

McKinney Support Building R1 W/ Alt. #2

City of McKinney

11/29/2016

GUARANTEED MAXIMUM PRICE



DESCRIPTION		GMP	COST/SF	%	COMMENT
GENERAL REQUIREMENTS					
01A	GENERAL CONDITIONS	\$492,022	\$18.45	6.91%	
01B	PROJECT REQUIREMENTS	\$114,897	\$4.31	1.61%	
EXISTING CONDITIONS					
02B	DEMOLITION (SITE & WHOLE BUILDING)	\$29,650	\$1.11	0.42%	
CONCRETE					
03A	CONCRETE	\$540,504	\$20.27	7.59%	
MASONRY					
04A	MASONRY	\$537,326	\$20.15	7.55%	
METALS					
05A	METALS	\$312,247	\$11.71	4.38%	
WOOD & PLASTICS					
06A	ROUGH CARPENTRY	\$23,860	\$0.89	0.34%	
06D	FINISH CARPENTRY	\$109,700	\$4.11	1.54%	
THERMAL/MOISTURE PROTECTION					
07A	WATERPROOFING/AIR BARRIERS/CAULKING	\$75,920	\$2.85	1.07%	
07C	ROOFING & SHEET METAL	\$264,728	\$9.93	3.72%	
OPENINGS					
08A	DOORS, FRAMES & HARDWARE	\$137,635	\$5.16	1.93%	
08C	COILING/OVERHEAD DOORS & GRILLES	\$30,888	\$1.16	0.43%	
08E	GLASS & GLAZING	\$135,300	\$5.07	1.90%	
08G	UNIT SKYLIGHTS	\$39,500	\$1.48	0.55%	
FINISHES					
09A	PLASTER/STUCCO	\$7,200	\$0.27	0.10%	
09B	DRYWALL/ACOUSTICAL	\$293,633	\$11.01	4.12%	
09C	TILING	\$30,412	\$1.14	0.43%	
09D	CARPET/VCT/ BASE	\$41,652	\$1.56	0.58%	
09I	FLUID APPLIED FLOORING	\$22,192	\$0.83	0.31%	Included with Carpet/VCT/Base
09K	PAINTING & WALL COVERINGS	\$108,800	\$4.08	1.53%	
SPECIALTIES					
10B	VISUAL DISPLAY UNITS	\$519	\$0.02	0.01%	Included w/ Misc. Specialties
10C	SIGNAGE	\$16,793	\$0.63	0.24%	Included w/ Misc. Specialties
10D	TOILET ACCESSORIES & COMPARTMENTS	\$4,454	\$0.17	0.06%	Included w/ Misc. Specialties
10F	FIRE PROTECTION SPECIALTIES	\$8,049	\$0.30	0.11%	Included w/ Misc. Specialties
10G	LOCKERS & METAL STORAGE SHELVEING	\$222,748	\$8.35	3.13%	
10M	MISC. SPECIALTIES	\$36,895	\$1.38	0.52%	
EQUIPMENT					
11B	LOADING DOCK EQUIPMENT	\$47,888	\$1.80	0.67%	Included w/ Misc. Specialties
11D	MISC. EQUIPMENT	\$164,887	\$6.18	2.32%	
11F	LABORATORY EQUIPMENT	\$53,300	\$2.00	0.75%	

