

# Kent-Anderson Concrete LP, /dba/

## ANDERSON CONCRETE CONSTRUCTION

830 East Valley Ridge Blvd.

Lewisville, Texas 75057

Phone: (972)-221-8113 / Fax (972)-221-6102

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

April 22, 2005

Attn: Chris Martin  
Phone: 214-819-9755  
Fax: 214-987-3477

**Ref.: Rosemont at Laureland – Bid #3**  
**Dallas, Texas**

We hereby propose to furnish the labor, materials, and equipment as noted for the completion of the work specified herein per plans and specifications submitted.

Quantities for this bid are based on plans by:

**Drawings:**

Structural – Sterling, S0.0 – S6.1, dated 3/15/05  
Architectural – BGO, 1.0 – 14.25a, dated 1/04/05  
Civil – Kimley – Horn, C2 – C12, dated 12/28/04  
Landscape – Enviro Design, 1LS – 1TS, dated 1/04/05

**Specifications:** As per General Notes on drawings.

Good

This proposal will be acceptable for thirty (30) days unless otherwise agreed upon.

Thank you for the opportunity to bid this project.

Steven Washburn

**GOVERNMENT  
EXHIBIT**

**1909**

**3:07-CR-289-M**

# BID SCHEDULE

## SCOPE OF WORK INCLUDED:

### FOUNDATION

Bldg.#1	Type D	700	3,584 sf	- 19,568.64
Bldg.#2	Type B	48,400	5,325 sf	- 29,074.50
Bldg.#3	Type A	58,600	5,452 sf	- 29,440.8
Bldg.#4	Type C	58,500	5,324 sf	- 29,069.04
Bldg.#5	Type B	700	5,325 sf	
Bldg.#6	Type A	58,400	5,452 sf	
Bldg.#7	Type D	39,100	3,584 sf	
Bldg.#8	Type D	200	3,584 sf	
Bldg.#9	Type B	58,100	5,325 sf	= <del>262,400</del>
Bldg.#10	Type B	200	5,325 sf	
Bldg.#11	Type B	48,700	5,325 sf	= 312,200
Bldg.#12	Type D	200	3,584 sf	
Bldg.#13	Type B	58,600	5,325 sf	
Bldg.#14	Type A	58,500	5,452 sf	
Bldg.#15	Type A	58,500	5,452 sf	
Bldg.#16	Type B	600	5,325 sf	
Bldg.#17	Type A	58,500	5,452 sf	
Bldg.#18	Type B	600	5,325 sf	
Bldg.#19	Type B	48,700	5,325 sf	= <del>536,800</del>
Bldg.#20	Type D	800	3,584 sf	
Bldg.#21	Type C	58,500	5,324 sf	
Bldg.#22	Type A	600	5,452 sf	
Bldg.#23	Type A	58,500	5,452 sf	
Bldg.#24	Type C	600	5,324 sf	
Bldg.#25	Type B	58,600	5,325 sf	
Bldg.#26	Type A	58,500	5,452 sf	
Bldg.#27	Type A	600	5,452 sf	
Bldg.#28	Type B	58,500	5,325 sf	
Bldg.#29	Type A	600	5,452 sf	= 830,200
Bldg.#30	Type A	69,000	5,452 sf	
Bldg.#31	Type B	58,700	5,325 sf	
Bldg.#32	Type B	200	5,325 sf	
Bldg.#33	Type B	58,600	5,325 sf	
Bldg.#34	Type A	600	5,452 sf	
Bldg.#35	Type B	58,100	5,325 sf	
Bldg.#36	Type B	200	5,325 sf	
Bldg.#37	Type A	58,500	5,452 sf	
Bldg.#38	Type B	600	5,325 sf	= <del>1,091,000</del>
Bldg.#39	Type C	21,100	5,324 sf	1,093,000

