



May 20, 2021

Town of Palmer Lake
Attention: Ms. Dawn Collins
42 Valley Crescent
Palmer Lake, CO 80133

Re: Town Hall Restoration

Dear Ms. Collins,

Please see attached for our Statement of Qualifications and Basis of Proposal Presentation to repair and restore the Town Hall located at 28 Valley Crescent to suit the needs of the Town of Palmer Lake. We believe this presents a solid outline of our approach to this project and the fees and pricing that would be applied to our future cost estimates. We would be happy to discuss or answer any questions with you at your convenience.

We feel TN Parker Construction is ideally suited for the Town Hall Restoration project given our talented and dedicated employees, and extensive history of completing remodels and restorations that are technically complex requiring special care to preserve existing elements, such as those at the Town Hall with such historical importance. We possess the expertise and professionalism the Owner deserves and offer a level of customer service that is second to none.

TN Parker Construction has been in Colorado Springs for 21 years performing a variety of projects from ground-up construction of new buildings to significant remodels and restorations of multi-story facilities. We are a small firm by choice and our Owner takes a personal interest and is involved with every single project that we complete, we are a financially solid company that has never defaulted on a project, and we hold a bonding capacity of \$20 million. TN Parker Construction holds an Unlimited A Commercial General Construction license in El Paso and surrounding Counties, and has a flawless reputation with building, city and county officials and local subcontractors and suppliers. We have never failed to complete, been penalized for late completion or otherwise reprimanded in our history; on any projects we have undertaken.

If selected as General Contractor for this project, we commit to the Owner the resources to efficiently and economically complete the work all while demonstrating our core values of honesty and respect, and promise that everyone involved will enjoy the process and be fully satisfied with the resulting product.

Thank you for your consideration and for allowing us this opportunity!

Sincerely,

A handwritten signature in blue ink that reads 'Jesse Clarke'.

Jesse Clarke, Project Estimator/Manager
TN Parker Construction

111 Swope Avenue Colorado Springs, CO 80909
719-532-9725

City of Palmer Lake - Town Hall Restoration

Statement of Qualifications

1. Specific Relative Experience:

a. **Divine Redeemer Catholic Church – Interior Remodel**

- i. Contract Type: CMAR with GMP
- ii. Contract Amount: \$204,047.00
- iii. Description: Interior remodel of an existing church including installation of a new multi-floor elevator within the existing building structure. Job involved communication and coordination between the general contractor and engineers for the structural work to maintain the existing building integrity and finishes of the church while not disrupting daily operations.

b. **Rocky Mountain Apartments – Interior Remodel**

- i. Contract Type: CMAR with GMP
- ii. Contract Amount: \$1,603,840.00
- iii. Description: Interior remodel of an existing commercial medical office building and conversion to a residential low-income apartment within the existing building structure. Job had significant technical structural repairs to framing, masonry, and concrete problems that existed before Owner purchased the building. Work completed on time and within budget.

c. **Village at Skyline Building #4 – Interior Remodel**

- i. Contract Type: CMAR with GMP
- ii. Contract Amount: \$4,998,175.00
- iii. Description: Interior remodel of an existing senior living facility while occupied by senior residents. Converted the bottom two floors of the building to memory and transitional memory care. Aged existing conditions and lack of existing building information resulted in TNP working closely with out-of-state architect and engineers to develop cost efficient solutions to existing structural and MEP issues that were discovered during demolition. Work completed on time and within budget.

2. Project Approach:

- a. Start with an analysis of the provided documents and prepare a Budget Validation estimate utilizing specialty subcontractors such as electrical and insulation to provide budget pricing and to offer value engineering (cost saving) ideas and solutions in terms of constructability matters.
- b. Assist with design completion by providing the Owner and Design Team cost information as required to make final decisions.
- c. Create an initial project schedule and provide updates as the pre-construction and construction portions of the work progress. Also identify long lead items such as pre-engineered wood roof trusses. We may decide collectively that it would be advantageous to carve out portions of the scope of work that could proceed immediately while remaining project details and work scopes are finalized.

