

February 25, 2019



City of McKinney - John and Judy Gay Library GMP

Submitted by:
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POWERED BY PEOPLE



CITY OF MCKINNEY - JOHN AND JUDY GAY LIBRARY

GMP

February 25, 2019

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1. Executive Summary



100% CD SUMMARY

John and Judy Gay Library Expansion and Renovation

February 25, 2019

BASE BUDGET

POGUE 100% CD TOTAL

\$8,640,170

COST PER AREA

LIBRARY EXPANSION COSTS

\$7,433,345

PARKS

\$1,206,825

2. GMP Sum Form

John and Judy Gay Library Expansion and Renovation

City of McKinney

2/25/2019

GUARANTEED MAXIMUM PRICE



	DESCRIPTION	GMP	COST/SF	%	COMMENT
	GENERAL REQUIREMENTS				
01A	GENERAL CONDITIONS	\$616,006	\$40.53	7.13%	
01C	PROJECT REQUIREMENTS	\$180,013	\$11.84	2.08%	
	EXISTING CONDITIONS				
02A	DEMOLITION	\$93,702	\$6.16	1.08%	
	CONCRETE				
03A	CONCRETE	\$1,057,972	\$69.60	12.24%	
	MASONRY				
04A	MASONRY	\$78,953	\$5.19	0.91%	
	METALS				
05A	METALS	\$372,030	\$24.48	4.31%	
05B	SPECIALTY METALS	\$66,292	\$4.36	0.77%	
	WOOD & PLASTICS				
06D	FINISH CARPENTRY	\$87,103	\$5.73	1.01%	
	THERMAL/MOISTURE PROTECTION				
07A	WATERPROOFING/AIR BARRIERS/CAULKING	\$51,549	\$3.39	0.60%	
07C	ROOFING & SHEET METAL	\$225,477	\$14.83	2.61%	
07D	METAL ROOF & WALL PANELS	\$235,229	\$15.48	2.72%	
07E	FIREPROOFING & FIRESTOPPING	\$0	\$0.00	0.00%	IN 07A
07F	EXPANSION CONTROL	\$0	\$0.00	0.00%	IN 07A
	OPENINGS				
08A	DOORS, FRAMES & HARDWARE	\$32,177	\$2.12	0.37%	
08C	COILING/OVERHEAD DOORS & GRILLES	\$43,757	\$2.88	0.51%	
08E	GLASS & GLAZING	\$457,331	\$30.09	5.29%	
	FINISHES				
09B	DRYWALL/ACOUSTICAL	\$428,690	\$28.20	4.96%	
09C	TILING	\$6,321	\$0.42	0.07%	
09D	CARPET/VCT/ BASE	\$188,101	\$12.38	2.18%	
09K	PAINTING & WALL COVERINGS	\$100,347	\$6.60	1.16%	
	SPECIALTIES				
10B	VISUAL DISPLAY UNITS	\$31,153	\$2.05	0.36%	
10C	SIGNAGE	\$11,152	\$0.73	0.13%	
10D	TOILET ACCESSORIES & COMPARTMENTS	\$2,205	\$0.15	0.03%	
10E	WALL & DOOR PROTECTION	\$970	\$0.06	0.01%	
10F	FIRE PROTECTION SPECIALTIES	\$1,649	\$0.11	0.02%	
10I	DEMOUNTABLE PARTITIONS	\$180,910	\$11.90	2.09%	
10J	AWNINGS/CANOPIES	\$43,501	\$2.86	0.50%	
	EQUIPMENT				
11G	STAGE EQUIPMENT	\$39,018	\$2.57	0.45%	
	FURNISHINGS				
12B	WINDOW TREATMENTS	\$0	\$0.00	0.00%	IN 12K
12D	LIBRARY EQUIPMENT	\$274,273	\$18.04	3.17%	

