
Landscape/Irrigation	1.00	ls	43,755
- plantings			
- new irrigation			
- connect to existing			
- tree pruning			
Concrete	1.00	ls	69,030

- sidewalks/steps			
- column footings			
- bench footings			
- flagstone subbase			
Masonry	1.00	ls	67,429
- brick columns			
- cast stone			
- flagstone paving			
Sealants	1.00	ls	4,500
- masonry sealants			
- concrete sealants			
Boardwalks	1.00	ls	199,732
- permatrak			
- beams & trades			
- risers			
- helical piers			
- engineering			
- install			
<b>SUBTOTAL</b>			<b>486,314.00</b>
General Conditions			87,750
Fee			17,222
Insurance & Bonds			17,739
<b>TOTAL</b>			<b>609,024</b>

**Qualifications:**

1. Pricing is based on drawings titled Centennial Park Creekside Terrace dated March 4, 2025 prepared by Dunaway
2. Owner's Contingency in the amount of \$25,000 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.

**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