

Exhibit D

SOFTWARE REQUIREMENTS AND UNIT PRICE BOOKS Job Order Contracting 2019 RFCSP-TCI-092418MT

Cost Estimating Software Requirements: Contractor shall purchase and maintain e4Clicks Professional Project Estimator (e4Clicks) software, for the City of San Antonio JOC contract.

1. The estimating and project management software package shall be:
 - Windows-based software and must be able to import and export estimates and projects electronically in a secured estimate file format.
 - It shall be able to track projects by contract, contract year, estimator, customer and/or project location.
 - It shall support project management tracking of project milestones, project costs, locations, contacts, and project notes.
 - It shall provide a means for document management, whereas the user can setup template documents, point and click and create new, project specific documents using the current project details.
 - The software must support multiple contracts, contractors and coefficients.
 - The software shall be able to import the contractors estimate, complete an electronic comparison and preparing of the City of San Antonio's pre negotiation strategy, as well as producing the contractors revised estimate report to show the post negotiation changes made from the initial estimate to the final accepted estimate.
 - The software must be capable of handling multiple coefficients and contractors markups within a project.
 - The database shall contain all of the line items found in the RSMMeans bound volumes.
 - Software must support Specification management, whereby specific line items will be linked to specific specifications and the user can automatically produce a detailed Specification document for each project as they build their estimates.
 - The software must support estimate line item notes and takeoff both manually and via electronic drawings, providing the ability for instant drill down from a line item quantity to the specific drawing and measurement.
 - The software report engine say support square foot planning and programming detailed reports for future projects and budgeting.
 - All RSMMeans databases must be protected from being changed by any user.
 - The software must support all of the City Cost Index provided by RSMMeans annually and quarterly in addition to supporting Division Level Material/Installation, Division Level Weighted Average, Weighted Average Material/Installation and Weighted Average Totalling for Bare Cost pricing and O&P unit pricing.
 - The software shall be able to export to Microsoft Excel™ and Adobe PDF™ file types as well as create electronic Air Force Form 66's, 3000's, 3052's, 3064's, 3065's, etc. and DOD Form 1354 Real Property documents.
 - The Contractor shall purchase all annual maintenance plans and upgrades and use them as soon as they are ready for the life of the contract.
2. The Contractor shall purchase, maintain, and use the latest version of e4Clicks Professional Project Estimator. The Contractor shall use e4Clicks software to estimate and submit all of their estimates, both electronically and on paper. The Contractor is responsible for the number of copies of the software that they will need to support their contract requirements.

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3. Information on this software and pricing can be obtained by emailing sales@4Clicks.com; Contractors should contact 4Clicks to request pricing. The sales team has unique pricing for the City of San Antonio for this contract.
4. The Contractor shall have, both the most current version of the software program and databases and the annual updates to both, as they become available from 4Clicks, for the life of the contract. The Contractor and the City of San Antonio shall both have the most current version of the software and databases at all times.
5. The winning Contractors shall participate in annual e4Clicks software participating in training for a minimum of one (1) preferably two-three (2-3) of their estimators. e4Clicks shall provide the training at the Owners facility in San Antonio. This training will take place during the initial start up of the contract. The Contractor shall also participate in additional training sessions per year for each subsequent option period that is exercised. All training classes shall be completed within the first 30 calendar days of the award and exercise of the option years or as coordinated by the City of San Antonio. Initial and annual training shall consist of two full days of e4Clicks training.

Definitions:

Unit Price Book (UPB): The list and price information for all pre-priced items covered in this contract. The UPB shall include the base cost pricing from the RSMeans Facilities Cost Data. The UPB shall also include RSMeans trades line items, selective demolition line items, removal and replacement line items, average line items.

Line item: An item or system denoted in the UPB by a unique line item number.

Bare costs: The cost of a line item without any multiplier.

Multipliers: All factors added to the bare cost pricing of the UPB. This includes the City Cost Index (CCI) and the Contractor's coefficients.

Pre-priced line item: A line item from the UPB with approved changes. Bare cost line items from the Unit Price Book (UPB) will be summated with the CCI applied as described above. The appropriate coefficient shall then be applied to the total. This is the pre-priced line item total.

Non-priced line item (NPI): A line item that is not a pre-priced line item. The non-priced line items shall be summated and the appropriate coefficient applied. This is the non-priced line item total.

Conventional line item: A line item listed directly from an RSMeans Cost Data Guide(s).

RSMeans trades line item: These are the bare cost hourly rates found in the back of the annually published RSMeans hardback books.

Final Project Price: The summation of the pre-priced and non-priced line item totals shall result in the final project price.