Clubhouse  
 Mail Kiosk  
 Laundry  
 Laundry

40,100 ~~37,500~~ 6,686 sf  
~~3,000~~ 376 sf  
 5000. ~~439 sf~~ 439 sf

37,500 = 1,130,500  
~~367,500~~ = 2,127,500  
~~2,052,900~~ = 1,129,000  
 4,793.88 = 1,134,400  
 5,000  
 CC:  
 3330

Total: 208,556 sf @ \$ 5.46 sf \$ 1,138,106.00  
 1,138,100

**Note:**

All grade beams to be trenchable with TF 300 side boom trencher.  
 Slabs are figured 4" thick & 3000 psi w/ ash  
 Excludes any extended Grade Beams.  
 Excludes any rock excavation.  
 Excludes cost of shop drawings.

**PAVING**

6" Standard Duty	3600 psi no ash	274,307 sf
7" Heavy Duty	3600 psi no ash	13,574 sf
10" Turn Lane	4500 psi no ash	2,152 sf
10" Approach	4500 psi no ash	1,958 sf

CC:  
 2750

Total: 291,992 sf @ \$ 2.60 sf \$ 758,173.00  
 750

**Note:**

All paving figured w/ #3's @ 18" o.c.e.w Saw joints figured @ 15' o.c., w/ hot pour joint sealant.  
 Expansion joints @ 90' o.c. w/ hot pour joint sealant.  
 Includes saw/demo & haul-off of curb and gutter @ new approaches only.  
 We exclude any grooved, patterned, or colored concrete.

**TOTAL BID: \$ 1,896,279.00**

**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
- Dewatering 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)
- Paver's
- Concrete temperature control (heating or ice, etc.)
- Masonry reinforcing
- Masonry grouting
- Sawed control joints at foundations
- 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
- Hardners 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 railing 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:**

**Notes:**

- If retainage is held, it 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 thru 5/15/05, after that time any increase in price will be paid by contractor or owner including sales tax and markup.



### 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.

# PROPOSAL

**S & S CONCRETE CONTRACTORS, INC**  
 P.O. Box 162147  
 FORT WORTH, TEXAS 76161-2147  
 817-332-2253  
 817-332-2254 - FAX  
 WWW.SANDSCONCRETE.NET

PROPOSAL SUBMITTED TO <b>AFFORDABLE HOUSING CONSTRUCTION</b> ATTN: CHRIS MARTIN		PHONE 214-869-8734 - MOBILE	DATE 4/04/05
STREET 5910 N. CENTRAL EXPRESSWAY, 1145		JOB NAME ROSEMONT @ LAURELAND	
CITY, STATE and ZIP CODE DALLAS, TX 75206		JOB LOCATION DALLAS, TX	
ARCHITECT BGO L.P.	DATE OF PLANS 01/04/05	FOUNDATIONS	JOB PHONE

We hereby submit specifications and estimates for:

1. BUILDING TYPE "A" POST TENSION 12" X 28" G.B. 13 BUILDINGS 5,517 SF EA	71,721 SQ FT	327,764.00
2. BUILDING TYPE "B" POST TENSION 12" X 28" G.B. 17 BUILDING 5,367 SF EA	91,239 SQ FT	46,962.00
3. BUILDING TYPE "C" POST TENSION 12" X 28" G.B. 4 BUILDING 5,394 SF EA	21,576 SQ FT	98,602.00
4. CLUBHOUSE POST TENSION 3,000 PSI	6,710 SQ FT	30,664.00
5. BUILDING "D" POST TENSION 12" X 28" G.B. 5 BUILDINGS 3,609 SF EA	18,045 SQ FT	82,465.00
6. LAUNDRY BUILDINGS 3,000 PSI	959 SQ FT	2,387.00
7. GRADE BEAM 16" 3,000 PSI	178 LIN FT	2,025.00
STEPS IN FOUNDATIONS 3 PLACES IN BUILDINGS TYPE "A,B,C," 2 PLACES IN		
9. BUILDINGS TYPE "D" TOTAL OF KEYED	5,376 LIN FT	41,000.00
10. MAIL KIOSK 87.5" G.B. 16"	417 SQ FT	1,918.00
11. CONCRETE PUMPING		30,000.00