- d. Develop GMP Construction Estimate – upon completion of the design we will prepare clear and concise bid packages, solicit competitive bids from qualified local subcontractors and suppliers, receive and evaluate bids, and offer recommendations for final award.
- e. TNP often self performs work such as demolition, concrete, rough/finish carpentry, drywall, doors/hardware, and specialty installations. We still solicit competitive bids for these portions of the scope, but we often find that we can complete such scopes at a more economical price as compared to subcontractors. We don't apply additional markup fees for OH&P regarding self-performed work, only the CM/GC fee is applied to self-performed work.

3. Cost and Schedule Control:

- a. Starts with the initial issuance of subcontracts and purchase orders with clear and concise terminology concerning project timelines and early procurement dates to avoid unnecessary material or labor price escalations. This is maintained through continuous project management Job Cost reviews and analysis of costs to date as compared to estimated amounts to ensure project completion within budget.
- b. Invoicing is streamlined through customized accounting software which includes itemized monthly expenditures of labor, material, equipment and subcontractor costs.
- c. See attached example monthly and master job cost reports.

4. Current Workloads / Future Commitments:

- a. Crossfire Ministries Remodel
 - i. Duration: July thru September 2021
 - ii. Contract Amount: \$1.2M
- b. Greccio Housing Apartment Exterior Renovations
 - i. Duration: May 2021,
 - ii. Contract Amount: \$25k
- c. Currently seeking an additional project for key employees proposed. We are highly motivated to perform the Town Hall Restoration project with you.

5. Bonding Capability:

- a. See attached for a current bonding reference letter with our capabilities from our surety provider.

Basis of Proposal

We have assumed that AIA contract documents: A102 2017 and A201 2007 versions will be utilized as the Owner-Contractor agreements for this project.

1. Key Employees:

- a. Project Manager / Estimator - Neil Parker
- b. Field Engineer / Estimator - Jesse Clarke
- c. Field Superintendent - Steve Prince

2. See below for list of probable trades for the specified scope of work. We have also noted (in brackets) those items that TNP often self-performs; however as previously indicated we routinely award scopes of work to subcontractors if bids received are more beneficial to the project in terms of cost or schedule:

01000 General Conditions, Management, etc... (TNP always self-performs, never subcontracts management or field supervision services)

02200 Site Concrete (TNP)

02250 Demolition (TNP)

02600 Landscape (TNP)

03000 Concrete Flatwork (TNP)

04000 Masonry Restoration (TNP)

05000 Misc. Metals (handrails, guardrails, possibly site related....)

06000 Rough Carpentry (TNP)

06200 Finish Carpentry, Wood Trim, Bead Board (TNP)

07000 Thermal Insulation

08000 Doors, Frames & Hardware (TNP)

09000 Drywall & Finishing

09200 Floor Covering & Base

09900 Painting

10000 Restroom Specialties (TNP)

15400 Plumbing & Fixtures

16000 Electrical & Fixtures

3. Employee Unit Pricing: Rates listed below include payroll taxes and insurance but exclude CM/GC Fee (rates indicated are a cost of the work as defined by the referenced AIA documents)

- a. Neil Parker, Project Manager - \$62.00
- b. Jesse Clarke, Estimator/Field Engineer - \$46.20
- c. Steve Prince, Field Superintendent - \$50.40
- d. Charles Snyder, Field Superintendent - \$42.00
- e. John Thorgalsen, Carpenter Foreman - \$37.80
- f. Andre Mackinnon, Carpenter - \$30.80
- g. Shawn Dale, Laborer - \$23.80

4. CM/GC Fee of 12% applied to the cost of the work as defined by the referenced AIA documents, includes home office overhead.
5. CM/GC Fee of 12% applied to the cost of the work as defined by the referenced AIA documents, includes contractors profit.
6. Materials incorporated in to the project are defined as a cost of the work in accordance with the referenced AIA documents.
7. In addition to the CM/GC Fee of 12%, 1/2 of 1% (.5%) shall be added to subcontractor costs to cover general liability insurance of insured subcontractors.
8. CM/GC Fee of 12% covers the cost of TNP's General Liability insurance. Workman's Compensation insurance costs are covered in the Employees Payroll Tax (burden) multiplier. The cost of performance and payment bonds are indicated below and are to be considered a cost of the work as defined by the referenced AIA documents.

TNP Bond Rates – based on a time for completion of less than 24 months and a Warranty Period of 12 months. An Additional 12-month Warranty period would be an additional cost of \$2.63 per \$1,000 in contract value.

