

GUARANTEED MAXIMUM PRICE PROPOSAL SUMMARY

Project: McKinney Roy & Helen Hall Library Renovation
Date: June 25, 2025



BID PACKAGE	DESCRIPTION	SUBCONTRACTOR / SUPPLIER	# BIDS	SITE	1.41 \$/Acre	BUILDING	33,670 \$/SF	TOTAL	33,670 \$/SF	%
01A	General Requirements	CROSSLAND		\$ 55,401	\$ 39,247	\$ 102,887	\$ 3.06	\$ 158,287	\$ 4.70	0.94%
02A	Demolition	Precision	8	\$ 5,000	\$ 3,542	\$ 243,174	\$ 7.22	\$ 248,174	\$ 7.37	1.48%
31A	Earthwork	CT	3	\$ 85,900	\$ 60,854	\$ 72,360	\$ 2.15	\$ 158,260	\$ 4.70	0.94%
31B	Erosion Control	CCC	2	\$ 13,200	\$ 9,351	\$ -	\$ -	\$ 13,200	\$ 0.39	0.08%
32A	Landscaping & Irrigation	Legacy	5	\$ 93,345	\$ 66,128	\$ -	\$ -	\$ 93,345	\$ 2.77	0.55%
32C	Site Furnishings	CCC WAG	1	\$ 2,500	\$ 1,771	\$ -	\$ -	\$ 2,500	\$ 0.07	0.01%
32D	Pavers	Epic Pavers	2	\$ 15,310	\$ 10,846	\$ -	\$ -	\$ 15,310	\$ 0.45	0.09%
32E	Pavement Markings	JDS	1	\$ 16,911	\$ 11,980	\$ -	\$ -	\$ 16,911	\$ 0.50	0.10%
32F	Fencing	CCC WAG	1	\$ 25,000	\$ 17,711	\$ -	\$ -	\$ 25,000	\$ 0.74	0.15%
32RW	Retaining Walls	N/A	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
33A	Site Utilities	CCC WAG	1	\$ 50,000	\$ 35,422	\$ -	\$ -	\$ 50,000	\$ 1.49	0.30%
33B	Franchise Utilities			BY OWNER	\$ -	\$ -	\$ -	BY OWNER	\$ -	0.00%
03A	Cast-in-Place Concrete	Frasercon	2	\$ 85,000	\$ 60,217	\$ 240,000	\$ 7.13	\$ 325,000	\$ 9.65	1.93%
03B	Concrete Staining & Polishing	SCS	3	\$ -	\$ -	\$ 3,500	\$ 0.10	\$ 3,500	\$ 0.10	0.02%
04A	Masonry	GG&S	3	\$ -	\$ -	\$ 301,080	\$ 8.94	\$ 301,080	\$ 8.94	1.79%
05A	Structural & Miscellaneous Steel	One Source	4	\$ -	\$ -	\$ 325,000	\$ 9.65	\$ 325,000	\$ 9.65	1.93%
05B	Handrails & Decorative Steel	Viva	2	\$ -	\$ -	\$ 138,940	\$ 4.13	\$ 138,940	\$ 4.13	0.83%
06A	Woods and Plastics	NWC	5	\$ -	\$ -	\$ 210,830	\$ 6.26	\$ 210,830	\$ 6.26	1.25%
07A	Roofing	Tarrant	5	\$ -	\$ -	\$ 358,945	\$ 10.66	\$ 358,945	\$ 10.66	2.13%