Selective demolition line item: The removal of material with no concern for its replacement. Installation line items are more prevalent, they may be turned into demolition line items, if there is no line item for selective demolition. The Contractor will create an alternate pre-priced line item removing the cost for the material and equipment, and the remaining labor amount will be multiplied by 50%. This will be used as the means to demolish that item. This line item will be pre-priced. If the line item cannot be found in the UPB, the demolition will be an NPI. Unless a line item description states differently, demolition is the complete removal of a selected item, clean-up of the area, loading and handling of demolished material into a dumpster, truck or trailer within three hundred (300) feet of the project site. Smaller item(s) requiring removal during demolition that are attached to larger item(s) (i.e., toilet accessories to a toilet partition, insulation on ductwork, etc.) will be included in the larger items removal line item. This will be used as the means to demolish that item. This line item will be pre-priced. If the line item cannot be found in the UPB, the demolition will be an NPI.

Removal and replacement line item: An item that is to be removed and then replaced without damaging the item. If a line item can be found in the UPB for removal and replacement, that line item will be used. If there is no line item for removal and replacement, the Contractor will locate the line item in the UPB. Then the Contractor will create an alternate pre-priced line item removing the cost for the material and equipment, and the remaining labor amount will be multiplied by 150%. This will be used as the means to demolish that item. This line item will be pre-priced. If the line item cannot be found in the UPB, the demolition will be an NPI.

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Average line item: An item that is created by using a minimum and maximum line item. If an average line item can be found in the UPB, that line item will be used. If there is no line item for an average, but there is a line item for minimum and maximum and the average line item is applicable the contractor will locate the two line items, the minimum and the maximum in the UPB. Then the Contractor will create an alternate pre-priced line item using the average total cost of the two line items. This will be used as a means to create an average line item when none exists. This line item will be pre-priced. If the minimum and maximum line item cannot be found in the UPB, the average line item will be an NPI.

Owner Furnished Materials (GFM): On occasion, the Owner may choose to supply the Contractor with materials to accomplish project requirements. If this occurs, the line item prices for labor and equipment only will be used. They are considered as pre-priced. The Contractor will not adjust the labor and equipment pricing. The materials are to be cared for by the Contractor, and excess materials are to be returned to the Owner.

Price Determination:

City Cost Index (CCI): The CCI will be applied directly to the bare cost of each line item.

1. The CCI for task orders for the City of San Antonio will use the quarterly published CCI for San Antonio, TX.
2. City Cost indexes are published around the middle of each of these months: February, May, August, and November.
3. Conventional line items will use the Weighted Average Total CCI.
4. The RSMeans trades, selective demolition, removal and replacement, average, and GFM lines items will be summated and multiplied by the most current quarterly published Weighted Average Total CCI.

Cost Estimate Organization: Cost Estimates will be comprised of three sections:

1. Division Summary
2. Totaling Components
3. Line Item Estimate.

Section 1, Division Summary: This section shall include the RSMeans pre-priced divisions, Trades, Assemblies and Alternates (both pre-priced and non-priced). These items shall make up the Bare Total. No markups shall be applied at this level. (CCI's shall be applied as described above.)

Section 2, Totaling Components: This section includes totaling components setup for all applicable markups, including contractor coefficients. (CCI's shall be applied as described above.)

Section3, Line Item Estimate: This section shall include all of the estimate line items. The report shall include a sequential line item number, full RSMeans item number, unit of measure, quantity, and bare unit cost, total amount (quantity multiplied by bare unit cost). The report will print: pre-priced line items by division for all RSMeans pre-priced line items found in the UPB, with division breaks and division subtotals, and a listing of the Trades, Assemblies and Alternates, both pre-priced and non-priced. (CCI's shall be applied as described above.)

1. All non-priced line items will be submitted with a minimum of one (1), preferably three (3) independent price quotes including line item number, description, material, labor, and equipment breakdowns. List the supplier names and telephone numbers for each non-priced item. Do not apply any type of markup to these line items.

Priced Data:

Data: The data shall consist of the most current RSMeans Facilities Cost Data and shall be used by the cost estimating software. All costs used from the databases shall be bare costs.

Exclusions: The following sections are excluded from estimates unless expressly requested by the city or negotiated during scope definition with the city as to the need to use items from these sections. These costs shall be covered in the contractor's coefficients:

1. Subdivision 01-31 – Project Management and Coordination, excluded in its entirety.
2. Subdivision 01-32 – Construction Progress Documentation, excluded in its entirety.

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3. Subdivision 01-41 – Regulatory Requirements, excluded in its entirety.
4. Subdivision 01-52 – Construction Facilities, excluded in its entirety.
5. Subdivision 01-54-39 – Construction Equipment, excluded in its entirety.

No informational portion of RSMeans books (introduction, chapter tips, etc) shall be construed as permitting cost changes or deviations from the RSMeans line items used for the UPB.