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:

**ONE MILLION THIRTY THREE THOUSAND SEVEN HUNDRED EIGHT SEVEN & 00/100 dollars (\$ 1,033,787.00)**

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance

Authorized  
Signature

Note: This proposal may be  
withdrawn by us if not accepted within 60  
days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

CC# 3330

# PROPOSAL

**S & S CONCRETE CONTRACTORS, INC**  
 P.O. Box 162147  
 FORT WORTH, TEXAS 76161-2147  
 817-332-2253  
 817-332-2254 - FAX  
 WWW.SANDSCONCRETE.NET

PROPOSAL SUBMITTED TO <b>AFFORDABLE HOUSING CONSTRUCTION</b> ATTN: CHRIS MARTIN		PHONE 214-869-8734 - MOBILE	DATE 4/04/05
STREET 5910 NORTH CENTRAL EXPRESSWAY, 1145		JOB NAME ROSEMONT @ LAURELAND	
CITY, STATE and ZIP CODE DALLAS, TX 75206		JOB LOCATION DALLAS, TX	
ARCHITECT BGO L.P.	DATE OF PLANS 1/04/05	JOB PHONE	
		SITE	

We hereby submit specifications and estimates for:

1. DUMPSTER PADS 10 EACH 3,600 PSI	1,920 SQ FT	4,780.00
2. GRADE BEAM 3,600 PSI 10" X 18"	560 LIN FT	6,975.00
3. BOLLARDS 4 @ EACH PAD X 10 40 EA		6,400.00
4. PAVING LIGHT DUTY 6" #3'S 18" O/C 3,600 PSI	279,800 SQ FT	693,904.00
5. PAVING HEAVY DUTY 7" #3'S 18" O/C 3,600 PSI	12,387 SQ FT	30,843.00
6. MONOLITHIC CURB W/ 2 #3'S CONT.	17,512 LIN FT	48,158.00
7. DRIVE APPROACHES 2 @ CAMP WISDOM ROAD	1,530 SQ FT	6,120.00
A/C PADS 345 4" 3,000 PSI W/ STEEL	6,991 SQ FT	17,407.00
9. GRADING + OR -.10 OF 1 FOOT		
10. SUBGRADE TO BE AT -10"		
11. SPOILS STOCK PILED WITHIN 100' OF FLOOR SLAB		
12. SIDEWALKS WERE NOT SHOWN ON PLAN YET? NOT INCLUDED		
13. MONUMENT SIGN FOOTINGS NOT SHOWN ON PLAN YET?		
14. LIGHT POLES PIERS, FENCE WORK, UTILITY WORK, FOOTERS AT GATES, FENCE, AND COLUMNS		
15. WERE NOT FOUND ON PLANS YET NOT INCLUDED GRADE + OR -.10 NO DEMOLITION - ROCK WORK		
16. IS NOT IN BID. SUBGRADE @ SLABS @ -.85 BELOW FINISH FLOOR NO TRANSFORMER PADS		

We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:  
**EIGHT HUNDRED FOURTEEN THOUSAND FIVE HUNDRED EIGHTY SEVEN & 00/100\*\*\*\*\* dollars (\$ 814,587.00).**

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance

Authorized  
 Signature \_\_\_\_\_  
 Note: This proposal may be  
 withdrawn by us if not accepted within 60  
 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