07B	Waterproofing	SCS	3	\$ -	\$ -	\$ 95,400	\$ 2.83	\$ 95,400	\$ 2.83	0.57%
07C	Spray Foam Insulation	LCR	5	\$ -	\$ -	\$ 25,375	\$ 0.75	\$ 25,375	\$ 0.75	0.15%
07D	Metal Panels	KSC - LATE	3	\$ -	\$ -	\$ 706,394	\$ 20.98	\$ 706,394	\$ 20.98	4.20%
08A	Doors & Hardware	Himmels	1	\$ -	\$ -	\$ 244,230	\$ 7.25	\$ 244,230	\$ 7.25	1.45%
08B	Glass & Glazing	Lindsay - rev1	5	\$ -	\$ -	\$ 342,309	\$ 10.17	\$ 342,309	\$ 10.17	2.03%
09A	Drywall & Acoustical	PrimeLATE	5	\$ -	\$ -	\$ 919,947	\$ 27.32	\$ 919,947	\$ 27.32	5.47%
09B	Flooring	PDL	4	\$ -	\$ -	\$ 291,290	\$ 8.65	\$ 291,290	\$ 8.65	1.73%
09C	Tile	Jupiter - LATE	6	\$ -	\$ -	\$ 84,380	\$ 2.51	\$ 84,380	\$ 2.51	0.50%
09D	Painting	Royal - LATE	6	\$ -	\$ -	\$ 129,913	\$ 3.86	\$ 129,913	\$ 3.86	0.77%
09T	Terrazzo	Sigma	4	\$ -	\$ -	\$ 248,372	\$ 7.38	\$ 248,372	\$ 7.38	1.48%
10A	Specialties	Texas Specilities	4	\$ -	\$ -	\$ 85,905	\$ 2.55	\$ 85,905	\$ 2.55	0.51%
10B	Signage	Benchmark	8	\$ -	\$ -	\$ 44,978	\$ 1.34	\$ 44,978	\$ 1.34	0.27%
10C	Pre-Fabricated Canopies	CCC WAG	1	\$ -	\$ -	\$ 7,500	\$ 0.22	\$ 7,500	\$ 0.22	0.04%
10D	Visual Display Boards	Texas Specilities	3	\$ -	\$ -	\$ 29,945	\$ 0.89	\$ 29,945	\$ 0.89	0.18%
10E	Lockers	Texas Specilities	5	\$ -	\$ -	\$ 18,485	\$ 0.55	\$ 18,485	\$ 0.55	0.11%
11A	Residential Appliances	CCC	1	\$ -	\$ -	\$ 13,750	\$ 0.41	\$ 13,750	\$ 0.41	0.08%
11B	Library Equipment	CCC	1	\$ -	\$ -	\$ 35,995	\$ 1.07	\$ 35,995	\$ 1.07	0.21%
12A	Furnishings	#N/A	8	\$ -	\$ -	\$ 1,304,014	\$ 38.73	\$ 1,304,014	\$ 38.73	7.75%
12B	PLANETARIUM	Cosm	1	\$ -	\$ -	\$ 994,121	\$ 29.53	\$ 994,121	\$ 29.53	5.91%
14A	Elevators	TKE EXD	8	\$ -	\$ -	\$ 285,000	\$ 8.46	\$ 285,000	\$ 8.46	1.69%
21A	Fire Protection	Advanced	8	\$ -	\$ -	\$ 263,900	\$ 7.84	\$ 263,900	\$ 7.84	1.57%
22A	Plumbing	Fix-A-Drip - LATE	7	\$ -	\$ -	\$ 403,594	\$ 11.99	\$ 403,594	\$ 11.99	2.40%