John and Judy Gay Library Expansion and Renovation

City of McKinney

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GUARANTEED MAXIMUM PRICE



	DESCRIPTION	GMP	COST/SF	%	COMMENT
12G	AUDIENCE SEATING SYSTEM	\$97,800	\$6.43	1.13%	
12J	SITE FURNISHINGS	\$4,238	\$0.28	0.05%	
12K	MISC. FURNISHINGS (FELT PRODUCTS)	\$42,475	\$2.79	0.49%	
	FIRE SUPPRESSION				
21A	FIRE SUPPRESSION	\$42,294	\$2.78	0.49%	
	PLUMBING				
22A	PLUMBING	\$106,026	\$6.98	1.23%	
	HVAC				
23A	HVAC	\$820,778	\$54.00	9.50%	
	ELECTRICAL				
26A	ELECTRICAL	\$1,053,897	\$69.34	12.20%	
	COMMUNICATIONS				
27A	VOICE & DATA	\$52,375	\$3.45	0.61%	
27B	AUDIO VIDEO	\$165,253	\$10.87	1.91%	
	ELECTRONIC SAFETY & SECURITY				
28A	FIRE ALARM	\$17,573	\$1.16	0.20%	
28B	SECURITY SYSTEM	\$66,116	\$4.35	0.77%	
28C	ACCESS CONTROL	\$0	\$0.00	0.00%	IN 28B
	EARTHWORK				
31A	EARTHWORK	\$189,381	\$12.46	2.19%	
31B	TERMITE CONTROL	\$814	\$0.05	0.01%	
31C	SWPPP	\$11,544	\$0.76	0.13%	
	EXTERIOR IMPROVEMENTS				
32C	PAVEMENT MARKINGS/SPECIALTIES	\$8,613	\$0.57	0.10%	
32H	RETAINING WALLS	\$0	\$0.00	0.00%	IN 03A
32I	PLANTING, IRRIGATION, TURFS & GRASSES	\$224,975	\$14.80	2.60%	
	UTILITIES				
33A	SITE UTILITIES	\$140,231	\$9.23	1.62%	
	ACCEPTED ALTERNATES				
01	Furnish and install "Future" waste/recycling enclosure	\$0	\$0.00	0.00%	
02	Furnish and install additional South Parking Area	\$0	\$0.00	0.00%	
03	Furnish and install trellis shaped canopy structure at Teen 139 exterior patio	\$31,663	\$2.08	0.37%	
04	Remove pavers and replace with sandblast concrete at the Exterior Area outside Toddler Zone	\$0	\$0.00	0.00%	
05	Remove Viva railing System and replace with 1 1/2" Painted steel guardrail/handrail system	\$0	\$0.00	0.00%	
06	Remove Linear Wood Ceiling Panels and replace with Acoustical Metal Ceiling	\$0	\$0.00	0.00%	
07	Remove silk screen graphic pattern on KI Frame Type (K1)	\$0	\$0.00	0.00%	
08	Voluntary Alternate - Remove Stage from Multi Purpose Room	\$0	\$0.00	0.00%	
09	Voluntary Alternate - Remove all Film from KI Demountable Partitions	\$0	\$0.00	0.00%	

John and Judy Gay Library Expansion and Renovation

City of McKinney

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GUARANTEED MAXIMUM PRICE



DESCRIPTION		GMP	COST/SF	%	COMMENT
ALLOWANCES					
34A	Pier Casing/Overage Allowance	\$50,000	\$3.29	0.58%	
34B			\$0.00	0.00%	
COST OF WORK SUBTOTAL		\$8,031,927		92.96%	
CONTINGENCIES					
35A	OWNER CONTINGENCY	\$160,639	\$10.57	1.86%	
35B	C/M CONTINGENCY	\$160,639	\$10.57	1.86%	
SUBTOTAL		\$8,353,204		96.68%	
FINANCIALS					
PRECONSTRUCTION FEES		\$15,000	\$0.99	0.17%	
POGUE P&P BOND		\$0	\$0.00	0.00%	IN 01A
POGUE INSURANCES		\$0	\$0.00	0.00%	IN 01A
FINANCIALS SUBTOTAL		\$15,000		0.17%	
SUBTOTAL		\$8,368,204	\$551	96.85%	
CONST MGR FEE @ 3.25%		\$271,967	\$17.89	3.15%	
TOTAL		\$8,640,170	\$568	100.00%	