<u>Contract Price</u>	<u>Cost per Thousand (US\$)</u>
First \$100,000	\$11.55
Next \$400,000	\$11.55
Next \$2,000,000	\$9.45

9. Itemization of GC's proposed equipment:
 - a. Company Owned Tools: Owner will not be charged rental or usage fees for any hand tools, power tools, ladders, extension cords, scaffolding, or the like owned by TNP. The costs associated with the usage of these items on the job are included in the CM/GC Fee of 12%.
 - b. TNP Owned Heavy Equipment/Field Truck/Specialty Tools: Owner receives a 10% reduction in rental costs on Contractor owned equipment. 90% of the standard rental rate paid at the place of the project, shall be charged to the cost of the work to cover the costs associated with normal wear and tear and maintenance resulting from equipment operation while on the project.
 - c. Non-Owned Equipment & Temporary Facilities – the Owner receives a discount because only the contractor's rental rates are charged as a cost of the work for non-owned equipment and temporary facilities. Some items that we feel will probably be required, along with current rental rates from our vendors include:
 1. 30-yard trash dumpster: \$350/container, One-time \$100 delivery fee
 2. 40' storage container: \$120.00/month, \$115.00/delivery/pickup
 3. Portable toilet: \$97.00/month, \$40.00/delivery/pickup
10. None.
11. CM/GC Fee of 12% applied to the cost of the work as defined by the referenced AIA documents, includes contractors commercial auto insurance coverage. TNP will not markup any Builders Risk Insurance policies provided by the Owner.
12. See item 8 and 10 above.
13. CM/GC Fee of 12% shall be applied to any changes to the work including additive or deductive.



PROTECTING ASSETS.
MAKING A DIFFERENCE.

May 17, 2021

Town of Palmer Lake
Ms. Dawn Collins, Town Administrator
28 Valley Crescent
Palmer Lake, CO 80133

Re: T.N. Parker Construction, LLC – Surety Reference Letter
Town Hall Restoration

Our agency handles the surety bond program for T.N. Parker Construction, LLC. Surety bonds for T.N. Parker Construction are underwritten by Hartford Fire Insurance Company, which maintains an A.M. Best rating of "A+ XV", is approved in the State of Colorado, and listed on the U.S. Department of Treasury's list of approved sureties for federal projects.

While no maximum limits have been established, Hartford Fire Insurance Company is receptive to considering performance and payment bonds for T.N. Parker Construction in the \$10 million single range with a \$20 million aggregate program.

As standard procedure, prequalification and approval of any bonds would be conditioned upon the surety's favorable review and acceptance of the contract terms and conditions, bond forms, and evidence of financing, as well as any other pertinent underwriting information required at the time of a bond request. This letter is being provided to you as a reference on behalf of our client. Any arrangement for performance and payment bonds is a matter between T.N. Parker Construction, LLC and Hartford Fire Insurance Company. This letter is not an assumption of any liability to you or third parties if for any reason bonds are not executed.

We are proud to recommend T.N Parker Construction to you as a professional and knowledgeable contractor who has established an excellent reputation with owners, subcontractors, and suppliers. If you should have any questions or require additional information, please don't hesitate to contact me at (303) 534-4567.

Sincerely,

A handwritten signature in blue ink, appearing to read "Michael Lischer, Jr.", written over a white background.

Michael Lischer, Jr.
Vice President, Director of Surety

cc: T.N. Parker Construction, LLC
Hartford Fire Insurance Company

Thomas Neil Parker

P R E S I D E N T , P R O J E C T M A N A G E R

+1 719 491 7867

Neil@tnpconstruction.com

111 Swope Avenue, Colorado Springs CO 80909



EDUCATION

B.S. Construction Management
Colorado State University
Fort Collins, Colorado

SKILLS

PROFESSIONAL

Estimating
Problem Solving
Attention to Detail
Schedule Management
Financial Oversight
Construction Practices

TECHNICAL

Microsoft Word
Microsoft Excel
AutoCad

LICENSES

Commercial Class A License
Pikes Peak Regional Building
Department

Commercial Class B License
City and County of Denver
Planning and Development

INTERESTS

Hunting
Fishing
Hiking
Boating
Traveling

PROFILE

Neil Parker has owned and operated TN Parker Construction for over 20 years. Work history includes leading and managing construction projects ranging from new and existing residential projects to large-scale ground up commercial projects. He currently fills roles as estimator, project manager, and provides administrative and financial oversight of the company.