23A	HVAC	JoplinLATE	5	\$ -	\$ -	\$ 1,816,500	\$ 53.95	\$ 1,816,500	\$ 53.95	10.80%
26A	Electrical	R&L	3	\$ -	\$ -	\$ 1,800,850	\$ 53.49	\$ 1,800,850	\$ 53.49	10.70%
27A	Communications	Datavox	2	\$ -	\$ -	\$ 363,740	\$ 10.80	\$ 363,740	\$ 10.80	2.16%
27B	Audio/Visual	Datavox	0	\$ -	\$ -	\$ 1,171,239	\$ 34.79	\$ 1,171,239	\$ 34.79	6.96%
28A	Fire Alarm	Firetrol	5	\$ -	\$ -	\$ 59,041	\$ 1.75	\$ 59,041	\$ 1.75	0.35%
28B	Security & Access Controls	Datavox	2	\$ -	\$ -	\$ 232,997	\$ 6.92	\$ 232,997	\$ 6.92	1.38%
SUBTOTAL DIRECT COST OF WORK				TOTAL BIDS RECEIVED 162	\$ 447,567	\$ 317,070	\$ 14,015,880	\$ 416.27	\$ 14,463,447	\$ 429.56 85.97%
	Design/Estimating Contingency				\$ -	\$ -	\$ -	\$ -	\$ -	0.00%
	Construction Contingency	CROSSLAND		\$ 13,370	\$ 9,472	\$ 323,114	\$ 9.60	\$ 336,484	\$ 9.99	2.00%
	Owner's Contingency			\$ 13,370	\$ 9,472	\$ 323,114	\$ 9.60	\$ 336,484	\$ 9.99	2.00%
	Plan Review & Permit Fees			BY OWNER	\$ -	\$ -	\$ -	BY OWNER	\$ -	0.00%
	Impact / Tap Fees			BY OWNER	\$ -	\$ -	\$ -	BY OWNER	\$ -	0.00%
	Builder's Risk Insurance	CROSSLAND		\$ 1,003	\$ 710	\$ 24,234	\$ 0.72	\$ 25,236	\$ 0.75	0.15%
	General Liability Insurance	CROSSLAND		\$ 2,340	\$ 1,658	\$ 56,545	\$ 1.68	\$ 58,885	\$ 1.75	0.35%
	Payment & Performance Bond	CROSSLAND		\$ 3,343	\$ 2,368	\$ 80,779	\$ 2.40	\$ 84,121	\$ 2.50	0.50%
	Subcontractor Default Insurance (SDI)	CROSSLAND		\$ 6,584	\$ 4,664	\$ 202,301	\$ 6.01	\$ 208,884	\$ 6.20	1.24%
	CMAR - Office & Field Staff	CROSSLAND		\$ 140,841	\$ 99,776	\$ 261,562	\$ 7.77	\$ 402,403	\$ 11.95	2.39%
	Preconstruction Phase Fee	CROSSLAND		\$ 5,000	\$ 3,542	\$ 20,000	\$ 0.59	\$ 25,000	\$ 0.74	0.15%
	Construction Phase Fee	CROSSLAND		\$ 21,727	\$ 15,392	\$ 525,060	\$ 15.59	\$ 546,787	\$ 16.24	3.25%
TOTAL COST OF WORK					\$ 668,514	\$ 473,596	\$ 16,155,702	\$ 479.82	\$ 16,824,216	\$ 499.68 /SF