3. Project Breakdown

<u>PROJECT BREAKDOWN</u>				
		Library		Parks
	GENERAL REQUIREMENTS			
01A	GENERAL CONDITIONS	\$521,793		\$94,213
01C	PROJECT REQUIREMENTS	\$152,482		\$27,531
	EXISTING CONDITIONS			
02A	DEMOLITION	\$93,702		\$0
	CONCRETE			
03A	CONCRETE	\$586,732		\$471,240
	MASONRY			
04A	MASONRY	\$77,600		\$1,353
	METALS			
05A	METALS	\$372,030		\$0
05B	SPECIALTY METALS	\$40,642		\$25,650
	WOOD & PLASTICS			
06D	FINISH CARPENTRY	\$87,103		\$0
	THERMAL/MOISTURE PROTECTION			
07A	WATERPROOFING/AIR BARRIERS/CAULKING	\$21,200		\$30,349
07C	ROOFING & SHEET METAL	\$225,477		\$0
07D	METAL ROOF & WALL PANELS	\$235,229		\$0
	OPENINGS			
08A	DOORS, FRAMES & HARDWARE	\$32,177		\$0
08C	COILING/OVERHEAD DOORS & GRILLES	\$43,757		\$0
08E	GLASS & GLAZING	\$457,331		\$0
	FINISHES			
09B	DRYWALL/ACOUSTICAL	\$428,690		\$0
09C	TILING	\$6,321		\$0
09D	CARPET/VCT/ BASE	\$188,101		\$0
09K	PAINTING & WALL COVERINGS	\$100,347		\$0
	SPECIALTIES			
10B	VISUAL DISPLAY UNITS	\$31,153		\$0

10C	SIGNAGE	\$11,152		\$0
10D	TOILET ACCESSORIES & COMPARTMENTS	\$2,205		\$0
10E	WALL & DOOR PROTECTION	\$970		\$0
10F	FIRE PROTECTION SPECIALTIES	\$1,649		\$0
10I	DEMOUNTABLE PARTITIONS	\$180,910		\$0
10J	AWNINGS/CANOPIES	\$43,501		\$0
10L	FLAGPOLES	\$0		\$0
	EQUIPMENT			
11G	STAGE EQUIPMENT	\$39,018		\$0
	FURNISHINGS			
12D	LIBRARY EQUIPMENT	\$274,273		\$0
12G	AUDIENCE SEATING SYSTEM	\$97,800		\$0
12J	SITE FURNISHINGS	\$0		\$4,238
12K	MISC. FURNISHINGS (FELT PRODUCTS)	\$42,475		\$0
	FIRE SUPPRESSION			
21A	FIRE SUPPRESSION	\$42,294		\$0
	PLUMBING			
22A	PLUMBING	\$106,026		\$0
	HVAC			
23A	HVAC	\$820,778		\$0
	ELECTRICAL			
26A	ELECTRICAL	\$953,897		\$100,000
	COMMUNICATIONS			
27A	VOICE & DATA	\$52,375		\$0
27B	AUDIO VIDEO	\$165,253		\$0
	ELECTRONIC SAFETY & SECURITY			
28A	FIRE ALARM	\$17,573		\$0
28B	SECURITY SYSTEM	\$66,116		\$0
28C	ACCESS CONTROL	\$0		\$0
	EARTHWORK			
31A	EARTHWORK	\$113,629		\$75,752
31B	TERMITE CONTROL	\$814		\$0
31C	SWPPP	\$0		\$11,544

	EXTERIOR IMPROVEMENTS			
32C	PAVEMENT MARKINGS/SPECIALTIES	\$0		\$8,613
32I	PLANTING, IRRIGATION, TURFS & GRASSES	\$91,512		\$133,463
	UTILITIES			
33A	SITE UTILITIES	\$0		\$140,231
34A	Pier Casing/Overage Allowance	\$50,000		\$0
	ACCEPTED ALTERNATES			
03	Furnish and install trellis shaped canopy structure at Teen 139 exterior patio	\$31,663		
	COW Sum	\$6,907,749		\$1,124,177
	OWNER CONTINGENCY	\$140,808		\$19,830
	C/M CONTINGENCY	\$140,808		\$19,830
	PRECONSTRUCTION FEES	\$10,000		\$5,000
	POGUE P&P BOND	\$0		\$0
	POGUE INSURANCES	\$0		\$0
	CONST MGR FEE @ 3.25%	\$233,979		\$37,987
	TOTALS	\$7,433,345		\$1,206,825