WORK EXPERIENCE

President and Managing Member

TN Parker Construction, LLC. | 2000 - Present

Responsible for operating a fully debt-free Commercial Construction General Contracting Firm – including current roles of Estimator, Project Manager, and Supervision of all operations administrative and financial.

- Has retained a flawless construction record with no failure to completes, litigation, or arbitration.
- Has maintained all construction licenses with building jurisdictions with zero records of penalties, judgements, or code incidents.

Project Manager, Estimator, and Field Superintendent

Hughes Smith Construction | 1990 - 2000


Responsible for multiple aspects of construction projects including estimating and bidding projects, to organizing and managing projects to completion. Also spent significant time in the field as a field superintendent directly managing construction practices and methods to complete project in a timely manner.

Jesse Clarke

ESTIMATOR, PROJECT MANAGER

+1 719 660 8494 

Jesse@tnpconstruction.com 

111 Swope Avenue, Colorado Springs CO 80909 

EDUCATION

B.A. Applied Communication
University of Colorado
Colorado Springs, Colorado

SKILLS

PROFESSIONAL

Estimating
Problem Solving
Attention to Detail
Procurement & Logistics
ANSI Compliance
Construction Practices

TECHNICAL

Microsoft Word
Microsoft Excel
AutoCad

INTERESTS

Literature
Hiking
Music
Cooking
Traveling

PROFILE

Jesse Clarke has worked in the construction industry for 13 years and with TN Parker for 8 years. Jesse currently estimates, submits bid proposals, and project manages both current and future projects including - subcontracts, submittals, engineering coordination, and PPRBD reviews and the permitting process. Jesse also inspects and checks all work for quality and compliance with building code, construction practices, and ANSI compliance.

WORK EXPERIENCE

Estimator & Project Manager

TN Parker Construction, LLC | 2013 - Present

Responsible for estimating small to large commercial projects and submitting bids in addition to daily project management of ongoing projects. Also in charge of city and state documentation and communication for compliance with regulations, particularly fire code and compliance for various occupancy types.

Estimator & Project Manager

Ryan Glass, Inc. | 2008 - 2013

Responsible for estimating small to large commercial projects and submitting bids, in addition to daily project management of ongoing projects to completion per the required schedule.

Steve Prince

SUPERINTENDENT

+1 719 246 0653



Steve@tnpconstruction.com



111 Swope Avenue, Colorado
Springs CO 80909



EDUCATION

Certified 3M Fire Protection
40 Hours OSHA Training
Aerial Work Platform Certified
Rough Terrain Forklift Certified

SKILLS

PROFESSIONAL

Leadership
Problem Solving
Attention to Detail
Schedule Management
Construction Practices

INTERESTS

Automotive
Fishing
Music
Boating
Traveling

PROFILE

Steve Prince has been in the construction industry for over 40 years, and with TN Parker for 7 years. Steve has extensive construction knowledge and experience with many different types of building practices. Steve's greatest strength is his personality and broad knowledge of both the everyday field operations and long-term schedule management. He is a master of tracking and managing subcontractors in completing their work on time and in finding solutions to problems that come up during work.

WORK EXPERIENCE

Field Superintendent

TN Parker Construction, LLC. | 2014 - Present

Responsible for field management of both TNP field personnel and on-site subcontractors in the organization, quality, and timeliness of their project work. Additionally, ensures that on-site building practices are current and meet TNP standards of quality and workmanship.

Field Superintendent

Copestone General Contractors | 2011 - 2014

Responsible for field management of both field personnel and on-site subcontractors in the organization, quality, and timeliness of their project work. Additionally, ensures that on-site building practices are current and meet high standards of quality and workmanship.

Field Superintendent

Access Construction Company, Inc. | 2005 - 2011

Responsible for field management of both field personnel and on-site subcontractors in the organization, quality, and timeliness of their project work. Additionally, ensures that on-site building practices are current and meet high standards of quality and workmanship.