McKinney Support Building R1 W/ Alt. #2

City of McKinney

11/29/2016

GUARANTEED MAXIMUM PRICE



DESCRIPTION		GMP	COST/SF	%	COMMENT
FIRE SUPPRESSION					
21A	FIRE SUPPRESSION	\$58,900	\$2.21	0.83%	
PLUMBING					
22A	PLUMBING	\$391,537	\$14.68	5.50%	
HVAC					
23A	HVAC	\$392,700	\$14.73	5.51%	
23B	EQUIPMENT SCREENS	\$33,000	\$1.24	0.46%	
ELECTRICAL					
26A	ELECTRICAL	\$493,163	\$18.49	6.93%	
COMMUNICATIONS					
27A	VOICE & DATA	\$82,500	\$3.09	1.16%	
ELECTRONIC SAFETY & SECURITY					
28A	FIRE ALARM	\$16,397	\$0.61	0.23%	
28B	SECURITY SYSTEM	\$95,000	\$3.56	1.33%	
28C	ACCESS CONTROL	\$170,400	\$6.39	2.39%	
EARTHWORK					
31A	EARTHWORK	\$224,937	\$8.44	3.16%	
31B	TERMITE CONTROL	\$7,816	\$0.29	0.11%	
EXTERIOR IMPROVEMENTS					
32C	PAVEMENT MARKINGS/SPECIALTIES	\$11,064	\$0.41	0.16%	
32G	FENCES & GATES	\$38,205	\$1.43	0.54%	
32I	PLANTING, IRRIGATION, TURFS & GRASSES	\$29,759	\$1.12	0.42%	
32	ADDITIONAL PARKING ALT 2	\$128,605	\$4.82	1.81%	
UTILITIES					
33A	SITE UTILITIES	\$153,830	\$5.77	2.16%	
ALLOWANCES					
34A	WATER METERS	\$15,000	\$0.56	0.21%	
34B	PIER OVERAGE	\$22,000	\$0.82	0.31%	
34C	ENERGY INSPECTION ALLOWANCE	\$12,500	\$0.47	0.18%	
34D	PIER CASING ALLOWANCE	\$40,000	\$1.50	0.56%	
COST OF WORK SUBTOTAL		\$6,320,912		88.77%	
CONTINGENCIES					
35A	OWNER CONTINGENCY @ 3%	\$189,627	\$7.11	2.66%	
35B	C/M CONTINGENCY @ 3%	\$189,627	\$7.11	2.66%	
SUBTOTAL		\$6,700,167		94.09%	
FINANCIALS					
BUILDING PERMIT		\$0	\$0.00	0.00%	
PRECONSTRUCTION FEES		\$10,000	\$0.37	0.14%	

McKinney Support Building R1 W/ Alt. #2

City of McKinney

11/29/2016

GUARANTEED MAXIMUM PRICE



DESCRIPTION	GMP	COST/SF	%	COMMENT
SUBCONTRACTOR BONDING @ 1.75%	\$117,253	\$4.40	1.65%	
POGUE P&P BOND	\$68,658	\$2.57	0.96%	
POGUE INSURANCES @ 0.26%	\$17,420	\$0.65	0.24%	
FINANCIALS SUBTOTAL	\$213,331		3.00%	
SUBTOTAL	\$6,913,498	\$259	97.09%	
CONST MGR FEE @ 3%	\$207,405	\$7.78	2.91%	
TOTAL	\$7,120,903	\$267	100.00%	

UNIT COST AND ALTERNATES	COST	UNIT	ACCEPTED	COMMENT
1 18" ADDITIONAL COST FOR CASED PIERS	\$7.00	LF	PENDING	
2 24" ADDITIONAL COST FOR CASED PIERS	\$13.00	LF	PENDING	
3 VAPOR RETARDER AT RESILIENT FLOORING	\$2.16	SF	PENDING	
4 ADDITIONAL DATA DROP	\$180.00	EACH	PENDING	
5 ADDITIONAL OUTLET	\$150.00	EACH	PENDING	
6 20 YEAR ROOF NDL	\$0.00	LS	INCLUDED	
7 PAVING ALTERNATE 1	\$59,748.00	LS	PENDING	
8 PAVING ALTERNATE 2	\$142,736.00	LS	INCLUDED	

I
N
C
L
U
D
E
D

 E
X
C
L
U
D
E
D

 A
L
L
O
W
A
N
C
E

 N
I
C

QUALIFICATIONS & CLARIFICATIONS



This GMP Estimate is for the McKinney Support Building located in McKinney, Texas, and is based upon the below listed scope of work. Should there be a discrepancy between the Construction Documents and these Clarifications and Exclusions, this document shall prevail.