4. Alternates and VM Summary

John and Judy Gay Library Expansion and Renov

City of McKinney

2/25/2019


ALTERNATES & VALUE MANAGEMENT


					ACCEPTED	
DESCRIPTION		GMP		ACCEPTED	DECLINED	VALUE
PROJECT SUBTOTAL		\$8,606,170				\$8,606,170
ALTERNATES & VALUE MANAGEMENT						
1	Furnish and install "Future" waste/recycling enclosure	\$137,000			X	
2	Furnish and install additional South Parking Area	\$123,000			X	
3	Furnish and install trellis shaped canopy structure at Teen 139 exterior patio	\$34,000		X		\$34,000
4	Remove pavers and replace with sandblast concrete at the Exterior Area outside Toddler Zone	-\$3,000			X	
5	Remove Viva railing System and replace with 1 1/2" Painted steel guardrail/handrail system	-\$43,000			X	
6	Remove Linear Wood Ceiling Panels and replace with Acoustical Metal Ceiling	\$11,000			X	
7	Remove silk screen graphic pattern on KI Frame Type (K1)	-\$15,000			X	
8	Voluntary Alternate - Remove Stage from Multi Purpose Room	-\$39,000			X	
9	Voluntary Alternate - Remove all Film from KI Demountable Partitions	-\$70,000			X	
PROJECT TOTAL						\$8,640,170

This item is mutually exclusive with item #9; therefore, it cannot be taken in conjunction with item #9.

This item is mutually exclusive with item #7; therefore, it cannot be taken in conjunction with item #7.

5. 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	<div> <div>QUALIFICATIONS & CLARIFICATIONS</div> <div>  <div> POGUE CONSTRUCTION POWERED BY PEOPLE </div> </div> </div>	
				This GMP Estimate is for the John and Judy Gay Library Expansion and Renovation for City of McKinney, 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.	
✓				General Liability and Builders Risk Insurance	
✓				The Pogue Construction bank account is intended to be used for the life of this job. Any changes to bank account information must be received in writing and confirmed via phone call with the chief financial officer of Pogue Construction.	
	✓			Building Permit Fee	
	✓			Impact fees, meters, utility fees, usage fees, rights-of-ways, connection fees, easements, tap fees, gas fees, occupancy fees and any other governmental 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	
✓				CM Contingency in the amount of \$160,639 for Pogue Construction's exclusive use. Any unused portion will be returned to the owner after the completion of the project.	
✓				Owner Contingency in the amount of \$160,639	
✓				Performance and Payment Bond	
✓				Owner understands and agrees that Subcontractor Default Insurance shall be billed and paid at the agreed rate of 1.75% to manage the risk of subcontractor or supplier default.	
	✓			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	
✓				Digital Close-out Documents	
✓				Liquidated Damages Per Specifications	
✓				Schedule is contingent upon submittals being approved and returned to Pogue within 14 days	
	✓			Removal/ Replacement of existing FF&E Items prior to Demolition/ Construction.	
✓				All Value Management costs are based on approval of the exact products, materials and construction methods proposed by Pogue Construction. Any deviations are subject to cost revisions.	
	✓			Any work not indicated on the Construction Documents	
✓				Post-Bid Addendum #1 dated 2/14/2019	
✓				Post-Bid Addendum #2 dated 2/15/2019	
02A Demolition					
✓				All noted interior and exterior demolition	
✓				Disposal of Debris	
	✓			Asbestos Abatement and/or replacement of finishes removed in the abatement	
03A Concrete					
✓				Poured in Place Retaining Wall	
✓				Concrete Paving	
✓				Concrete paver base	
✓				Sail Canopy foundation elements included as 36" diameter piers drilled to 28' deep with 6' of penetration into bearing strata	