10:14 AM
05/17/21

T.N. Parker Construction, LLC.
Example Project - Master Job Cost Report
All Transactions

Service	Est. Cost	Act. Cost	(\$ Diff.	Notes
01000 General Conditions (01000 General Conditions)				
01203 Allowance #1 (Building Permit)	1,075.00	1,023.00	-52.00	
01207 Allowance #2 (Open Hole Inspection)	493.47	450.00	-43.47	
01300 Supervision Labor (01300 Field Supervision Labor)	12,800.00	12,150.20	-649.80	
01311 Blue Printing Equip (01311 Blue Printing Equip)	50.00	87.20	37.20	
01318 Postage Equip (01318 Postage Equip)	66.00	50.00	-16.00	
01320 Safety Material (01320 Safety Material)	199.00	127.69	-71.31	
01322 Safety Labor (01322 Safety Labor)	203.00	87.19	-115.81	
01513 Cell Phone Equip (01513 Cell Phone Equip)	225.00	318.75	93.75	
01514 Dumpster & Dump Fees Equip (01514 Dumpster & Dump Fees Equip)	700.00	408.30	-291.70	
01518 Temp Fire Exting Mtrl (01518 Temp Fire Exting Mtrl)	58.00	0.00	-58.00	
01520 Temp Toilet Equip (01520 Temp Toilet Equip)	285.00	237.28	-47.74	
01600 Small Tools Equip (01600 Small Tools Equip)	750.00	7.55	-742.45	
01724 Field Engineering Labor (01724 Field Engineering Labor)	7,000.00	6,752.03	-247.97	
01730 Job Hauling Labor (01730 Job Hauling Labor)	648.00	903.68	255.68	
01742 Weekly Clean Up Labor (01742 Weekly Clean Up Labor)	1,944.00	1,900.28	-43.74	
01745 Final Cleaning Mtrl (01745 Final Cleaning Mtrl)	106.00	0.00	-106.00	
01746 Final Cleaning Labor (01746 Final Cleaning Labor)	389.00	784.76	395.76	
01770 Fuel & Oil Equip (01770 Fuel & Oil Equip)	912.00	395.05	-516.95	
01800 Temp Protect Material (01800 Temp Protect Material)	133.00	0.00	-133.00	
01802 Temp Protect Labor (01802 Temp Protect Labor)	216.00	142.09	-73.91	
Total 01000 General Conditions (01000 General Conditions)	28,252.47	25,825.01	-2,427.46	
02000 Sitework/Demolition (2000 - Sitework/Demolition)				
02001 Demolition Equipment (02001 Demolition Equipment)	3,000.00	3,434.67	434.67	
02002 Demolition Material (02002 Demolition Material)	1,029.00	228.67	-800.33	
02003 Demolition #1 Labor (02003 Demolition #1 Labor)	1,994.00	2,009.83	15.83	
02004 Demolition #2 Labor (02004 Demolition #2 Labor)	7,624.00	8,175.81	551.81	
02006 Demolition Sub (02006 Demolition Sub)	6,982.00	5,260.00	-1,722.00	
02200 Excav & BF Equip (02200 Excavate & BF Equip)	79.00	44.04	-34.96	
02204 Excav & BF Labor (02204 Excav & BF Labor)	678.00	692.73	14.73	
02207 Haul Off Misc Sub (02207 Haul Off Misc Sub)	250.00	245.00	-5.00	
Total 02000 Sitework/Demolition (2000 - Sitework/Demolition)	21,636.00	20,090.75	-1,545.25	
03000 Concrete (3000 - Concrete)				
03050 Concrete Material (03050 Concrete Material)	912.00	586.62	-325.38	
03102 Footing Form Material (03102 Footing Form Material)	940.00	1,690.28	750.28	
03110 Footing Form Labor (03110 Footing Form Labor)	2,152.00	2,208.24	56.24	
03210 Rebar Concrete Mtrl (03210 Rebar Concrete Mtrl)	316.00	211.09	-104.91	
03211 Rebar Concrete Labor (03211 Rebar Concrete Labor)	363.00	273.42	-89.58	
Total 03000 Concrete (3000 - Concrete)	4,683.00	4,969.65	286.65	
04000 Masonry (4000 - Masonry)				
04110 Masonry Sub (04110 Masonry Sub)	13,500.00	13,500.00	0.00	
Total 04000 Masonry (4000 - Masonry)	13,500.00	13,500.00	0.00	

