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From: Andrea Spencer [andreakc@grandecom.net]
Sent: Friday, May 13, 2005 4:06 PM
To: mmartin@southwesthousing.com; 'Chris Martin'; dmontoya@southwesthousing.com
Cc: bPotashnik@southwesthousing.com
Subject: LCG Development Revised Proposals - Laureland & Scyene
Attachments: Laureland REV-LCG to SWH 5-6-05.doc; Scyene REV-LCG to SWH 5-9-05.doc

Chris, Matt and David,

Please find the revised proposals from LCG Development, a HUB/DBE certified general contractor; this puts us within 7% of lowest bid for Laureland and within 10% of lowest bid for Scyene. We are excited about working with Affordable housing again and appreciate the opportunity be apart of your construction team.

Andrea L. Spencer

LCG Development Group

andreakc@grandecom.net

Office: 214.485.0811

Mobile: 469.826.6337

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**GOVERNMENT
EXHIBIT
1774
3:07-CR-0289-M**

Laureland REV-LLG to SWH 5-6-05.doc - Microsoft Word

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Gentlemen: **PROPOSAL**
 We propose to furnish all labor, materials, and equipment to construct as an independent contractor, the following described work:

DESCRIPTION AND LOCATION: Rosemont @ Laureland Townhomes
 Dallas, Texas
 BGD Architects LP, Project #04148
 Steding Engineering, Structural Engineer, Project #222-024
 Kimley-Horn, Civil Engineer, Project #083891030

QUANTITY	UNIT	UNIT PRICE	AMOUNT
207876	S Q FT	\$ 4.73	\$ 983,253.48
101412	S Q FT	\$ 3.25	\$ 329,589.00
183328	S Q FT	\$ 3.25	\$ 595,816.00
16248	S Q FT	\$ 4.25	\$ 69,054.00
2250	S Q FT	\$ 7.00	\$ 15,750.00
2400	S Q FT	\$ 7.00	\$ 16,800.00
0	S Q FT	\$ 2.70	\$ -
0	EACH	\$ 275.00	\$ -
0	EACH	\$ 3,635.00	\$ -
0	LF	\$ 28.55	\$ -
0	EACH	\$ 259.50	\$ -
			\$ 2,010,262.48

Laureland REV-LLG to SWH 5-6-05.doc Properties

General Summary Statistics Contents Custom

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Wednesday, December 06, 2006

Affordable Housing Construction, Inc.
 5910 North Central Expressway, #1145
 Dallas, Texas 75206

Gentlemen:

PROPOSAL

We propose to furnish all labor, materials, and equipment to construct as an independent contractor, the following described work:

DESCRIPTION AND LOCATION: Rosemont @ Laureland Towhhomes
 Dallas, Texas
 BGO Architects LP, Project #04146
 Sterling Engineering, Structural Engineer, Project #222-024
 Kimley-Horn, Civil Engineer, Project #063881030

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
Foundations				
Construct foundations for 42 buildings as per plans	207876	SQ FT	\$ 4.73	\$ 983,253.48
Paving				
Parking - 6"-3600 PSI con. Pavement w/#3 @ 18" ocew	101412	SQ FT	\$ 3.25	\$ 329,589.00
Fire Lanes- 6"-3600 PSI con. Pavement w/#3 @ 18" ocew	183328	SQ FT	\$ 3.25	\$ 595,816.00
Dmpstr Pads-7"-3600 PSI con. Pavement w/#3 @ 18" ocew	16248	SQ FT	\$ 4.25	\$ 69,054.00
10"-4500 PSI con. Pavement w/#3 @ 18" ocew	2250	SQ FT	\$ 7.00	\$ 15,750.00
10"-5000 PSI con Pavement w/#4 @ 24"j ocew	2400	SQ FT	\$ 7.00	\$ 16,800.00
Sidewalks				
Construct 4"- 3000 PSI reinforced sidewalk	0	SQ FT	\$ 2.70	\$ -
Additional Items (per each)				
Fence Column Footings (qauntity to be verified)	0	EACH	\$ 275.00	\$ -
Monument Footings	0	EACH	\$ 3,635.00	\$ -
Gate Track Footings	0	LF	\$ 28.55	\$ -
Light Pole Bases (quantity to be verified)	0	EACH	\$ 259.50	\$ -
Total				\$ 2,010,262.48

