



April 10, 2014

City of McKinney
222 N. Tennessee St.
McKinney, TX 75070
Attn: Rob Daake, Deputy City Manager

1807 Ross Avenue
Suite 500
Dallas, Texas 75201-8006
214.303.6200
214.303.6300 fax
beckgroup.com

Re: Sheraton Hotel GMP Update - **CONFIDENTIAL**

Dear Rob,

Enclosed please find HC Beck's Construction Guaranteed Maximum Price ("GMP") and our updated Project Budget for the Sheraton McKinney Hotel and Events Center. The GMP reflects contractual costs based on bids received from and discussions with the subcontractor and vendor community, based on the Architect's Addendum #04 permit set of drawings, dated 3/12/14. This pricing is committed by the Contractor.

The GMP schedule of values will be incorporated into our future draws. In the next two weeks, we will be finalizing contracts with the subs and vendors, along with any clarifications, addendums, or qualifications. Once complete, we will execute an amendment to the Construction Contract (usually identified as Change Order No. 1) with the GMP revised contract amount and appropriate exhibits. We will also then schedule a time for you to review our bid tabs and clarifications.

If you have any questions, please feel free to contact me.

Sincerely,

Bob

Bob Kuykendall, AIA MCR LEED AP
Sr. Development Manager
Champ-Beck Development

Cc: Cindy Schneible, Patricia Jackson, Brenda Spinelli, Joe Champ, Mike Webster, File

**Sheraton Hotel & Events Center
Project Budget Summary
4.10.14**



Rooms **187**
Total SF **141,480**

Construction Hard Cost (see GMP)
 Franchise Fees
 Design & Predevelopment
 A& E
 FF&E Guest Rooms & Corridors
 FF&E meeting space, Lobby, rest
 OS&E-Hotel & Conference center
 Food & Beverage Supplies
 F & B Equipment
 Laundry
 Technology
 Preopening
 Finance/Legal/Appraisal/Tax/Reserves/Fees
 Development Fee
Project Total

GMP Budget	
4.10.14	
Construction Hard Cost (see GMP)	26,062,224
Franchise Fees	85,000
Design & Predevelopment	270,000
A& E	776,722
FF&E Guest Rooms & Corridors	1,185,527
FF&E meeting space, Lobby, rest	1,100,000
OS&E-Hotel & Conference center	1,803,909
Food & Beverage Supplies	756,653
F & B Equipment	649,858
Laundry	191,042
Technology	943,497
Preopening	849,069
Finance/Legal/Appraisal/Tax/Reserves/Fees	2,152,201
Development Fee	1,386,872
Project Total	38,212,574

Sheraton Hotel and Events Center - GMP Breakdown

McKinney, TX

2014.04.10



BP#	Bid Package	Total
01.50	General Requirements	695,479
02.41	Demolition	122,683
03.01	Substructure Concrete	489,220
03.02	Superstructure Concrete	1,086,334
03.03	Post Tensioning Repair	149,055
04.00	Masonry & Stone	679,146
05.00	Turnkey Steel	1,451,357
05.70	Ornamental Metals	135,596
06.20	Finish Carpentry & Millwork	700,000
07.10	Waterproofing & Joint Sealants	314,150
07.42	Metal Panels	60,870
07.50	Roofing	641,478
07.81	Spray Fireproofing	42,650
08.10	Frames, Doors, Hardware	717,495
08.40	Glass	859,102
09.22	Drywall & Acoustical	2,036,298
09.23	Plastering	288,207
09.30	Tile	754,507
09.60	Flooring	199,552
09.90	Painting & Wall Covering	399,272
10.14	Signage	40,000
10.20	Partitions & Accessories	185,006
10.24	Operable Partitions	103,350
10.50	Lockers	6,508
10.75	Flagpoles	9,800
13.11	Swimming Pools	80,000
14.20	Elevators	391,835
14.91	Chute Systems	17,156
21.00	Fire Protection Systems	297,300
24.00	Mechanical	5,733,652
26.00	Electrical	3,096,268
31.00	Earthwork	226,276
31.31	Termite Treatment	1,548
32.13	Concrete Paving & Site Concrete	156,970
32.17	Striping & Signing	12,308
32.39	Site Specialties	34,215
32.80	Landscaping & Irrigation	238,807
33.00	Site Utilities (Water, Sewer, Storm)	121,170
	General - Exterior Enhancements - reimbursements	(268,267)
	Subtotal	22,306,353
	General Conditions	1,548,259
	Builders Risk Insurance	30,046
	Sub Guard	315,971
	General & Excess Liability Insurance	242,244
	Payment & Performance Bond	263,309
	Fee	789,927
	Contractor Contingency	566,115
	Grand Total	26,062,224

Sheraton Hotel and Events Center - FF&E Budget Breakdown	4.10.14
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5035.00 · Guest Rooms, corridors, BOH	
5035.01 · Art	\$ 97,029
5035.02 · Soft goods-carpet, vinyl, fabric, pad, drapery	\$ 286,395
5035.03 · Case Goods	\$ 657,958
5035.05 · Lighting	\$ 144,145
Total 5035.00 · Guest Rooms, Corridors, BOH	\$ 1,185,527