This Guaranteed Maximum Price is based on the scope shown on the following Documents:

A. Plans

1. Architectural Plans by Brinkley Sargent Wiginton Architects dated 09/30/2016
2. Structural Plans by L.A. Fuess Partners, Inc. dated 09/29/2016
3. Civil Plans by Pacheco Koch dated 09/29/2016
4. Mechanical, Electrical, Plumbing Plans by MD Engineering dated 09/29/2016
5. Geotechnical Reports based on Report No. 94045182 dated June, 2004 by HBC/Terracon

B. Specifications dated 09/29/2016

C. Addenda

1. None

✓		General Liability and Builders Risk Insurance
✓		Allowance for Building Permit Fee
✓		Impact fees, rights-of-ways, connection fees, easements, tap fees, gas fees, occupancy fees and any other governmental fees
✓		Allowance for meter fees and building water fees
✓		Fees for special inspections required by the Designers, Architect/Engineer, Owner, or Government Agencies having jurisdiction over the work
✓		State sales tax on materials and goods incorporated into the work
✓		State sales tax on materials and goods not incorporated into the work, in accordance with State Statutes.
✓		Obstacles due to unforeseen conditions
✓		3% Construction Contingency, a sum established for the Construction Manager's exclusive use to cover costs arising from further development of the design. Such further development may include minor changes in scope, systems, quality and/or quantity of materials, finishes or equipment, all of which would be reimbursable as the cost of work, but not necessarily the basis for a change order
✓		3% Owner Contingency
✓		Performance and Payment Bond
✓		Subcontractor Default Insurance to manage the risk of subcontractor or supplier default.
✓		Fees for Material Testing & Inspections
✓		Special Environmental Testing
✓		Abatement/ Removal of Hazardous Materials
✓		Provision for environmental contaminants (Wildlife or Archaeological Finds)
✓		Dumpster Costs for Construction Debris
✓		Dumpster Costs for Owner FF&E/Move-In
✓		Prevailing Wage Rate - Davis Bacon
✓		Temporary Electricity Expense
✓		Temporary Water Expense
✓		Drawing Reproductions
✓		Digital Close-out Documents
✓		Liquidated Damages Per Specifications
✓		District Specific Background Checks
✓		Senate Bill 9 Background Checks



QUALIFICATIONS & CLARIFICATIONS

I N C L U D E D	E X C L U D E D	N I C	A L L O W A N C E	
				Exterior envelope testing and consulting
				Schedule is contingent upon submittals being approved and returned to Pogue within 14 days
				Includes alternate 2 parking lot
03A Concrete				
				✓ Cased Piers
				✓ Pier Unit Prices
				✓ Cased Pier Allowance
				✓ Pier LF
				18" \$38.00
				24" \$42.00
				✓ Cased Pier Additional per LF
				18" \$7.00
				24" \$13.00
04A Masonry				
				✓ CMU, including reinforcing and grout
				✓ Integral flashings
				✓ Rigid Insulation in Masonry
05A Metals				
				✓ Galvanized Screen Wall Framing
				✓ Canopy Structures
				✓ Framing for Overhead Doors
06D Finish Carpentry				
				✓ Plastic Laminate Cabinetry
				✓ Paint Grade Storage Cabinets
				✓ Stainless Steel Counters
07A Waterproofing/Air Barriers/Caulking				
				✓ Exterior Sidewalk/ Paving Joint Sealants as indicated on the drawings.
				✓ Thru-Wall Flashing
				✓ Fluid-applied Air Barrier
				✓ Flexible flashings
				✓ High temperature membrane flashings
07C Roofing & Sheet Metal				
				✓ Fully Adhered TPO Roofing System
				✓ ISO Insulation
				✓ 20 Year NDL Warranty
				✓ Alternate Price for 20 Year NDL Warranty
07D Metal Roof & Wall Panels				
				✓ Metal Screen Wall Panels at Rooftop Equipment
08A Doors, Frames & Hardware				