CL# 2750

# PROPOSAL

Page No. 1 of 2 Pages

<b>S &amp; S CONCRETE CONTRACTORS, INC</b> P.O. Box 162147 FORT WORTH, TEXAS 76161-2147 817-332-2253 817-332-2254 - FAX WWW.SANDSCONCRETE.NET			
PROPOSAL SUBMITTED TO <b>AFFORDABLE HOUSING CONSTRUCTION</b> ATTN: CHRIS MARTIN		PHONE 214-869-8734 - MOBILE	DATE REVISED 4/12/05
STREET 5910 N. CENTRAL EXPRESSWAY , 1145		JOB NAME ROSEMONT @ LAURELAND	
CITY, STATE and ZIP CODE DALLAS, TX 75206		JOB LOCATION DALLAS, TX	
ARCHITECT BGO L.P.	DATE OF PLANS 01/04/05	FOUNDATIONS	JOB PHONE
We hereby submit specifications and estimates for:			
1. BUILDING TYPE "A" POST TENSION 12" X 28" G.B. 13 BUILDINGS 5,517 SF EA		71,721 SQ FT	319,876.00
2. BUILDING TYPE "B" POST TENSION 12" X 28" G.B. 17 BUILDING 5,367 SF EA		91,239 SQ FT	406,926.00
3. BUILDING TYPE "C" POST TENSION 12" X 28" G.B. 4 BUILDING 5,394 SF EA		21,576 SQ FT	96,660.00
4. CLUBHOUSE POST TENSION 3,000 PSI		6,710 SQ FT	30,664.00
5. BUILDING "D" POST TENSION 12" X 28" G.B. 5 BUILDINGS 3,609 SF EA		18,045 SQ FT	81,000.00
6. LAUNDRY BUILDINGS 3,000 PSI		959 SQ FT	2,387.00
7. GRADE BEAM 16" 3,000 PSI		178 LIN FT	2,025.00
8. STEPS IN FOUNDATIONS 3 PLACES IN BUILDINGS TYPE "A,B,C," 2 PLACES IN			
9. BUILDINGS TYPE "D" TOTAL OF KEYED		5,376 LIN FT	102,000.00
10. MAIL KIOSK 87.5 G.B. 16"		417 SQ FT	1,918.00
11. CONCRETE PUMPING			26,000.00
We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of: <b>ONE MILLION SIXTY NINE THOUSAND FOUR HUNDRED FIFTY SIX &amp; 00/100</b> dollars (\$ <b>1,069,456.00</b> ).			
Payment to be made as follows:			
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance		Authorized Signature _____ Note: This proposal may be withdrawn by us if not accepted within <u>60</u> days.	
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.			
Date of Acceptance: _____			