Sincerely,

Andrea L. Spencer
 LCG Development Group
 President

BID QUALIFICATIONS

Project Name: Rosemont @ Laureland Townhomes
Dallas, Texas

- All grade beams to be trenchable with TF 300 Side boom trencher
- Concrete figured @ 3000 PSI w/ Ash
- Excludes any extended Grade Beams
- Excludes any rock excavation
- All paving figured w/ #3's @ 18" o.c.e.w. w/ Saw joints figured @ 15' o.c., w/ hot pour joint sealant.
- Expansion joints @ 90' o.c. w/ hot pour joint sealant
- Includes saw of concrete and existing approaches and C & G for new approaches only.
- Demolition and haul off by others.
- Barricades figures for 1 month for our work
- We exclude any grooved, patterned, or colored concrete
- We exclude any surveying or backfill of curbs
- We exclude any city walks (see alternate for city walk pricing)
- Light pole bases are subject to change upon quantity confirmation.
- Fence Footings are subject to change upon quantity confirmation

THE FOLLOWING ARE SPECIFICALLY INCLUDED FOR THE ABOVE

- Batter boards, forms, and accessories
- Reinforcement and accessories
- Anchor Bolts furnished and installed @ 4' on center at slab perimeter (1/2" x 9")
- Concrete pumping @ building slabs only.

THE FOLLOWING ARE SPECIFICALLY EXCLUDED FOR THE ABOVE

- Site walls or footings
- Extended Grade Beams @ perimeter
- Exposed aggregate
- Dirt work (sub grade to be + or - 1/10)
- Soil erosion protection
- Excavation or drilling of rock if encountered
- De-watering as a result of subsurface water
- Casing of piers
- Surveying, engineering, layout—building corners, back of curbs, and blue tops by others
- Saw cutting, demolition or haul off of existing concrete (except as noted)
- Pavers
- Concrete temperature control (heating or ice)
- Masonry reinforcing
- Masonry grouting
- Sawed control joints at foundation
- Embedded materials (anchor bolts, pipe bollards, embedded plates, angles, hold downs, etc.) except as noted
- Testing by labs
- Permits or fees

- Performance or payment bonds
- Wet curing
- Hardeners or sealers
- Drawings for anchor bolt layout
- Removal of trash or concrete spoils from site (we will place in dumpster or designated area)
- Spoil removal off site
- Backfill with select fill (offsite material)
- Backfill at back of curbs
- Soil poisoning
- PVC for electrical or landscaping sleeves
- Sweeping or washing down of pavement
- Concrete wheel stops
- Pavement markings (stripping or buttons)
- Inlets, drains, catch basins, box culverts
- Stair nosing or sleeves for rails
- Repair of existing underground if damaged
- Grouting of thresholds
- Safety railings or perimeter cables at upper floors, pits, drops, and openings
- Light weight concrete-furnish or install
- Pool decks, mechanical pads or site retaining walls
- Gate tracks (no details)
- Any item not on the Bid Schedule

Alternates:

- | | |
|--|--------------|
| • Price per SQ FT to demo & haul off city walk | \$2.70 SQ FT |
| • Price per SQ FT to replace city walk | \$3.75 SQ FT |
| • Price per LF to saw/demo & haul off of concrete curb | \$12.00 LF |
| • Price per LF to replace concrete curb | \$27.50 LF |

Notes:

- If retainage is held, its is to be funded 30 days after completion of each phase of our work
- Proposal to become part of contract
- All material prices only good through 7-11-05, after that time any increase in price will be paid by contractor or owner including sales tax and markup.

Scyene REV-LCG to SWH 5-9-05.doc - Microsoft Word

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Wednesday, December 06, 2006

Affordable Housing Construction, Inc.
5910 North Central Expressway, #1145
Dallas, Texas 75206

Gentlemen: **PROPOSAL**

We propose to furnish all labor, materials, and equipment to construct as an independent contractor, the following described work:

DESCRIPTION AND LOCATION: Rosemont @ Scyene Townhomes
Dallas, Texas
BCO Architects LP, Project #04174
Sterling Engineering, Structural Engineer, Project #222-018
Kimley-Horn, Civil Engineer, Project #063081034

DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
as per plans	207701	SQ FT	\$ 4.65	\$ 965,809.65
ent w/#3 @ 18" ocw	88490	SQ FT	\$ 4.05	\$ 358,383.69
ent w/#3 @ 18" ocw	117718	SQ FT	\$ 4.05	\$ 476,766.28
ement w/#3 @ 18" ocw	10760	SQ FT	\$ 4.15	\$ 44,654.00
@ 18" ocw	956	SQ FT	\$ 6.80	\$ 6,500.80
idewalk	83100	SQ FT	\$ 2.65	\$ 220,215.00
be verified)	20	EACH	\$ 275.00	\$ 5,500.00
	1	EACH	\$ 3,635.00	\$ 3,635.00
	72	LF	\$ 28.55	\$ 2,055.60
ified)	20	EACH	\$ 259.50	\$ 5,190.00
				\$ 2,088,700.02

Scyene REV-LCG to SWH 5-9-05.doc Properties

General Summary Statistics Contents Custom

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Statistic name	Value
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 5910 North Central Expressway, #1145
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PROPOSAL

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DESCRIPTION AND LOCATION: Rosemont @ Scyene Towhhomes
 Dallas, Texas
 BGO Architects LP, Project #04174
 Sterling Engineering, Structural Engineer, Project #222-018
 Kimley-Horn, Civil Engineer, Project #063881034

ITEM DESCRIPTION	QUANTITY	UNIT	UNIT PRICE	AMOUNT
<u>Foundations</u>				
Construct foundations for 41 buildings as per plans	207701	SQ FT	\$ 4.65	\$ 965,809.65
<u>Paving</u>				
Parking - 7"-3600 PSI con. Pavement w/#3 @ 18" ocew	88490	SQ FT	\$ 4.05	\$ 358,383.65
Fire Lanes- 7"-3600 PSI con. Pavement w/#3 @ 18" ocew	117718	SQ FT	\$ 4.05	\$ 476,756.25
Dmpstr Pads-8"-3600 PSI con. Pavement w/#3 @ 18" ocew	10760	SQ FT	\$ 4.15	\$ 44,654.00
10"-4500 PSI con. Pavement w/#3 @ 18" ocew	956	SQ FT	\$ 6.80	\$ 6,500.80
<u>Sidewalks</u>				
Construct 4"- 3000 PSI reinforced sidewalk	83100	SQ FT	\$ 2.65	\$ 220,215.00
<u>Additional Items (per each)</u>				
Fence Column Footings (qauntity to be verified)	20	EACH	\$ 275.00	\$ 5,500.00
Monument Footings	1	EACH	\$ 3,635.00	\$ 3,635.00
Gate Track Footings	72	LF	\$ 28.55	\$ 2,055.60
Light Pole Bases (quantity to be verified)	20	EACH	\$ 259.50	\$ 5,190.00
Total				\$ 2,088,700.00

Sincerely,

Andrea L. Spencer
 LCG Development Group
 President

BID QUALIFICATIONS

Project Name: Rosemont @ Scyene Townhomes
Dallas, Texas

- All grade beams to be trenchable with TF 300 Side boom trencher
- Concrete figured @ 3000 PSI w/ Ash
- Excludes any extended Grade Beams
- Excludes any rock excavation
- All paving figured w/ #3's @ 18" o.c.e.w. w/ Saw joints figured @ 15' o.c., w/ hot pour joint sealant.
- Expansion joints @ 90' o.c. w/ hot pour joint sealant
- Includes saw of concrete and existing approaches and C & G for new approaches only.
- Demolition and haul off by others.
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- Soil erosion protection
- Excavation or drilling of rock if encountered
- De-watering as a result of subsurface water
- Casing of piers
- Surveying, engineering, layout—building corners, back of curbs, and blue tops by others
- Saw cutting, demolition or haul off of existing concrete (except as noted)
- Pavers
- Concrete temperature control (heating or ice)
- Masonry reinforcing
- Masonry grouting
- Sawed control joints at foundation
- Embedded materials (anchor bolts, pipe bollards, embedded plates, angles, hold downs, etc.) except as noted
- Testing by labs
- Permits or fees
- Performance or payment bonds
- Wet curing
- Hardeners or sealers

- Drawings for anchor bolt layout
- Removal of trash or concrete spoils from site (we will place in dumpster or designated area)
- Spoil removal off site
- Backfill with select fill (offsite material)
- Backfill at back of curbs
- Soil poisoning
- PVC for electrical or landscaping sleeves
- Sweeping or washing down of pavement
- Concrete wheel stops
- Pavement markings (stripping or buttons)
- Inlets, drains, catch basins, box culverts
- Stair nosing or sleeves for rails
- Repair of existing underground if damaged
- Grouting of thresholds
- Safety railings or perimeter cables at upper floors, pits, drops, and openings
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