QUALIFICATIONS & CLARIFICATIONS

I N C L U D E D	E X C L U D E D	N I C	A L L O W A N C E	
✓				Hardware for specified sets only per 08 70 00
✓				Hollow Metal Doors and Frames
✓				Plastic Laminate Doors
08E Glass & Glazing				
✓				Exterior Storefront
✓				Aluminum Storefront Doors
		✓		Sunshades and Fins
✓				Vision Panels for Doors
✓				Category II Laminate Polycarbonate Glazing
08G Unit Skylights				
✓				Tubular Skylights
09B Drywall/Acoustical				
✓				Bird Screen Ceilings
✓				Batt Insulation
✓				Acoustical and gypsum ceilings
✓				Wood-Look Suspended Soffits
✓				Bullet Resistant Fiberglass Boards
09C Tiling				
✓				Water Membrane at Tile Floors
✓				Tile Floors, Wall and Base
✓				Thinset and Grout
09D Carpet/VCT/ Base				
✓				Carpet Tile
✓				Vinyl Tile
✓				Carpet Base and Rubber Base
		✓		Vapor Retarder at Resilient Flooring: See related unit cost
09I Fluid Applied Flooring				
✓				Fluid Applied Epoxy Flooring
✓				Associated Cove Base
09K Painting & Wall Coverings				
✓				Tape, Bed, Texture, Prime, and Paint Gyp
✓				Block Fill and Paint CMU
✓				Painting of New Hollow Metal Doors and Frames
✓				Paint New or Existing Gates and Fences
10B Visual Display Units				
✓				Marker Boards
✓				Tack Boards
		✓		Tackable Wall Surface



QUALIFICATIONS & CLARIFICATIONS

I N C L U D E D	E X C L U D E D	N I C	A L L O W A N C E	
10C Signage				
✓				Room Signage
10D Toilet Accessories & Compartments				
✓				Toilet Compartments and Urinal Screens
✓				Toilet Accessories
10F Fire Protection Specialties				
✓				Fire Extinguisher Cabinets
✓				Fire Extinguishers
10G Lockers & Metal Storage Shelving				
✓				Relocate Existing Lockers
✓				Evidence Lockers
✓				Metal Lockers
10M Misc. Specialties				
✓				Acrovyn Corner Guards and Crash Rails
11B Loading Dock Equipment				
✓				Scissor Dock Lift
✓				Mobile Vehicle Lift
11D Misc. Equipment				
✓				Walk In Cooler
✓				Provide and Install CFCI Equipment per Page A260
✓				Install OFCI Equipment per Page A260
11F Laboratory Equipment				
✓				Glassware Drying Pegboards
✓				Evidence Drying Cabinets
✓				Mobile Hose Carts
✓				Eye Wash and Shower Station
✓				Garment Conveyor
12B Window Treatments				
✓				Manual Blinds
21A Fire Suppression				
✓				Fire Pump
✓				Wet Pipe Sprinkler System
✓				Fire Supression System Testing
✓				NFPA 13 Compliance
✓				Semi Recessed Heads, Fully Concealed Heads, Pendant Heads
22A Plumbing				
✓				Oil Interceptor shown on MP1.1



QUALIFICATIONS & CLARIFICATIONS

I N C L U D E D	E X C L U D E D	N I C	A L L O W A N C E	
✓				Trench Drains and Flush Meter
26A Electrical				
✓				Branch Wiring with EMT Homeruns
✓				MC Cable
✓				Lightning Protection
✓				3rd Party Testing Per Specifications
			✓	Energy Inspections
			✓	Unit Price for Additional Wall Outlet: \$150.00
27A Voice & Data				
✓				Includes MDF, IDF, EF, and Administration Elements
✓				Cables Terminated in Owner Approved Scheme
✓				Install, Terminate, and Test CAT6 Cabling
			✓	Unit Price for Additional CAT6 Drop: \$180.00
28A Fire Alarm				
✓				FACP Will Support up to 250 Addressable Points
31A Earthwork				
✓				Lime Stabilization Per Plans
✓				Moisture Conditioning 10ft with 1ft Select Fill
✓				Minor dewatering for structures.
✓				SWPPP Setup
✓				Silt Fence and Construction Entrance Installation, Maintenance & Removal
		✓		Unforeseen sub-surface conditions - i.e. rock removal, well fields, muck, existing utilities, & foundation removal
✓				Termite Control
32G Fences & Gates				
✓				Match Existing
✓				Gate Access Control
33A Site Utilities				
✓				Trench safety
✓				Testing
✓				Storm Drain Facilities
✓				Public Water
✓				Private Water
✓				Sanitary
✓				Connections to Existing
✓				Haul Off as Necessary