




April 20, 2015

## MEMORANDUM

**TO:** District Board of Trustees  
**FROM:** Jim Murdaugh, President   
**SUBJECT:** Guaranteed Maximum Price - Gadsden Center

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### Item Description

This item requests Board of Trustees approval of the Guaranteed Maximum Price for the Gadsden Center project.

### Overview and Background

The Board reviewed the preliminary plans and specifications for the project at the August 18, 2014 meeting. During the following months, construction costs in the region increased more rapidly than anticipated, and the project team was forced to modify the plans to remain within the established budget. The proposed Guaranteed Maximum Price for the project is \$843,693.07.

Cook Brothers, Inc. has been a cooperative partner in working to meet the budget. TCC Facilities Planning staff have reviewed the proposal and recommend its approval.

### Past Actions by the Board

The Board previously approved the Guaranteed Maximum Price for the Dental Hygiene Phase One Remodeling on January 21, 2014.

### Funding/Financial Implications

Funds for the project will be provided from Fund Three - Auxiliary Services reserves.

### Staff Resource

Bobby Jones

### Recommended Action

Approve the Guaranteed Maximum Price from Cook Brothers, Inc. for the Gadsden Center project in the amount of \$843,693.07.



**TALLAHASSEE COMMUNITY COLLEGE**



15.03.2

<b>Project Name:</b> TCC Gadsden Co. Center		<b>BID DATE:</b> 27-Mar-15	
<b>Owner Project Number:</b> 0		<b>DURATION:</b> 256	
<b>GMP</b> 843,693.07		<b>RUN TIME</b> 3:57:15 PM	27-Mar-15
<b>QTY</b>	<b>UNIT</b>	<b>UNIT LABOR</b>	<b>UNIT MAT'L</b>
		<b>UNIT SUB</b>	<b>TOTAL LABOR</b>
			<b>TOTAL MAT'L</b>
			<b>TOTAL SUB</b>
			<b>TOTAL ALL</b>

<b>Construction Phase Fee</b>	1.0	LS	See attached Breakdown	164,533.04	\$	164,533.04
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<b>Construction Cost</b>	<b>LABOR</b>	<b>MATERIALS</b>	<b>SUBS</b>	<b>TOTAL</b>
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<b>General Conditions-Reimbursements</b>	1.0	LS	See attached Breakdown	15,636.98	24,792.30	\$	40,429.28
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Bid Packages - Scope Work				Unit Sub					
2A	Site Work	1.00	LS	LG Contracting	179,928.00			179,928.00	\$ 179,928.00
2B	Landscaping	1.00	LS	NIC	0.00			0.00	\$ -
3A	Concrete	1.00	LS	Concrete Svcs.	55,085.00			55,085.00	\$ 55,085.00
4A	Masonry	1.00	LS	George Speers	142,123.00			142,123.00	\$ 142,123.00
5A	Structural Steel	1.00	LS	Metal Fab. of TLH	48,700.00			48,700.00	\$ 48,700.00
5B	Metal Trusses & Deck	1.00	LS	Nelson & Affiliates	105,314.00			105,314.00	\$ 105,314.00
6A	Arch. Woodwork	1.00	LS	Cory Cab. Co.	7,585.00			7,585.00	\$ 7,585.00
7A	Roofing	1.00	LS	Kent Const.	82,704.00			82,704.00	\$ 82,704.00
8A	Doors, Frames & Hdw.	1.00	LS	Moore Doors	28,060.00			28,060.00	\$ 28,060.00
8B	Windows & Storefront	1.00	LS	Point Glass & Mtl.	22,945.00			22,945.00	\$ 22,945.00
9A	Wall & Ceiling Sys.	1.00	LS	Budget	45,000.00			45,000.00	\$ 45,000.00
9B	Flooring	1.00	LS	Big Bend Floor	16,688.00			16,688.00	\$ 16,688.00
9C	Painting & Sealants	1.00	LS	Universal Coatings	13,535.00			13,535.00	\$ 13,535.00
9D	EIFS	1.00	LS	Budget	45,000.00			45,000.00	\$ 45,000.00
10A	Specialties	1.00	LS	Moore Doors	28,850.00			28,850.00	\$ 28,850.00
15A	Plumbing	1.00	LS	Seeders Plumb.	28,670.00			28,670.00	\$ 28,670.00
15B	HVAC	1.00	LS	Parker Services	128,623.00			128,623.00	\$ 128,623.00
16A	Electrical	1.00	LS	Electrotech	149,879.00			149,879.00	\$ 149,879.00
								0.00	\$ -
Alternate 1		1.0	LS	Reduce parking	-23,755.00			-23,755.00	\$ (23,755.00)
Alternate 2 (BASE BID)		1.0	LS	EIFS in lieu of brick	23,043.00			23,043.00	\$ 23,043.00
Alternate 3 (Budget)		1.0	LS	Delete ext. gyp.	-5,550.00			-5,550.00	\$ (5,550.00)
Alternate 4		1.0	LS	Delete Op. Part.	-21,101.00			-21,101.00	\$ (21,101.00)
Alternate 7		1.0	LS	Metal Building	-194,315.00			-194,315.00	\$ (194,315.00)
Alternate 8		1.0	LS	T&B by Owner	(1,429.00)			-1,429.00	\$ (1,429.00)
								0.00	\$ -
<b>MATERIALS BY PURCHASED OWNER</b>		1.0			(350,000.00)			-350,000.00	\$ (350,000.00)
								0.00	\$ -
								0.00	\$ -
								0.00	\$ -
								0.00	\$ -
<b>Bid Packages - Total</b>					0.00	0.00		555,582.00	\$ 555,582.00

**\$ 164,533.04    \$ 15,636.98    \$ 580,374.30    \$ 760,544.32**

SUB TOTAL		\$ 760,544.32
BOND / INSURANCE	2.143%	\$ 16,301.19
SUB TOTAL		\$ 776,845.52
PROJECT CONTINGENCY	1.500%	\$ 11,652.68
SUB TOTAL		\$ 788,498.20
OH & FEE	7.00%	\$ 55,194.87
<b>TOTAL GMP</b>		<b>\$ 843,693.07</b>