SWH 002144

000010

# PROPOSAL

<b>S &amp; S CONCRETE CONTRACTORS, INC</b> P.O. Box 162147 FORT WORTH, TEXAS 76161-2147 817-332-2253 817-332-2254 - FAX WWW.SANDSCONCRETE.NET			
PROPOSAL SUBMITTED TO <b>AFFORDABLE HOUSING CONSTRUCTION</b> ATTN: CHRIS MARTIN		PHONE 214-869-8734 - MOBILE	DATE REVISED 4/12/05
STREET <b>5910 NORTH CENTRAL EXPRESSWAY, 1145</b>		JOB NAME <b>ROSEMONT @ LAURELAND</b>	
CITY, STATE and ZIP CODE <b>DALLAS, TX 75206</b>		JOB LOCATION <b>DALLAS, TX</b>	
ARCHITECT <b>BGO L.P.</b>	DATE OF PLANS 1/04/05	SITE	JOB PHONE
We hereby submit specifications and estimates for:			
<b>1. DUMPSTER PADS 10 EACH 3,600 PSI ALL 4,500 PSI</b>		<b>1,920 SQ FT</b>	<b>7,680.00</b>
<b>2. CITY WALK</b>		<b>3,440 LIN FT</b>	<b>8,600.00</b>
<b>3. BOLLARDS 4 @ EACH PAD X 10 40 EA</b>			<b>4,000.00</b>
<b>4. PAVING LIGHT DUTY 6" #3'S 18" O/C 3,600 PSI</b>		<b>279,800 SQ FT</b>	<b>671,500.00</b>
<b>5. PAVING HEAVY DUTY 7" #3'S 18" O/C 3,600 PSI</b>		<b>12,387 SQ FT</b>	<b>28,606.00</b>
<b>6. MONOLITHIC CURB W/ 2 #3'S CONT.</b>		<b>17,512 LIN FT</b>	<b>43,780.00</b>
<b>7. DRIVE APPROACHES 2 @ CAMP WISDOM ROAD</b>		<b>2,170 SQ FT</b>	<b>8,680.00</b>
<b>LEFT HAND TURN LANE ON WISDOM ROAD &amp; BARRICADES</b>		<b>2,156 SQ FT</b>	<b>16,798.00</b>
<b>9. JOINT SEALANT HOT POUT BLACK ONLY</b>			<b>18,968.00</b>
<b>GRADING + OR -.10 OF 1 FOOT, SUBGRADE TO BE AT -.10"</b>			
<b>SPOILS STOCK PILED WITHIN 100' OF FLOOR SLAB</b>			
<b>SIDEWALKS WERE NOT SHOWN ON PLAN YET? NOT INCLUDED</b>			
<b>MONUMENT SIGN FOOTINGS NOT SHOWN ON PLAN YET?</b>			
<b>LIGHT POLES PIERS, FENCE WORK, UTILITY WORK, FOOTERS AT GATES, FENCE, AND COLUMNS</b>			
<b>WERE NOT FOUND ON PLANS YET NOT INCLUDED GRADE + OR -.10 NO DEMOLITION - ROCK WORK</b>			
<b>IS NOT IN BID. SUBGRADE @ SLABS @ -.85 BELOW FINISH FLOOR NO TRANSFORMER PADS</b>			
We Propose hereby to furnish material and labor - complete in accordance with above specifications, for the sum of:			
<b>EIGHT HUNDRED EIGHT THOUSAND SIX HUNDRED TWELVE &amp; 00/100***** dollars(\$ 808,612.00).</b>			
Payment to be made as follows:			
All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance		Authorized Signature _____ Note: This proposal may be withdrawn by us if not accepted within <u>60</u> days.	
Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.			
Date of Acceptance: _____			

# Kent Anderson Concrete LP/dba Anderson Concrete Construction

*Multi-Family - Commercial*

*"A Professional Turn-Key Concrete Contractor"*

830 E. Valley Ridge Blvd.  
Lewisville, Texas 75057  
Phone: 972-221-8113  
Fax: 972-436-5335



---

## FAX TRANSMISSION

---

Date: April 06, 2005  
To: Matt Martin  
Company: Affordable Housing  
From: Steven Washburn  
Pages: 5 ( Including this sheet )

Attached is our revised proposal for Rosemont at Laureland. If you have any questions, please feel free to give us a call.

Thank you,

SWH 002146

000012

## **Kent-Anderson Concrete LP, /dba/**

### **ANDERSON CONCRETE CONSTRUCTION**

830 East Valley Ridge Blvd.

Lewisville, Texas 75057

Phone: (972)-221-8113 / Fax (972)-221-6102

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

April 6, 2005

**Attn: Matt Martin**  
**Phone: 214-869-2745**  
**Fax: 214-987-3477**

**Ref.: Rosemont at Laureland – Bid #2**  
**Dallas, Texas**

We hereby propose to furnish the labor, materials, and equipment as noted for the completion of the work specified herein per plans and specifications submitted.

Quantities for this bid are based on plans by:

**Drawings:**

Structural – Sterling, S0.0 – S6.1, dated 3/15/05

Architectural – BGO, 1.0 – 14.25a, dated 1/04/05

Civil – Kimley – Horn, C2 – C12, dated 12/28/04

Landscape – Enviro Design, 1LS – 1TS, dated 1/04/05

**Specifications:** As per General Notes on drawings.

This proposal will be acceptable for thirty (30) days unless otherwise agreed upon.

Thank you for the opportunity to bid this project.