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	QUALIFICATIONS & CLARIFICATIONS		 POWERED BY PEOPLE
✓				Pier depth bid at 28'-6" from finished floor elevation plus required penetration into bearing strata		
✓				Lineal foot cost of additional depth		
✓				18"	\$31.35 /Lineal Foot	
✓				24"	\$48.80 /Lineal Foot	
✓				36"	\$92.51 /Lineal Foot	
✓				Lineal foot cost of less depth		
✓				18"	\$6.43 /Lineal Foot	
✓				24"	\$10.55 /Lineal Foot	
✓				36"	\$19.81 /Lineal Foot	
✓				Lineal foot cost of pier casing by pier diameter. If pier casing is required, this cost will be added to the entire depth of pier plus penetration.		
✓				18"	\$41.74 /Lineal Foot	
✓				24"	\$49.77 /Lineal Foot	
✓				36"	\$59.90 /Lineal Foot	
✓				Lineal foot cost to remove pier casing by pier diameter. If pier casing is not required, this cost will be removed from the entire depth of pier plus penetration.		
✓				18"	\$3.06 /Lineal Foot	
✓				24"	\$3.59 /Lineal Foot	
✓				36"	\$4.66 /Lineal Foot	
04A Masonry						
✓				Retaining Wall Face Brick		
05B Specialty Metals						
✓				Viva Railings CIRCA PICKET Railing System		
08C Coiling/Overhead Doors & Grilles						
✓				Renlita Model S-2000 Floataway Folding Door		
09D Carpet/VCT/ Base						
✓				Allowance for MATERIAL ONLY of \$38.00 per Square Yard for Carpet Types CPT-1, CPT-2, CPT-3, and CPT-4		
✓				Allowance for MATERIAL ONLY of \$32.00 per Square Yard for Carpet Types CPT-5 through CPT-12		
✓				Installation of carpet		
✓				Allowances above are inclusive of freight, shipping, and all other costs associated with procurement of the carpet material		
10B Visual Display Units						
✓				Everbright Display by Hero Design		
✓				The World's Largest Illuminated Light Peg Mural by Hammacher Schlemmer		
✓				Delivery and installation		
10I DEMOUNTABLE PARTITIONS						
✓				KI Lightline Demountable Partition System		
✓				Graphics on Demountable Partitions as shown		
✓				An allowance of \$68,500 is included for silk screen graphics. Allowance is based on images and notes in the drawings. This allowance shall be reconciled upon receipt of final art files to be used for production.		
10J Awnings/Canopies						
✓				Insite Amenities Sail Canopy furnished and installed		

IN CL U D E D	EX CL U D E D	AL LO W A N C E	QUALIFICATIONS & CLARIFICATIONS		POGUE CONSTRUCTION POWERED BY PEOPLE
✓			Footing/Foundation engineering		
11G Stage Equipment					
✓			Sheridan Seating RS-1 Stage with code compliant ADA ramp and handrails		
12D Library Equipment					
✓			Lyngsoe Automated Material Handler (Book Sortation System)		
12G Audience Seating System					
✓			Titan Carter Platform Systems Retractable Seating System		
12K Misc. Furnishings (Felt Products)					
✓			Filzfelt Curtain System		
✓			Filzfelt Acoustical Panels		
✓			Allowance for MATERIAL ONLY of \$55.00 per Square Yard for fabric cushions		
✓			Installation of fabric cushions		
23A HVAC					
✓			IAQ Testing		
✓			Trane controls local to this facility		
26A Electrical					
✓			Cost per location for additional duplex outlets		
✓			New Wall	\$85.00	/Location
✓			Existing Wall	\$150.00	/Location
27A Voice & Data					
✓			Cat 6 cables provided to CCTV camera locations		
✓			Cost per location for additional data location		
✓			New Wall	\$85.00	/Location
			Existing Wall	\$150.00	/Location
28A Fire Alarm					
✓			Honeywell GameWell fire alarm system to match existing fire alarm system in the building in lieu of the specified ETS system		
28B Security System					
✓			Cameras, end units, and access controls by Securadyne		
31A Earthwork					
✓			8" lime stabilized subgrade		
✓			4" Aggregate Subbase		
32C Pavement Markings/Specialties					
✓			Re-stripe existing parking lot		
32I Planting, Irrigation, Turfs & Grasses					

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	<div> <div>QUALIFICATIONS & CLARIFICATIONS</div> <div>  <div> <div>POGUE</div> <div>CONSTRUCTION</div> <div>POWERED BY PEOPLE</div> </div> </div> </div>	
✓				Tree protection	
✓				Site Pavers	