Accepted Value Management Items (VM Log attached for detailed breakout) \$ (522,917)
Guaranteed Maximum Price with Accepted VM \$ 16,301,299

VALUE MANAGEMENT LOG

Project: McKinney Roy & Helen Hall Library Renovation
Date: June 25, 2025

GMP Estimate \$ 16,824,216
Accepted VM \$ (522,917)
Revised VM \$ 16,301,299



ITEM NO.	DESCRIPTION	APPROXIMATE VALUE	AREA	CATEGORY	STATUS	PENDING	ACCEPTED	REJECTED	Notes
1	Allow NEBB HVAC test and Balance in lieu of AABC	(\$66,500)	Building	Mechanical	Accepted	\$0	(\$66,500)	\$0	
2	Set \$100,000 Allowance for MP-01	(\$50,000)	Building	Wall Finishes	Accepted	\$0	(\$50,000)	\$0	Base Bid includes Artura in lieu of Hendrix
3	Eliminate Sensorsource - covered by Security System	(\$18,245)	Building	Library Equipment	Accepted	\$0	(\$18,245)	\$0	
4	Code Compliant Fire Alarm	(\$15,000)	Building	Fire Alarm	Rejected	\$0	\$0	(\$15,000)	cannot be accepted with VM Item #4
5	Remove Remote Annunciators with voice control but keep voice evacuation	(\$3,000)	Building	Fire Alarm	Rejected	\$0	\$0	(\$3,000)	cannot be accepted with VM Item #5
6	Alternate A1 - NE Corner Facade to Wall Assembly 2	(\$102,515)	Building	Facade	Rejected	\$0	\$0	(\$102,515)	
7	Alternate A2 - Elevator Facade to Wall Assembly 2	(\$60,089)	Building	Facade	Rejected	\$0	\$0	(\$60,089)	
8	Alternate B1 - Eliminate Study Room 251	(\$37,757)	Building	General	Rejected	\$0	\$0	(\$37,757)	
9	Alternate C3 - Eliminate Utility Yard	(\$128,517)	Building	General	Accepted	\$0	(\$128,517)	\$0	
10	Alternate C1 - Paving Zone ADA Update	\$7,579	Building	Site	Accepted	\$0	\$7,579	\$0	
11	Alternate C2 - Car Charging Station	\$14,615	Building	Site	Accepted	\$0	\$14,615	\$0	
12	SY01 – Replacing the requested Planar DLPro Complete 164" Video Wall (Micro LED, 1000 nit brightness) with the Planar MG-2 Essential 163" Video Wall (SMD, up to 800 nit brightness)	(\$25,000)	Building	Audio Visual	Accepted	\$0	(\$25,000)	\$0	
13	SY02 - Replacing the requested Planar DLPro Complete 164" Video Wall (Micro LED, 1000 nit brightness) with the Planar MG-2 Essential 163" Video Wall (SMD, up to 800 nit brightness)	(\$25,000)	Building	Audio Visual	Accepted	\$0	(\$25,000)	\$0	
14	SY03 YOUTH VIDEO TUNNEL - Replacing the requested Planar DLPro 1.2mm 2x28 Video Wall (Micro LED, 1000 nit brightness) with the Planar MG-2 Essential 1.25mm 2x28 Video Wall (SMD, up to 800 nit brightness)	(\$25,000)	Building	Audio Visual	Accepted	\$0	(\$25,000)	\$0	
15	SY04 CONFERENCE – Replacing the requested Planar 98" 4K display with a Newline STV+ 98" 4k display	(\$4,000)	Building	Audio Visual	Accepted	\$0	(\$4,000)	\$0	
16	SY08 CULTURAL ACTIVITY SPACE - Replacing the requested Planar DLPro Complete 164" Video Wall (Micro LED, 1000 nit brightness) with the Planar MG-2 Essential 163" Video Wall (SMD, up to 800 nit brightness)	(\$25,000)	Building	Audio Visual	Accepted	\$0	(\$25,000)	\$0	
17	SY10 DIGITAL SIGNAGE – Replacing the (2) Oat Foundry 4 Row x 32 Column Displays with (2) Newline STV+ 115" Displays with Brightsign Digital Signage Players.	(\$80,000)	Building	Audio Visual	Rejected	\$0	\$0	(\$80,000)	
18	ACB-01 - OPTION 1 (Reduce baffle quantity by 1/3 and switch spacing to 6")	(\$102,850)	Building	Furnishings	Accepted	\$0	(\$102,850)	\$0	Cannot be accepted with VM Item#19
19	ACB-01 - OPTION 2 (Change spec to Armstrong Soundscapes) - Blades to be a mix of 46" and 94" long by 10" tall. - Directly attached to ceiling with black axiom. - Minimum of 2" gap must be between ends of the blades.	(\$174,250)	Building	Furnishings	Rejected	\$0	\$0	(\$174,250)	Cannot be accepted with VM Item #18
20	Target reduction of AV - smaller screen sizes, and correct youth video wall per 720 design specification	(\$75,000)	Building	Audio Visual	Accepted	\$0	(\$75,000)	\$0	
TOTAL PROPOSED COST SAVINGS		(\$995,528)	SUBTOTAL PENDING/APPROVED/REJECTED			\$0	(\$522,917)	(\$472,611)	