Steven Washburn

## **BID SCHEDULE**

**SCOPE OF WORK INCLUDED:**

**FOUNDATION**

Bldg.#1	Type D	3,584 sf
Bldg.#2	Type B	5,325 sf
Bldg.#3	Type A	5,452 sf
Bldg.#4	Type C	5,324 sf
Bldg.#5	Type B	5,325 sf
Bldg.#6	Type A	5,452 sf
Bldg.#7	Type D	3,584 sf
Bldg.#8	Type D	3,584 sf
Bldg.#9	Type B	5,325 sf
Bldg.#10	Type B	5,325 sf
Bldg.#11	Type B	5,325 sf
Bldg.#12	Type D	3,584 sf
Bldg.#13	Type B	5,325 sf
Bldg.#14	Type A	5,452 sf
Bldg.#15	Type A	5,452 sf
Bldg.#16	Type B	5,325 sf
Bldg.#17	Type A	5,452 sf
Bldg.#18	Type B	5,325 sf
Bldg.#19	Type B	5,325 sf
Bldg.#20	Type D	3,584 sf
Bldg.#21	Type C	5,324 sf
Bldg.#22	Type A	5,452 sf
Bldg.#23	Type A	5,452 sf
Bldg.#24	Type C	5,324 sf
Bldg.#25	Type B	5,325 sf
Bldg.#26	Type A	5,452 sf
Bldg.#27	Type A	5,452 sf
Bldg.#28	Type B	5,325 sf
Bldg.#29	Type A	5,452 sf
Bldg.#30	Type A	5,452 sf
Bldg.#31	Type B	5,325 sf
Bldg.#32	Type B	5,325 sf
Bldg.#33	Type B	5,325 sf
Bldg.#34	Type A	5,452 sf
Bldg.#35	Type B	5,325 sf
Bldg.#36	Type B	5,325 sf
Bldg.#37	Type A	5,452 sf
Bldg.#38	Type B	5,325 sf
Bldg.#39	Type C	5,324 sf
Clubhouse		6,686 sf
Mail Kiosk		376 sf
Laundry		439 sf

**Laundry**

439 sf

Total: 208,556 sf @ \$ 5.87 sf \$ 1,224,627.00

CC# 3330

**Note:**

All grade beams to be trenchable with TF 300 side boom trencher.

Slabs are figured 4" thick & 3000 psi w/ ash

*Excludes any extended Grade Beams.*

*Excludes any rock excavation.*

*Excludes cost of shop drawings.*

**PAVING**

6" Standard Duty

3600 psi no ash

278,156 sf

7" Heavy Duty

3600 psi no ash

12,531 sf

10" Approach

4500 psi no ash

1,573 sf

Total: 292,260 sf @ \$ 2.74 sf \$ 799,555.00

~~2330~~  
CC# 2750

**Note:**

All paving figured w/ #3's @ 18" o.c.c.w Saw joints figured @ 15' o.c. w/ hot pour joint sealant.

Expansion joints @ 90' o.c. w/ hot pour joint sealant.

*Includes saw/demo & haul-off of curb and gutter @ new approaches only.*

*We exclude any grooved, patterned, or colored concrete.*

**TOTAL BID: \$ 2,024,182.00**

**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
- Dewatering 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)
- Paver's

- Concrete temperature control (heating or ice, etc.)
- Masonry reinforcing
- Masonry grouting
- Sawed control joints at foundations
- 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
- Hardners 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 railing 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:**

**Notes:**

- If retainage is held, it 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 thru 5/05/05, after that time any increase in price will be paid by contractor or owner including sales tax and markup.

# Kent-Anderson Concrete LP, /dba/

## ANDERSON CONCRETE CONSTRUCTION

830 East Valley Ridge Blvd.

Lewisville, Texas 75057

Phone: (972)-221-8113 Fax (972)-221-6102

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

January 28, 2005

Attn: Matt Martin  
Phone: 214-869-2745  
Fax: 214-987-3477

Ref.: **Rosemont at Laureland - Bid #1**  
Dallas, Texas

We hereby propose to furnish the labor, materials, and equipment as noted for the completion of the work specified herein per plans and specifications submitted.