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05/17/21

T.N. Parker Construction, LLC.
Example Project - Master Job Cost Report
All Transactions

Service	Est. Cost	Act. Cost	(\$ Dff.	Notes
05000 Metals (5000 - Metals)				
05020 Steel Material (05020 Steel Material)	178.00	165.93	-12.07	
05022 Steel Labor (05022 Steel Labor)	233.00	58.12	-174.88	
Total 05000 Metals (5000 - Metals)	411.00	224.05	-186.95	
06000 Wood & Plastic (6000 Wood & Plastic)				
06102 Misc Carpentry Material (06102 Misc Carpentry Material)	391.00	401.75	10.75	
06104 Misc Carpentry Labor #1 (06104 Misc Carpentry Labor #1)	403.00	1,047.98	644.98	
06132 Wood Framing Material (06132 Wood Framing Matrial)	8,200.00	8,426.17	226.17	
06113 Frame Interior Walls Labor (06113 Frame Interior Walls Labor)	2,700.00	3,098.26	398.26	
06114 Frame Exterior Walls Labor (06114 Frame Exterior Walls Labor)	3,375.00	3,072.26	-302.74	
06115 Frame Roof Labor (06115 Frame Roof Labor)	9,500.00	8,907.58	-592.44	
06134 Pre Engineered Wood Trusses (06134 PE Wood Trusses)	4,270.00	4,270.00	0.00	
06411 Cabinet Labor (06411 Cabinet Labor)	0.00	87.19	87.19	
Total 06000 Wood & Plastic (6000 Wood & Plastic)	28,839.00	29,311.17	472.17	
07000 Thermal Protection (7000 - Thermal & Moisture Protection)				
07910 Caulking Material (07910 Caulking Material)	0.00	24.39	24.39	
07920 Caulking Labor (07920 Caulking Labor)	0.00	116.27	116.27	
Total 07000 Thermal Protection (7000 - Thermal & Moisture Protection)	0.00	140.66	140.66	
08000 Doors & Windows (8000 - Doors & Windows)				
08115 Hollow Metal Frames Mtrl (08115 Hollow Metal Frames Mtrl)	823.00	515.61	-307.39	
08116 Hollow Metal Frames Labor (08116 Hollow Metal Frames Labor)	103.00	232.50	129.50	
08129 Bits, Taps Misc Mtrl (08129 Bits, Taps Misc Mtrl)	11.00	0.00	-11.00	
Total 08000 Doors & Windows (8000 - Doors & Windows)	937.00	748.11	-188.89	
09000 Finishes (9000 - Finishes)				
09266 Drywall Sub (09266 Drywall Sub)	8,983.00	6,950.00	-2,033.00	
09647 Floor Covering Labor (09647 Floor Covering Labor)	288.00	668.51	380.51	
09648 Floor Covering Material (09648 Floor Covering Material)	512.00	229.92	-282.08	
09909 Painting Materials (09909 Painting Materials)	0.00	36.37	36.37	
09910 Painting Labor (09910 Painting Labor)	0.00	145.33	145.33	
09912 Painting Sub (09912 Painting Sub)	1,925.00	1,925.00	0.00	
Total 09000 Finishes (9000 - Finishes)	11,708.00	9,955.13	-1,752.87	
14000 Conveying Systems (14000 - Conveying Systems)				
14204 Elevator Sub (14204 Elevator Sub)	52,295.00	52,295.00	0.00	
Total 14000 Conveying Systems (14000 - Conveying Systems)	52,295.00	52,295.00	0.00	
15000 Mechanical (15000 - Mechanical)				
15414 Plumbing Sub (15414 Plumbing Sub)	3,000.00	3,000.00	0.00	
15806 HVAC Sub (15806 HVAC Sub)	6,422.00	6,422.00	0.00	
Total 15000 Mechanical (15000 - Mechanical)	9,422.00	9,422.00	0.00	
16000 Electrical (16000 - Electrical)				
16100 Electrical Sub (16100 Electrical Sub)	5,213.00	5,213.00	0.00	
Total 16000 Electrical (16000 - Electrical)	5,213.00	5,213.00	0.00	
99001 Payroll Taxes & Insurance (99001 Payroll Taxes & Insurance)	7,033.00	6,780.26	-252.74	