5035.20 · Lobby, Meeting Space, Restaurant, Patio, Pool	
5035.21 · Art	
5035.22 · Soft goods -Carpet, vinyl, pad, fabric, drapery	
5035.23 · Case Goods	
5035.25 · Lighting	
Total 5035.20 · Lobby, Meeting Space, Restaurant	\$ 1,100,000

Total 5035 · Total FF&E Guest Rooms, BOH , Corridors, Lobby, meeting space, Restaurant	\$ 2,285,527
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5040.00 · OS&E - Hotel and Conf Center	
5040.01 · BOH	\$ 36,000
5040.03 · Interior signage	\$ 80,000
5040.05 · Guestrooms	\$ 776,100
5040.19 · Purchasing fee- FF&E, OS&E, Laundry, Kitchen	\$ 100,000
5040.40 · Logistics/Procurement management fee (Champ Hosp)	\$ 190,000
5040.42 · Tax -all FF&E and OS&E	\$ 262,154
5040.50 · Logistics- All OS&E, FF&E	\$ 359,655
Total 5040.00 · OS&E - Hotel and Conf Center	\$ 1,803,909

5042 · Food & Beverage Supplies	
5042.01 · Banquets (includes tables and chairs)	\$ 389,290
5042.01 · Banquets - Operator Purchased	\$ 95,000
5042.03 · Resturant, bar, inroom dining	\$ 89,116
5042.07 · Kitchen	\$ 130,000
5042.11 · Logistics	\$ 35,170
5042.13 · Tax	\$ 18,077
Total 5042 · Food & Beverage Supplies	\$ 756,653

5045 · F & B Equipment	
5045.02 · Guest Corridor Ice Machines	\$ 15,000
5045.04 · Kitchen Equipment	\$ 404,310
5045.06 · Bar	\$ 60,000
5045.08 · club	\$ 12,000
5045.10 · Employee lounge	\$ 10,000
5045.16 · Operator Purchased	\$ 60,000
5045.12 · Design	\$ 20,000
5045.14 · logistics	\$ 20,837
5045.18 · Tax	\$ 47,711
Total 5045 · F & B Equipment	\$ 649,858

5050 · Laundry	
5050.01 · Equipment	\$ 160,279
5050.06 · Taxes	\$ 13,223
5050.07 · logstics	\$ 17,540

Total 5050 · Laundry	\$	191,042
5068 · Technology		
5068.01 · Property Mgmt System	\$	70,000
5068.02 · Music	\$	75,000
5068.13 · Micros Point of Sale	\$	40,000
5068.14 · Hardware	\$	50,000
5068.15 · Low voltage	\$	145,000
5068.16 · power hubs	\$	32,922
5068.18 · Timelox Guest Room Key System	\$	125,000
5068.19 · CCTV	\$	30,000
5068.20 · Entertainment	\$	50,000
5068.25 · VOIP Phone System and HSIA	\$	150,000
5068.26 · Electric signs	\$	50,000
5068.27 · System training	\$	7,075
5068.28 · Travel / Contingency	\$	5,000
5068.31 · Tax	\$	35,000
5068.32 · Project management	\$	40,000
5068.34 · Logistics	\$	8,500
5068 · contingency	\$	30,000
Total 5068 · Technology	\$	943,497
5075 · Preopening		
5075.02 · Advertising/Promotion (inc Grand Opening 7500)	\$	85,255
5075.14 · Employee Training/Motivation (inc Starwood Systems Training)	\$	72,384
5075.38 · Payroll - Salary/Benefits/HR Costs/Recruiting	\$	334,430
5075.64 · Working Capital/Banks/Inventories	\$	300,000
5075.75 · Preopening - Other	\$	57,000
Total 5075 · Preopening	\$	849,069
5085 · Finance & Legal		
5085.01 · Appraisal		10,000.00
5085.02 · Appraisal - Lender	\$	9,000.00
5085.04 · Bank Fees	\$	61,741.00
5085.06 · Bank Origination Fee	\$	150,000.00
5085.08 · Bank Legal	\$	113,808.50
5085.14 · Interest Reserves	\$	564,296.00
5085.16 · Inspection Fees	\$	6,000.00
5085.18 · Interim Interest (Debt)	\$	372,403.00
5085.20 · Starwood franchise Letter	\$	1,500.00
5085.22 · Legal Expenses	\$	213,247.00
5085.23 · Legal Expenses-pre commitment	\$	40,000.00
5085.24 · Commission Debt	\$	180,000.00
5085.25 · Commission Equity	\$	-
5085.34 · Taxes	\$	300,000.00
5085.38 · Survey - Alta	\$	-
5085.42 · Title Permanent Closing	\$	95,205.59
5085.44 · Travel and Misc	\$	35,000.00
Total 5085 · Finance & Legal	\$	2,152,201.09