Quantities for this bid are based on plans by:

**Drawings:**

- Structural - Sterling, S0.0 - S6.1, dated 11/09/04
- Architectural - BGO, 1.0 - 14.25a, dated 1/04/05
- Civil - Kimley - Horn, C2 - C12, dated 12/28/04
- Landscape - Enviro Design, ILS - 1TS, dated 1/04/05

**Specifications:** As per General Notes on drawings.

This proposal will be acceptable for thirty (30) days unless otherwise agreed upon.

Thank you for the opportunity to bid this project.

Steven Washburn

### BID SCHEDULE

**SCOPE OF WORK INCLUDED:**

**FOUNDATION**

Bldg.#1	Type D	3,544 sf
Bldg.#2	Type B	5,296 sf
Bldg.#3	Type A	5,379 sf
Bldg.#4	Type C	5,303 sf
Bldg.#5	Type B	5,296 sf
Bldg.#6	Type A	5,379 sf
Bldg.#7	Type D	3,544 sf
Bldg.#8	Type D	3,544 sf
Bldg.#9	Type B	5,296 sf
Bldg.#10	Type B	5,296 sf
Bldg.#11	Type B	5,296 sf
Bldg.#12	Type D	3,544 sf
Bldg.#13	Type B	5,296 sf
Bldg.#14	Type A	5,379 sf
Bldg.#15	Type A	5,379 sf
Bldg.#16	Type B	5,296 sf
Bldg.#17	Type A	5,379 sf
Bldg.#18	Type B	5,296 sf
Bldg.#19	Type B	5,296 sf
Bldg.#20	Type D	3,544 sf
Bldg.#21	Type C	5,303 sf
Bldg.#22	Type A	5,379 sf
Bldg.#23	Type A	5,379 sf
Bldg.#24	Type C	5,303 sf
Bldg.#25	Type B	5,296 sf
Bldg.#26	Type A	5,379 sf
Bldg.#27	Type A	5,379 sf
Bldg.#28	Type B	5,296 sf
Bldg.#29	Type A	5,379 sf
Bldg.#30	Type A	5,379 sf
Bldg.#31	Type B	5,296 sf
Bldg.#32	Type B	5,296 sf
Bldg.#33	Type B	5,296 sf
Bldg.#34	Type A	5,379 sf
Bldg.#35	Type B	5,296 sf
Bldg.#36	Type B	5,296 sf
Bldg.#37	Type A	5,379 sf
Bldg.#38	Type B	5,296 sf
Bldg.#39	Type C	5,303 sf
Clubhouse		6,640 sf
Mail / Laundry Kiosk		609 sf

**Total: 206,140 sf @ \$ 5.27 sf \$ 1,086,114.00**

**Note:**

All grade beams to be trenchable with TF 300 side boom trencher.

Slabs are figured 4" thick & 3000 psi w/ ash

*Excludes any extended Grade Beams.*

*Excludes any rock excavation.*

*Excludes cost of shop drawings.*

**PAVING**

6" Standard Duty	3600 psi no ash	278,156 sf
7" Heavy Duty	3600 psi no ash	12,531 sf
10" Approach	4500 psi no ash	1,573 sf

**Total: 292,260 sf @ \$ 2.68 sf \$ 783,064.00**

**Note:**

All paving figured w/ #3's @ 18" o.c. w Saw joints figured @ 15' o.c., w/ hot pour joint sealant.

Expansion joints @ 90' o.c. w/ hot pour joint sealant.

*Includes saw/demo & haul-off of curb and gutter @ new approaches only.*

*We exclude any grooved, patterned, or colored concrete.*

**TOTAL BID: \$ 1,869,178.00**

**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
- Dewatering 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)
- Paver's
- Concrete temperature control (heating or ice, etc.)
- Masonry reinforcing

- Masonry grouting
- Sawed control joints at foundations
- 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
- Hardners 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 railing 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:**

**Notes:**

- If retainage is held, it 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 thru 2/28/05. after that time any increase in price will be paid by contractor or owner including sales tax and markup.