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05/17/21

T.N. Parker Construction, LLC.
Example Project - Master Job Cost Report
All Transactions

Service	Est. Cost	Act. Cost	(\$ Diff.	Notes
99102 Punchlist Labor (99102 Punchlist Labor)	500.00	390.22	-109.78	
99112 General Liability Insuran (99112 General Liability Insurance)	536.59	515.47	-21.12	
99140 Project Contingency (99140 Contingency)	10,000.00	2,580.00	-7,420.00	
99204 Change Order #1 Sub (99204 Change Order #1 Sub)	5,485.00	5,485.00	0.00	
99212 Change Order #2 Mtrl (99212 Change Order #2 Mtrl)	1,148.82	1,148.82	0.00	
99999 TNP Construction Fee (99999 TNP Construction Fee)	30,750.00	30,750.00	0.00	
Total Service	55,453.41	47,649.77	-7,803.64	
TOTAL	232,349.86	219,344.30	-13,005.58	
Job Cost Review at Completion -				
		**+ = saving		
		- = overage	of total (%)	
Divisions 01000 - 16000	\$5,202			
Changes & Other	\$7,804			
Owner Savings	\$13,006	5.60%		

11:12 AM
05/17/21

T.N. Parker Construction, LLC.
Example Project Pay Request #1
MONTHLY JOB COST REPORT - JULY 2020

Service	Date	Name	Source Name	Memo	Qty	Amount	PTUGL
01000 General Conditions (01000 General Conditions)							
01203 Allowance #1 Equip (01203 Allowance #1 Equip)							
	07/08/2020	Example Project Name	Pikes Peak Regional Bldg Dept	PPRBD Permit Fee	1.00	1,003.50	
	07/08/2020	Example Project Name	Pikes Peak Regional Bldg Dept	Plan Review Fee	1.00	55.00	
	07/17/2020	Example Project Name	Blueprints, Inc.	permit plan scan & copy	1.00	51.20	
						1,309.70	
Total 01203 Allowance #1 Equip (01203 Allowance #1 Equip)							
01300 Supervision Labor (01300 Field Supervision Labor)							
	07/29/2020	Example Project Name	Charles F Snyder	materials & tools from shop to site	5.00	135.00	PTI
						135.00	54.00
				Labor Total		189.00	
Total 01300 Supervision Labor (01300 Field Supervision Labor)							
01513 Cell Phone Equip (01513 Cell Phone Equip)							
	07/31/2020	Example Project Name	Charles F Snyder (reimburse)	Reimburse Supervisor Cell phone 2 weeks	1.00	37.50	
						37.50	
Total 01513 Cell Phone Equip (01513 Cell Phone Equip)							
01514 Dumpster & Dump Fees Equip (01514 Dumpster & Dump Fees Equip)							
	07/31/2020	Example Project Name	Waste Connections of CO, Inc	30 cy trash general use	1.00	345.00	
						345.00	
Total 01514 Dumpster & Dump Fees Equip (01514 Dumpster & Dump Fees Equip)							
01724 Field Engineering Labor (01724 Field Engineering Labor)							
	07/08/2020	Example Project Name	Jesse L Clarke	PPRBD plan review, additional info Arch	3.00	99.00	39.60
	07/15/2020	Example Project Name	Jesse L Clarke	PPRBD plan review & get permit	7.00	231.00	92.40
	07/22/2020	Example Project Name	Jesse L Clarke	submittals - elevator, carpet paint, trusse	10.00	330.00	132.00
	07/29/2020	Example Project Name	Jesse L Clarke	submittals - elevator, millwork, steel wall	17.00	561.00	224.40
						1,221.00	488.40
				Labor Total		1,709.40	
Total 01724 Field Engineering Labor (01724 Field Engineering Labor)							
01730 Job Hauling Labor (01730 Job Hauling Labor)							
	07/29/2020	Example Project Name	Charles F Snyder	demo stuff to site - plastic, saw, skid & br	3.00	81.00	32.40
						81.00	32.40
				Labor Total		173.40	
Total 01730 Job Hauling Labor (01730 Job Hauling Labor)							
01770 Fuel & Oil Equip (01770 Fuel & Oil Equip)							
	07/27/2020	Example Project Name	Circle K	Field Truck #1 Fuel - BS	1.00	45.00	
						45.00	
Total 01770 Fuel & Oil Equip (01770 Fuel & Oil Equip)							
Subtotal General Conditions 01000						2,439.30	
Subtotal Allowance #1 - Building Permit						1,369.70	
02000 Sitework/Demolition (02000 - Sitework/Demolition)							
02001 Demolition Equipment (02001 Demolition Equipment)							
	07/30/2020	Example Project Name	Bills Equipment & Supply, Inc.	elect jackhammer SOG demo	1.00	121.10	
						121.10	
Total 02001 Demolition Equipment (02001 Demolition Equipment)							
02002 Demolition Material (02002 Demolition Material)							
	07/20/2020	Example Project Name	Home Depot	plastic, tape, 2x2's	1.00	153.91	
	07/28/2020	Example Project Name	Home Depot	tape, cut off wheels, HD bit	1.00	41.05	
						194.96	
Total 02002 Demolition Material (02002 Demolition Material)							
02003 Demolition #1 Labor (02003 Demolition #1 Labor)							
	07/29/2020	Example Project Name	Charles F Snyder	layout conc SOG, remove int partitions	4.00	108.00	43.20
						108.00	43.20
				Labor Total		151.20	
Total 02003 Demolition #1 Labor (02003 Demolition #1 Labor)							
02004 Demolition #2 Labor (02004 Demolition #2 Labor)							
	07/29/2020	Example Project Name	Charles F Snyder	remove conc SOG, masonry wall layout	28.00	756.00	302.40
	07/29/2020	Example Project Name	Andre P. Mackinnon	remove brick/CMU wall opening #1	24.00	528.00	211.20
	07/29/2020	Example Project Name	Shawn Dale	remove brick/CMU wall opening #1	24.00	408.00	163.20
	07/29/2020	Example Project Name	Steve W Prince	remove brick/CMU wall opening #1	29.00	1,044.00	417.60
						2,736.00	1,094.40
Total 02004 Demolition #2 Labor (02004 Demolition #2 Labor)							

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T.N. Parker Construction, LLC
Example Project Pay Request #1
MONTHLY JOB COST REPORT - JULY 2020

Service	Date	Name	Source Name	Memo	Qty	Amount	PTU/CL
					<i>Labor Total</i>	3,830.40	
Subtotal Concrete 02000						4,297.66	
03000 Concrete (3000 - Concrete)							
03102 Footing Form Material (03102 Footing Form Material)							
	07/20/2020	Example Project Name	Castle Rebar & Supply	form oil	1.00	69.28	
Total 03102 Footing Form Material (03102 Footing Form Material)						69.28	
Subtotal Concrete 03000						69.28	
06000 Carpentry (06000 - Carpentry)							
06134 Pre Engineered Wood Trusses (06134 PE Wood Trusses Material)							
	07/28/2020	Example Project Name	Alpine Lumber	Wood Trusses	1.00	4,270.00	
Total 06134 Pre Engineered Wood Trusses (06134 PE Wood Trusses Material)						4,270.00	
Subtotal Carpentry 06000						4,270.00	
14000 Conveying Systems (14000 - Conveying Systems)							
14204 Elevator Sub (14204 Elevator Sub)							GL
	07/31/2020	Example Project Name	Morning Star Elevator, Inc.	elevator deposit	1.00	28,762.00	143.81
Total 14204 Elevator Sub (14204 Elevator Sub)						28,762.00	143.81
						<i>Subcontractor Total</i>	28,905.81
Subtotal Conveying Systems 14000						28,905.81	
15000 Mechanical (15000 - Mechanical)							
15806 HVAC Sub (15806 HVAC Sub)							GL
	07/31/2020	Example Project Name	Peak Heating & AC, Inc.	PR#1 - demo complete	1.00	1,926.60	9.63
Total 15806 HVAC Sub (15806 HVAC Sub)						1,926.60	9.63
						<i>Subcontractor Total</i>	1,936.23
Subtotal Mechanical 15000						1,936.23	
						Subtotal Contract Work	\$41,918.28
						89999 CM/GC Fee per Agreement	15.00%
						Total Pay Request #1 July 2020	\$48,206.03

